

Stone County Zoning Regulations

Amendments current through November 13 2014

ARTICLE 11, R-2, ONE-FAMILY AND TWO-FAMILY RESIDENCE DISTRICT

Statement of Intent.

This Zoning District is intended to provide for medium density residential development limited to one and two-family homes in areas served by public or central sewer and water supply.

Section 1, Principal Permitted Uses.

- A. Any use or structure permitted and as regulated in the R-1 District, except as is modified in these Zoning Regulations.
- B. Two-family dwelling.
- C. Cluster developments and townhouses comprised of buildings containing not more than two (2) families in any one (1) building, subject to the requirements of this Article.
- D. Home Occupation as defined in Article 1, Section 5.

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, and
- B. The keeping of not more than three (3) roomers or boarders by a resident family.

Section 3, Conditional Uses Requiring Authorization by Planning & Zoning Commission.

- A. Any conditional use permitted and as regulated in the R-1 District.
- B. Residential group homes according to the provisions of Article 4, Section 26.
- C. Short-term rentals of residences as defined in Article 1, Section 5, provided that the requirements and limitations of Article 4, Section 25 are adhered to.
- D. Placement of a mobile home in any R-2 District. Applications for a Conditional Use Permit 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, the Applicant shall so certify. Approval shall not be given if there is a prohibitive covenant or deed restriction.

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1. 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.

Section 4, Height and Area Regulations.

A. The maximum height of buildings in an R-2 District shall not exceed two and one-half (2½) stories or thirty-five (35) feet above the average finished grade, except

1. The Planning & Zoning Commission may allow the height to be increased by not more than fifteen (15) feet.
2. Such dwelling, however, shall not exceed three (3) stories in height.

	Lot Area	Minimum Frontage	Front Yard Depth	Side Yard Width	Side Yard Width – Both Sides	Rear Yard Depth
Single-family dwelling	9,000 sq. ft.	70 feet	25 feet	10 feet	20 feet	25 feet
Two-family dwelling	10,000 sq. ft.	70 feet	25 feet	10 feet	20 feet	25 feet
Cluster development and townhouses	5,000 sq. ft.	40 feet each unit	30 feet each unit	Zero on common wall	20 feet per dwelling	25 feet
Other permitted uses	1 acre	100 feet	20 feet	10 feet	20 feet	25 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.