

**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.

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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

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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

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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

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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

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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

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13	7.4.1 (a) (b) (c)	<p>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.</p> <p>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%).</p> <p>Delete 7.4.1 (c)</p>	February 14, 2008
13	6.4.3	Insert additional language under a new “f” and “g”.	February 14, 2008