

**TOWN OF MINERAL SPRINGS  
ZONING ORDINANCE  
RECORD OF AMENDMENT**

<b>REVISION NO.</b>	<b>AFFECTED PAGES or ARTICLE SECTION</b>	<b>AMENDMENT DESCRIPTION</b>	<b>DATE OF INCORPORATION</b>
∅	All	Initial Issue, Sections 1 through 17, Inclusive	April 1, 2002 12:01 A.M.
1	2-47	Deletion of words under the "Subdivision" Definition	July 12, 2002 12:01 A.M.
1	2-48	Rewording of "Subdivision, Minor" definition	July 12, 2002 12:01 A.M.
1	4-7	Addition of 4.4.2	July 12, 2002 12:01 A.M.
2	2-7	Redefinition of "Barn"	August 15, 2003 12:01 A.M.
2	2-7	Addition of words "or barns" in Section 4.5 (A)	August 15, 2003 12:01 A.M.
2	4-11	Deletion of words under Section 4.9.3	August 15, 2003 12:01 A.M.
2	4-11	Deletion of words under Section 4.9.4	August 15, 2003 12:01 A.M.
2	4-12	Deletion of 4.9.7 (7)	August 15, 2003 12:01 A.M.
2	4-18	Addition of Section 4.1.9	August 15, 2003 12:01 A.M.
2	5-2	Deletion of the words "Class I (not exempt as a bona fide farm)" under Agricultural Use	August 15, 2003 12:01 A.M.
2	5-2	Deletion of Agricultural Use, Class II	August 15, 2003 12:01 A.M.
2	5-4	Addition of two "Barn" categories	August 15, 2003 12:01 A.M.
2	5-23 – 5-31	Amended to Refer to Section 4.1.9 under 5.1.3, 5.2.3, 5.3.3, and 5.4.3	August 15, 2003 12:01 A.M.
3	3-3 – 3-18	Inserted a Downtown Overlay	October 10, 2003 12:01 A.M.
4	3-18 – 3-27	Inserted an Airport Overlay	November 14, 2003 12:01 A.M.
5	5-22 – 5-28	Increased the minimum yard setbacks in Section 5.1.3 (d), Section 5.2.3 (d), and Section 5.3.3 (d)	February 13, 2004 12:01 A.M.

**TOWN OF MINERAL SPRINGS  
ZONING ORDINANCE  
RECORD OF AMENDMENT**

<b>REVISION NO.</b>	<b>AFFECTED PAGES or ARTICLE SECTION</b>	<b>AMENDMENT DESCRIPTION</b>	<b>DATE OF INCORPORATION</b>
5	5-22 – 5-28	Added a Section 5.1.3 (g), Section 5.2.3 (g), and Section 5.3.3 (g) with special requirements along thoroughfares	February 13, 2004 12:01 A.M.
6	4-22	Addition of “Car Sales” to 4.1.11	November 11, 2005
6	2-10	Addition of the definition of “Car Sales”	November 11, 2005
6	2-13	Deletion of the words “operating anytime between the hours of 6:00 AM and midnight” under “Convenience Store”	November 11, 2005
7	1-2	Minor wording changes in purpose statement. 1.4	January 13, 2006
7	2-48	Addition of “when any one or more of those divisions is created” to the first sentence of the definition of “Subdivision”	January 13, 2006
7	6-5 – 6-6	Confirms the council must follow quasi-judicial procedures when voting on a CUP. 6.4.2	January 13, 2006
7	12-1 – 12-4	Eliminates all references to the number of copies to be submitted and the number of days before a meeting that an application must be sent to PB	January 13, 2006
7	12-1	Date of referral. 12.1.4	January 13, 2006
7	12-2	Clarification of what constitutes a conflict of interest. 12.1.4	January 13, 2006
7	12-2	Written statement required from PB. 12.1.5	January 13, 2006
7	12-3	Addresses notification requirements. 12.1.7 (c)	January 13, 2006

