

Stone County Zoning Regulations

Amendments current through November 13 2014

ARTICLE 12, R-3, MULTI-FAMILY RESIDENCE DISTRICT

Statement of Intent.

This Zoning District is intended to provide for residential development of low-rise residential buildings housing two (2) or more families,

- A. where all dwelling units do not have ground level occupancy,
- B. or private entrance,
- C. in those areas where such development would be compatible with surrounding uses,
- D. where the density would not create service problems, and
- E. where public or central sewer and water supply are available.

Section 1, Principal Permitted Uses.

- A. Any use or structure permitted and as regulated in the R-2 District.
- B. Condominium, multi-family dwellings for any number of families or housekeeping units.
- C. Churches and other places of worship, including parish houses and Sunday schools, schools, cultural, administrative and public buildings,
 - 1. but 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 properties.
- D. 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.

Section 2, Conditional Uses Requiring Authorization by Planning & Zoning Commission.

- A. The keeping of not more than six (6) roomers or boarders by a resident family in a multi-family dwelling unit.
- B. Any conditional use permitted and as regulated in the R-2 District.
- C. Clubs, fraternities, lodges and other meeting places of other organizations,

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1. Not including any use that is customarily conducted as a gainful business,
 2. Provided that buildings in which such meeting places are housed shall be located at least twenty (20) feet from any R or A District.
- D. Children's day care centers, rest homes, or nursing homes for convalescent patients, provided that any buildings for such use shall be distant no less than twenty (20) feet from any other lot in any R or A District.
- E. Non-Residential Group Homes as classified in these Zoning Regulations may be authorized by the Planning & Zoning Commission, provided that all guidelines, requirements and limitations stated in these Zoning Regulations or any other requirements as deemed necessary by the Planning & Zoning Commission are adhered to.
1. Non-Residential Group Homes shall be classified as follows:
 - a. Rehabilitative, defined as individuals living together for short-term recuperating from drug, alcohol or other maladies requiring special care and supervision.
 - b. Corrective, defined as individuals living together as a result of penal action directing incarceration requiring special supervision.
 2. Requirements and limitations regarding group homes shall be based on the following considerations:
 - a. Size of the facility, number of vehicles and the amount of personnel associated with each respective group home shall be restricted in order to protect and maintain the general neighborhood's integrity.
 - b. Concentration of facilities shall be limited in order to preserve the general neighborhood's character.
 - c. Installation of approved fire safety systems as deemed necessary.
 - d. Connected to a public water supply or an approved private system.
 - e. Connected to an approved sewage treatment system.
 - f. Meet all County, State and Federal requirements regarding each individual group home.
- F. Residential group homes according to the provisions of Article 4, Section 26.

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G. Day care group homes if not more than ten (10) children are kept, subject to state licensing requirements.

H. Bed-and-breakfast facilities.

Section 3, Height and Area Regulations.

A. There shall be no maximum height for buildings in an R-3 Multi-Family District,

1. provided that the front, side and rear yards of any building exceeding forty-five (45) feet be increased one (1) foot for each foot which exceeds forty-five (45) feet up to a height of seventy-five (75) feet; and

2. Thereafter, no increase in front, side or rear yards shall be required for any height in excess of seventy-five (75) feet.

	Lot Area	Minimum Frontage	Front Yard Depth	Side Yard Width	Side Yard Width – Both Sides	Rear Yard Depth
Three-family dwelling	9,000 sq. ft.	70 feet	25 feet	10 feet	20 feet	25 feet
Four-family dwelling	9,000 sq. ft. 4,500 sq. ft. per double unit	70 feet	25 feet	10 feet	20 feet	25 feet
Multi-family dwelling	3,000 sq. ft. per unit	70 feet	25 feet	10 feet	20 feet	25 feet

B. Other permitted uses, same as R-2 District.

Section 4, Road or Street Setback.

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