

# Stone County Zoning Regulations

Amendments current through November 13 2014

## ARTICLE 13, R-4 MULTI-FAMILY RESIDENCE DISTRICT

### Statement of Intent.

- A. This Zoning District is intended to provide for residential development of buildings housing two (2) or more families,
  - 1. Where all dwellings do not have ground level occupancy, or
  - 2. Private entrances,
- B. in those areas where such development could be compatible with surrounding uses and 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-3 District.
- B. Hotels, and short-term rentals for any number of guests,
  - 1. But not primarily for transients,
  - 2. Including incidental accessory services,
    - A. such as restaurants, and newsstands,
    - B. provided that all exterior display or advertising complies with the signage restrictions and provisions contained in these Zoning Regulations.
- C. Hospital and clinics for human care.

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

- A. Any conditional use permitted and as regulated in the R-3 District.
- B. Nudist resorts or camps.

**Section 3, Height and Area Regulations.**

- A. There shall be no maximum height for buildings in an R-4 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 that 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.

	<b>Lot Area</b>	<b>Minimum Frontage</b>	<b>Front Yard Depth</b>	<b>Side Yard Width</b>	<b>Side Yard Width – Both Sides</b>	<b>Rear Yard Depth</b>
Three-family dwelling	9,000 sq. ft.	70 feet	25 feet	10 feet	20 feet	25 feet
Four-family dwelling	10,000 sq. ft.	75 feet	25 feet	10 feet	20 feet	25 feet
Over four-family dwelling	2,000 sq. ft. per unit	100 feet	25 feet	10 feet	20 feet	25 feet

**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.