**TOWN OF MINERAL SPRINGS  
ZONING ORDINANCE  
RECORD OF AMENDMENT**

<b>REVISION NO.</b>	<b>AFFECTED PAGES or ARTICLE SECTION</b>	<b>AMENDMENT DESCRIPTION</b>	<b>DATE OF INCORPORATION</b>
7	12-3	Changes the requirements for protest petitions. 12.1.8	January 13, 2006
7	12-4	Confirms conflict of interest. 12.1.9	January 13, 2006
7	12-4	Council must adopt a statement justifying its actions on amendments. 12.1.10	January 13, 2006
7	11-3	Specifies that use variances are not allowed. 11.3.1 (c)	January 13, 2006
7	11-6	Clarifies calculation of 4/5 vote. 11.5.1	January 13, 2006
7	11-6 – 11-7	Addresses conflict of interest. 11.5.2	January 13, 2006
7	1-2	Spells out that zoning violations do not constitute a misdemeanor. 1.5	January 13, 2006
8	7-3	Addition wording – last sentence of Section 7.5.1, Nonconforming Lots of Record	August 11, 2006
9	2.2	Additional definitions relating to Conservation Subdivisions	February 27, 2007
9	3.1.3	Changes to residential districts general definitions	February 27, 2007
9	4.7.1A	Reference to residential zoning types	February 27, 2007
9	4.20 & 4.21	New stormwater language/new setbacks from streams language	February 27, 2007
9	4.22	General regulations on Conservation Subdivisions	February 27, 2007
9	Article 5	Reflecting new subdivision types/renaming categories	February 27, 2007
9	10.3.2	Approval process	February 27, 2007
9	12.1.5	Zoning categories in order of restrictiveness	February 27, 2007
9	Article 14	New regulations from Marvin	February 27, 2007
9	Article 5 Use Table	Add AR and RR to use table/eliminate R80 and R60	February 27, 2007
9	Article 3	Zoning Map	February 27, 2007

**TOWN OF MINERAL SPRINGS  
ZONING ORDINANCE  
RECORD OF AMENDMENT**

<b>REVISION NO.</b>	<b>AFFECTED PAGES or ARTICLE SECTION</b>	<b>AMENDMENT DESCRIPTION</b>	<b>DATE OF INCORPORATION</b>
10	12.1.2	Added the wording "For a reclassification of property proposed by any person or entity other than the Town"	July 13, 2007
10	12.1.3	Added the wording "by any person or entity other than the Town"	July 13, 2007
11	6.3.1 (11)	Corrected reference from 5.5.6 to 4.20	November 8, 2007
11	Article 2	Corrected reference under Maintenance Plan from 5.7.4 (d) to 4.22.4 and 5.7.4 (i) to 4.22.4	November 8, 2007
11	Article 2	Corrected reference under Open Space from 5.7.4 (d) to 4.22.4	November 8, 2007
11	5.5.6	Replaced the current language with "The requirements of Section 4.20 and 4.21 apply"	November 8, 2007
12	Article 15	Insert Tree Preservation and Landscaping Language	December 13, 2007
12	Article 4	Delete Section 4.2, 4.16, 4.17, and 4.18 and replace it with "Reserved"	December 13, 2007
12	Article 17	Replace the current Appendix 1 with the new tree list	December 13, 2007
12	Article 2	Additional definitions relating to the tree preservation and landscaping language.	December 13, 2007
12	Article 2	Change all references from Section 4.2 to Article 15	December 13, 2007
12	Article 5	Eliminate all references to 4.2.7 and 4.2.8 and replace it with Article 15. Replace language in 5.7.7 with screening and landscaping shall be provided in accordance with Article 15	December 13, 2007

