

ARTICLE 10, R-1, SUBURBAN RESIDENCE DISTRICT

Statement of Intent.

This Zoning District is intended to provide for detached single-family residential development in areas served by public or central sewage disposal and water supply.

Section 1, Principal Permitted Uses

- A. One-family detached dwellings, limited to one driveway, unless on a corner lot and the street is classified as “local”.
- B. Public utilities, essential services, and other uses according to the provisions of Article 4, Section 27.
- C. Neighborhood parks, swimming pools, playground, recreational and community center buildings and grounds, public golf courses, tennis courts and similar recreational uses,
 - 1. All of a noncommercial nature; and
 - 2. Provided that any such principal building or swimming pool shall be located not less than one hundred (100) feet from any other lot in any R District.
- D. Home occupation as defined in Article 1 Section 5.
- E. Temporary real estate signs and small announcement signs.
- F. Temporary buildings for uses incidental to construction work,
 - 1. Which buildings shall be removed upon completion or abandonment of the construction work.
- G. Swimming pool, incidental to the permitted principal use of a single-family dwelling.
- H. Noncommercial nurseries, greenhouses and gardens, but not including chicken farms, hog farms and other commercial animal farms and kennels.
- I. Day care homes if not more than six (6) children in addition to the caregiver’s own are kept, subject to state licensing requirements.

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Section 2, District Restrictions

- A. The raising or keeping of farm animals shall not be permitted on any lands used or platted for residential purposes.
- B. The keeping of not more than three (3) roomers or boarders by a resident family.

Section 3, Conditional Use Requiring Authorization by Planning & Zoning Commission

- A. Day care group homes if not more than ten (10) children are kept, subject to state licensing requirements.
- B. Churches and other places of worship, including parish houses and Sunday schools, schools, cultural, administrative and public buildings, but
 - 1. Excluding overnight shelters and temporary outdoor revivals;
 - 2. On a minimum of two (2) acres of land, to provide sufficient land area for off-street parking, buffer yards, and proper site design to lessen possible adverse impacts on adjoining residential neighborhoods.
- C. Country clubs, public parks, golf courses and other private noncommercial recreational areas and facilities including swimming pools; provided that any principal building or swimming pool shall be located not less than one hundred (100) feet from any other lot in any R District.
- D. Public buildings and properties of a cultural, recreational, administrative or service type,
 - 1. Not including repair garages, storage or repair yards or warehouses;
 - 2. provided any such building shall be located not less than twenty-five (25) feet from any other lot in any R District.
- E. Public utility structures or uses subject to conditions set by the Planning & Zoning Commission.
- F. Cemeteries adjacent to or in extension of existing cemeteries, subject to conditions set by the Planning & Zoning Commission.
- G. A manufactured home subdivision subject to all requirements of a single-family R District. In addition, each manufactured home in the subdivision must also comply with the following provisions:
 - 1. Each manufactured home's roof must be pitched at least three (3) in twelve (12) or greater

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2. Each manufactured home's roof must be covered with roofing material similar to roofing material used on conventional residences.
 - (a) Including, but not limited to, approved wood, asphalt composition, or fiberglass shingles, but
 - (b) Excluding corrugated aluminum, corrugated fiberglass or metal roofing materials.
3. Each manufactured home's roof overhang must be not less than one (1) foot or greater than thirty (30) inches.
4. Each manufactured home's exterior siding that must be similar to exterior siding used on conventional residences, including, but not limited to, clapboards, simulated clapboards such as conventional vinyl or metal siding, wood shingles, wood shakes, or similar material, but excluding high-gloss finish, smooth, ribbed or corrugated metal, or plastic panels.
5. Each manufactured home shall have a garage or carport. The external roofing and siding material and design of the garage or carport must be the same as that of the dwelling unit. The requirement for a garage or carport may be waived by the Planning & Zoning Commission, in cases where the deletion is consistent with the surrounding neighborhood.
6. Each manufactured home must be placed on a permanent foundation of design and construction approved by the Planning & Zoning Commission.
7. Each manufactured home must be at least twenty (20) feet wide.
8. The hitch axles or wheels must be removed from each manufactured home.
9. Each manufactured home must be oriented on its lot such that its long axis is parallel with the street. A perpendicular or diagonal placement may be permitted if the manufactured home has a building addition so that the narrow dimension, facing the street, is not less than fifty (50) percent of the long dimension.
10. The Planning & Zoning Commission must determine that the manufactured home subdivision will be compatible with development in the surrounding area.
11. The manufactured home subdivision must meet all requirements of Section 4 of Article 8, MH-1 Manufactured Home (Mobile Home) Park or Subdivision District.

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12. Placement of a mobile home in any R-1 District. Applications for Conditional Use shall provide a copy of any existing neighborhood covenants or deed restrictions to the Planning & Zoning Director at the time application is made. If none are existing, Applicant shall so certify. Approval shall not be given if there is a prohibitive covenant or deed restriction.

a. Replacement of an existing mobile home with one of newer manufacture shall not require a Conditional Use Permit, provided there are no prohibitive deed restrictions or covenants.

H. Residential group homes according to the provisions of Article 4, Section 26.

I. Bed-and-breakfast facilities.

Section 4, Height and Area Regulations.

A. The maximum height of buildings in an R-1 District shall not exceed two and one-half (2½) stories or thirty-five (35) feet above the average finished grade, except the height may be increased by not more than ten (10) feet when 7 each side yard is not less than fifteen (15) feet. Such dwelling, however, shall not exceed three (3) stories in height.

Area Measurements

	Lot Area	Minimum Frontage	Front Yard Depth	Side Yard Width	Side Yard Width – Both Sides	Rear Yard Depth
Single-family dwelling with public or central sewer and water supply	10,000 sq. ft.	70 feet	25 feet	10 feet	12 feet	25 feet
Other permitted uses	-	100 feet	40 feet	20 feet	40 feet	50 feet
Single-family dwelling without public or central sewer and water supply	3.5 acres	150 feet	40 feet	25 feet	50 feet	50 feet

Section 5, Road or Street Setback.

No structure may be erected closer than 25 feet from the nearest road or street right-of-way boundary.

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Section 6, Single family dwellings without public or central sewer and water systems.

Single family dwellings without public or central sewer and water systems shall be regulated as if in an RR-1 District, including the ability to use a private drive as access for a lot or lots not having road frontage. Access provided by private drives in the R-1 district will be limited to tracts of 3 acres or larger.