

APPENDIX 1: Summary of Amendments to Scotland County Zoning Ordinance

Amendment Number	Date of Adoption	Page Number	Article number	Section Number(s)	Amendment Title/Content
1	05-02-77		11	15.5	Special exceptions
2	08-01-77		I	10a	Temporary mobile home permit
3	01-03-78		IIJ	I S.3f	Conditional uses
4	09-05-78		II	15.6	Non-conforming lot of record
5	09-02-80		I	5.1	Uses by right and conditional uses
6	09-02-80		I	! Ob	Temporary mobile home permits
7	09-02-80		I	11	Buffers
8	02-05-96		Preamble: I	2; 3; 7.13; 16.4; 25.3; 36	New section on administrative mechanisms; manufactures home overlay areas; manufactured home definitions; fee procedures
9	03-11-96		Varies	Varies	Numerous minor changes, mainly mechanical - e.g., changing " mobile home" to "manufactured home" and "Zoning Administrator" to 'Zoning Official"
10	04-01-96		I; II; III; IV	!0c; 17.4: 21.2g; 27.1	Temporary mobile home permit; area and dimension requirements in RA District; change in public hearing notice dates
11	05-06-96		]; [II	I 1; 21.4	Buffers in commercial and industrial districts; conditional uses in Highway Commercial District
12	06-03-96		I	!0A	Zoning permit required
13	09-03-96		I: [I[	I 0 a; !0c; 17.4; 20.2; 21.2	Change in location of temporary manufactured homes; corner lot side yard dimension in RA District; churches allowed in Neighborhood Commercial and Highway Commercial Districts
14	10-04-96		[	9.2; 17.4d	Advertising signs in the RA District; change in the minimum dimension of required side yards in RA District
15	0[-06-97		I; III	17.21; I A ; 17.3;21.4; 24.4	Steel framework towers
16	03-10-97		I	5.5	Minor deviations in interpretation of district regulations

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17, 18	03-10-97		I	11B	Special entertainment uses
19	03-10-97		III	22.2	Adds textile and home furnishings manufacturing as permitted uses
20	06-02-97		I	3B	Commercial overlay areas for the RA District
21	06-02-97		I	9.2(4)	Deleted (pertains to signs in RA District)
22	11-03-97		II I	1 7.2a	Prohibits Class B and Class C Manufactured Homes where a Class A overlay has been applied to an RA District
23	02-02-98		I	17.17a; 9A	Defines and regulates "Open Air Markets"
24	05-04-98		III	18.2	Adds "day care facilities" to the list of permitted uses in R-I districts
25	07-13-98		[	10c	Allows renewable temporary manufactured home permits for security purposes
26	09-08-98		[	7.13[mfg. home, Cl. B] (7)	Deletes the requirements for hitch, wheels, and axels to be removed from Class B Manufactured Homes
27	11-02 -98		III	17.4d	Makes corner lot setbacks in RA Districts consistent with setbacks in RI districts
28	11-02-98		[	8	Replaces section on off-street parking and loading regulations with new section
29	02-04-2002		I	10.2;10.10; 14.2; 15.1; 15.2; 15.3; 16; 16.1; 16.2; 16.3; 16.4; 23; 23.1; 24.3; 25.4; 26.4; 27.4; 28.3; 24.3; 25.3; 26.3; 42;	Building Accessory definition, Lot Definition; From P&Z Board to BZA; Zoning Permit Requirements; Clarification of Wording; Added Violations to be resolved prior to permits; Name from Buffers to General Requirements; Changed Minimum Lot sizes; Clarified Minimum Street Requirements; Public Service Use added; Buffers; Enforcement Clarification; Health Department Approval for Zoning Requirements; General Statutes I53A-340; Added to individual Zoning Districts; 25.4, 26.4, 27.4, 28.3 Area and Bulk Regulations; 24.3 Conditional Uses Changed to individual Zoning Districts, 25.3, 26.3; Changed published days from 2 to 1
30	03-11-2002		I	S.5	Minor deviation from street frontage.

Amendment Number	Date of Adoption	Page Number	Article number	Section Number(s)	Amendment Title/Content
31	05-03-2003		I	16.5	Section 16.5 Manufactured/ Mobile Homes Must Be Manufactured After July 1, 1976
32	08-04-2003		I	6.0	Airport Overlay District Standards and Regulations (AO) established
33	06-07-2005			14.0 and 15.0	Temporary Manufactured Home permit; zoning permit required
34	10-05-2020			10.31; 10-32; 14A.1; 14A.2; 27.2; 28.2; 29.2; 30.2; 30.3; 16.4	Regulate Tactical and Combat Training Facilities
35				Complete Update; new numbering system put in place	<p>160(D) REQUIREMENTS</p> <ul style="list-style-type: none"> ● NCGS 160(D) update; ● Removed the term “conditional use” and substitute with “special Use” ● Addition of the new and broadened conflict of interest standards for Boards, Commissions and staff, must keep minutes of proceedings of each Board, require oath of office for each member ● Removed obsolete language and updated Land Use Administrative Decision-making (Articles 4 and 5) ● Removed obsolete language and updated Legislative Decision-making (Articles 4 and 7) ● Removed obsolete language and updated Quasi-Judicial Decision-making (Articles 4 and 6) ● Added a performance guarantees section ● Added a section on Development Agreements ● Removed obsolete language and updated Subdivision regulations (Article 15) ● Incorporated regulation to adopt an updated Comprehensive Plan by July 1, 2022 ● Removed obsolete language and updated vested rights section (Article 17) ● Zoning <ul style="list-style-type: none"> ○ must maintain current and prior zoning maps for public inspection, ○ maintain other effective state and federal maps for inspection ○ Cannot set a minimum square footage of structures subject to the

					<p>One- and Two-Family Residential Building Code</p> <ul style="list-style-type: none"> o Included provision to allow minor modification of special use permits and development approvals <ul style="list-style-type: none"> ● Public Participation <ul style="list-style-type: none"> o replacement of protest petitions section with public comments to match the language and requirements of 160D. <p>OTHER ZONING AMENDMENTS</p> <ul style="list-style-type: none"> ● References for Criminal penalties allowed for violation of zoning ordinances have been removed per rewrite of NCGS 153A-123(b1). ● Zoning General <ul style="list-style-type: none"> o Added an introductory article on the Authority, Applicability and Purpose of the Zoning Ordinance (Article 1) o Added an article on General Regulation (Article 3) o Constructed a Table of Permitted Uses (Article 8) o Removed and replaced obsolete language in the regulations defining the zoning districts (Article 9) o Removed and replaced obsolete language on parking regulations, signs, landscaping and buffering and added a section on outdoor lighting (Article 10) o Eliminated Tactical Training facilities ordinance and added language for a firing range o Incorporated the Manufactured Home Park Ordinance (Article 12) o Added an ordinance on Solar Farms (Article 13) o Added an ordinance on Wireless Communications Towers (Article 14) o Clarified the ordinance on Non-Conforming Uses (Article 18) o Developed an ordinance on development regulations for specific uses (Article 11) o Incorporated the existing Water Supply Watershed Ordinance (Article 19)
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