**TOWN OF MINERAL SPRINGS  
ZONING ORDINANCE  
RECORD OF AMENDMENT**

<b>REVISION NO.</b>	<b>AFFECTED PAGES or ARTICLE SECTION</b>	<b>AMENDMENT DESCRIPTION</b>	<b>DATE OF INCORPORATION</b>
12	Article 9	Eliminate all of the language in 9.1.4 (g) after the first sentence and replace it with "Interior landscaping shall be provided in accordance with Article 15". Replace reference to 4.2 with Article 15 in 9.1.4 (f)	December 13, 2007
12	Article 13	Replace reference to Section 4.2 with Article 15	December 13, 2007
12	12.1.6	Insert "The Zoning Administrator shall transmit any decision of the Planning Board to the Town Council"	December 13, 2007
12	12.1.7	Eliminate all language in the first paragraph except "Notification of the public hearing shall be made in the following manner"	December 13, 2007
12	6.3.1 (12) e	Insert "a public hearing shall be required" and eliminate "the Town Council shall consider conducting a public hearing as described in Section 12.1.7, etc."	December 13, 2007
13	Article 2	Insert a revised definition for "Agricultural Uses" and a definition for "Agricultural Uses, Home", "Animal Pen" and "Caretakers Quarters" to Article 2.	February 14, 2008
13	5.1.3 (9) & (11) – 5.2.3 (9) & (11) – 5.3.3 (7) & (9)	Add the word "minimum" before "none" in Sections 5.1.3 (9), 5.2.3 (9), and 5.3.3 (7). Insert a new category for "Agricultural Uses, Home – minimum none" to Section 5.1.3 (11), 5.2.3 (11), and 5.3.3 (9)	February 14, 2008

**TOWN OF MINERAL SPRINGS  
ZONING ORDINANCE  
RECORD OF AMENDMENT**

<b>REVISION NO.</b>	<b>AFFECTED PAGES or ARTICLE SECTION</b>	<b>AMENDMENT DESCRIPTION</b>	<b>DATE OF INCORPORATION</b>
13	4.1.9	Insert a new setback category in the chart of 31* – 149 square feet with the setbacks of 15' side, 40' rear, 65' front, and 60' from an adjoining dwelling. Amend "0 – 499" to "150 – 499". Remove the language "structures housing poultry or livestock and" from the chart and insert "except that waste removed may be used as a natural fertilizer for on-premise vegetation". Insert "*For animal pens, see Section 10.7 (4)" under the chart. Insert new language as "d" and "e".	February 14, 2008
13	Article 5 – Table of Uses	Insert "Agricultural Use, Home" to the Table of Uses as a use by right in all zoning districts, except B2 and B4.	February 14, 2008
13	10.7 (4)	Insert "animal pens" to the paragraph.	February 14, 2008
13	3.1.3 – d (4)	Delete "and Underground Irrigation" from "i", delete language in i -2 and insert "Continued landscaping maintenance shall be the responsibility of the property owner and will be provided as set forth in Article 15". Delete i – 3. Insert "1) Non-highway District" to j and "2) Highway District" with additional language.	February 14, 2008
13	4.22.4 (f) (2)	Insert "k – Caretakers Quarters – requires a Conditional Use Permit"	February 14, 2008

**TOWN OF MINERAL SPRINGS  
ZONING ORDINANCE  
RECORD OF AMENDMENT**

<b>REVISION NO.</b>	<b>AFFECTED PAGES or ARTICLE SECTION</b>	<b>AMENDMENT DESCRIPTION</b>	<b>DATE OF INCORPORATION</b>
13	7.4.1 (a) (b) (c)	Insert “may be enlarged by up to twenty-five (25) percent of the existing floor area subject to the Conditional Use Permit process prescribed in Section 6.3.1 of this Ordinance. Delete “may not, under any circumstances, be enlarged or altered in a way which increases its nonconformity or be replaced with a similar nonconforming structure” to 7.4.1 (a). Change wording in 7.4.1 (b) from “fifty percent (50%)” to “seventy-five (75%). Delete 7.4.1 (c)	February 14, 2008
13	6.4.3	Insert additional language under a new “f” and “g”.	February 14, 2008
14	Article 2	Insert additional language under the definition of barns	April 10, 2008
14	Article 2	Revise definition of Caretaker Quarters	April 10, 2008
15	Article 17	Insert “Union County Standardized Zoning Regulations” as a category	May 8, 2008
15	Article 17	Insert the Union County Standardized Zoning Regulations	May 8, 2008
15	Article 5	Insert a use category for “Schools, Elementary and Junior High (Public)” with supplemental regulations of Appendix 17-2	May 8, 2008
15	Article 5	Insert a use category for “Schools, Senior High (Public)” with supplemental regulations of Appendix 17-2	May 8, 2008
15	Article 5	Revise the use category for “Schools, Elementary and Junior High (Public and	May 8, 2008

**TOWN OF MINERAL SPRINGS  
ZONING ORDINANCE  
RECORD OF AMENDMENT**

<b>REVISION NO.</b>	<b>AFFECTED PAGES or ARTICLE SECTION</b>	<b>AMENDMENT DESCRIPTION</b>	<b>DATE OF INCORPORATION</b>
		Private) to just Private	
15	Article 5	Revise the use category for "Schools, Senior High (Public and Private) to just Private	May 8, 2008
16	Article 3 – Section 3.1.3 d 4 c 3	Modification to Suggested Fences, Walls, and Gate Materials	June 12, 2008
17	Article 14	Replaced entire article with new language	October 9, 2008
18	Article 14	Revised Sections 14.14.2 (4), 14.14.3 (g)(4), and 14.14.3 (h) (5). Added 14.14.3 (g)(6)	October 14, 2008
19	Article 4	Revised 4.22.4 (d), added language under 4.22.4 (g), renamed 4.22.4.(g) to 4.22.4 (h)	February 12, 2009
20	Article 5	Added the use "Junkyard and Auto Salvage" with the language "Not allowed in any zoning district".	February 12, 2009
21	Article 3	Added "non-highway" to Section 3.1.3 (4) (f) (1) in the first sentence.	July 9, 2009
22	Article 3	Added "and as noted in Section 3.1.3 (4) (f) (4) below" to Section 3.1.3 (d) (4) (f) (3).	July 9, 2009
23	Article 3	Added Section 3.1.3 (d) (4) (f) (4)	July 9, 2009
24	Article 4	Added Section 4.9.9	July 9, 2009
25	Article 3	Added "exception" language to Section 3.1.3 (d)(4)(c)(3)	May 10, 2010
26	Article 4	Amended the wording in Section 4.9.8 to include "all zoning districts"	May 10, 2010
27	Article 2	Changed the Definition title Recreation Vehicle to "Recreational Vehicle" and added language to definition	November 18, 2010
27	Article 2	Amended the definition of "Sign, Incidental"	November 18, 2010
27	Article 4	Amended text in Section 4.7.1	November 18, 2010

**TOWN OF MINERAL SPRINGS  
ZONING ORDINANCE  
RECORD OF AMENDMENT**

<b>REVISION NO.</b>	<b>AFFECTED PAGES or ARTICLE SECTION</b>	<b>AMENDMENT DESCRIPTION</b>	<b>DATE OF INCORPORATION</b>
27	Article 4	Added Section 4.7.5	November 18, 2010
27	Article 4	Deleted Section 8.9(E)	November 18, 2010
27	Article 5	Added "Recreational Vehicle, Temporary Residential Use" category with supplemental regulations of 4.7.1 or 4.7.5	November 18, 2010
27	Article 5	Added supplemental regulations of 4.7.1 or 4.7.5 to "Manufactured Home, Class C, one unit per lot"	November 18, 2010
27	Article 8	Changed Section 8.2 from "Signs Permitted Without Permit" to "Definitions" and added a list of definitions	November 18, 2010
27	Article 8	Changed Section 8.3 from "Prohibited Signs" to "Signs Permitted Without Permit"; modified "C", spelling correction to "F"; added language to "I"; and added sections "J", "K" and "L"	November 18, 2010
27	Article 8	Changed Section 8.4 from "General Signs Requirements" to Prohibited Signs" and modified the language in "A"	November 18, 2010
27	Article 8	Changed Section 8.5 from "Attached (On Structure) Signs" to "General Sign Requirements"	November 18, 2010
27	Article 8	Changed Section 8.6 from "Reserved" to "Attached (On Structure) Signs"	November 18, 2010
27	Article 8	Amended the language in Section 8.8 "C1" and "C-2"; deleted "event to be held" in "C-2"; and corrected the spelling in "C-2" "lineal" should be "linear"	November 18, 2010
27	Article 8	Added "Temporary Special Event Directional Signs" as "D" in Section 8.8	November 18, 2010

**TOWN OF MINERAL SPRINGS  
ZONING ORDINANCE  
RECORD OF AMENDMENT**

<b>REVISION NO.</b>	<b>AFFECTED PAGES or ARTICLE SECTION</b>	<b>AMENDMENT DESCRIPTION</b>	<b>DATE OF INCORPORATION</b>
27	Article 8	Added "Signs on premises of home occupation shall be regulated as follows" as Section 8.9(D)	November 18, 2010
27	Article 8	Added language for major subdivision monument signs as Section 8.9(E)	November 18, 2010
27	Article 8	Moved the previous Section 8.9(D) to Section 8.9(F)	November 18, 2010
27	Article 8	Addition of language to Section 8.9 (C) to allow an additional bulletin board or identification sign on a property with two principal buildings	November 18, 2010
28	Article 5	Add "Auto, Truck, Boat, Motorcycle Sales, Service, Rental" as a use by right with supplemental regulations in the Light Industrial Zoning District	September 13, 2012
28	Article 6	Add Section 6.10.11	September 13, 2012
29	Article 2	Add definitions to Section 2.1 – Dwelling, Multi-Family; Dwelling, Patio Home; Handicapped, Aged, Infirm Institution/Group Home; Intermediate Care Home; Intermediate Care Institution; Major Street Corridor; Military Reserve Center; Mixed Use Development; Motion Picture Production; Rental Center, Class 1; Street Vendor; Subdivision, Large-Lot; Utility Facilities, Neighborhood; and Variety Store	June 13, 2013
29	Article 3	Add (d) to Section 3.1.2 Business Districts	June 13, 2013
29	Article 3	Add Section 3.1.5 – Conditional Zoning Districts	June 13, 2013

**TOWN OF MINERAL SPRINGS  
ZONING ORDINANCE  
RECORD OF AMENDMENT**

<b>REVISION NO.</b>	<b>AFFECTED PAGES or ARTICLE SECTION</b>	<b>AMENDMENT DESCRIPTION</b>	<b>DATE OF INCORPORATION</b>
29	Article 3	Amend Section 3.1.3 (d) (4) (c) (1) – remove “where appropriate (limited)” after clapboard; remove “limited” after Polished Marble; add “Hardi-Plank or equivalent”; remove “imitation wood siding” from the Prohibited materials list	June 13, 2013
29	Article 4	Amend Section 4.5 (a) & (b)	June 13, 2013
29	Article 4	Amend Section 4.9.7 (6) to include MUD	June 13, 2013
29	Article 5	Amend the column titled “Supplemental Regulation Section Number or Article” in the Table of Use to “Supplemental Regulation/Finding Section Number or Article”	June 13, 2013
29	Article 5	Add the MUD district / Amend various use categories (i.e. X, Xs, C, Cs)	June 13, 2013
29	Article 5	Amend Sections 5.1.3 (a) (2) and 5.2.3 (a) (2) – Change the minimum lot size from 5 to 3 acres and add “average lot size is 5 acres”	June 13, 2013
29	Article 6	Amend the title of Section 6.10 to include “and/or Findings”	June 13, 2013
29	Article 6	Delete the word “Section” prior to 6.10.11	June 13, 2013
29	Article 6	Add 6.10.12 and 6.10.13	June 13, 2013
29	Article 8	Amend the Title of Section 8.10 in include MUD	June 13, 2013
29	Article 8	Add a “Note” under Section 8.10	June 13, 2013
29	Article 12	Amend the wording in Section 12.1	June 13, 2013
29	Article 12	Amend Section 12.1.7 (d) – Notification will now be	June 13, 2013

**TOWN OF MINERAL SPRINGS  
ZONING ORDINANCE  
RECORD OF AMENDMENT**

<b>REVISION NO.</b>	<b>AFFECTED PAGES or ARTICLE SECTION</b>	<b>AMENDMENT DESCRIPTION</b>	<b>DATE OF INCORPORATION</b>
		adjacent property owners within 200 feet	
29	Article 12	Add Section 12.1.11 – Conditional Use (CD) Districts	June 13, 2013