

Stone County Zoning Regulations

Amendments current through April 19 2011

ARTICLE 14, O-1 PROFESSIONAL OFFICE DISTRICT

Statement of Intent.

- A. This Zoning District is intended to provide for new construction of, and conversion of older dwellings into professional offices to act as a buffer between single-family residence districts and major thoroughfares without compromising the integrity of existing single-family neighborhoods.
- B. To qualify for this Zoning District, a property must abut both an R-1 Suburban Residence District and a street with a functional classification of "arterial" or higher.

Section 1, Principal Permitted Uses.

- A. Any use or structure permitted and as regulated in the R-1 Suburban Residence District.
- B. Any other use as determined by the Stone County Planning & Zoning Commission to be of the same general character as the above permitted uses. This does not include any use first allowed in the O-2 General Office District.

Section 2, Accessory Uses

- A. Exterior signs
 - 1. Each office structure may have one sign that pertains only to the permitted use on the premises and shall indicate only the name, insignia and/or address of the use.
 - 2. Signs must be integral with or attached flat against the building, or project not more than four (4) feet beyond the building.
 - a. The sign may not project above the roof line and must face the major thoroughfare that the property abuts.
 - 3. Signs allowed under this Section may be a maximum of fifty (50) square feet, and
 - A. may only be indirectly illuminated with non-colored light, and
 - B. shall not have images or light that flashes or moves.
 - 4. One (1) free standing directional sign of no more than two (2) square feet may be hung at the office driveway entrance.

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a. The sign may not overhang the street right-of-way nor otherwise obstruct or impair the safety of pedestrians or motorists.

5. Portable signs and commercial vehicles serving as portable signs are prohibited.

B. Any accessory use permitted in the R-1 Suburban Residence District.

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

A. Nonprofessional offices limited to those with administrative functions, not to include services available to the general public.

B. Exterior alteration of any structure existing on the effective date of these Zoning Regulations that had already been, or was currently being, into a professional office.

C. Structural alteration of, or addition to, any structure existing on the effective date of these Zoning Regulations that had already been, or was currently being, into a professional office. Interior structural alterations that do not change the exterior appearance of the structure are permitted.

D. Construction of any new professional office structure.

E. Location only of a sign that does not conform to Section 2 of this Article when the professional office is located more than one hundred (100) feet from the right-of-way of the major thoroughfare. A conditional use permit may not allow for more than one (1) non-directional sign.

F. All conditional use permits must adhere to the standards of sections 6 and 7.

Section 4, Prohibited Uses.

A. Any use not specifically listed as a principal permitted use or accessory use.

B. Any use that produces more than one thousand five hundred (1500) gallons of wastewater per day without being connected to a public or central sewer system.

Section 5, Home Occupations. Any single-family home located in this Zoning District, that has not been converted into a professional office, may establish those home occupations that are permitted in the R-1 Suburban Residence District, as regulated in that Zoning District.

Section 6, Use Standards

A. No more than fifty (50) percent of any lot may be occupied by the professional office and its accessory uses including parking area.

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B. The conversion of a dwelling into a professional office may not result in an increase of more than fifty (50) percent of the floor area of the structure before conversion,

1. Except, when the structure is located on a lot of more than two (2) acres, the floor area of the structure before conversion, may be doubled.

2. The construction of a new professional office may be no more than fifty (50) percent larger than the average floor area of the single-family dwellings within one thousand (1000) feet of the site.

A. unless the proposed site has an area of over two (2) acres, in which case an additional fifty (50) percent of the floor area will be allowed.

C. All structural alterations to converted professional offices and new construction of professional offices must be in architectural harmony with the existing single-family homes in the area

1. Including exterior appearance, and

2. Including exterior materials.

D. The conversion of a dwelling into a professional office and the new construction of a professional office must include the construction of a six (6) feet tall solid board fence of uniform color along any property line that abuts an R-1 Suburban Residence District. Evergreen trees must also be planted at ten (10) feet intervals along such property line.

E. No more than fifty (50) percent of any side or front yard may be used for parking.

F. No driveway, parking area or accessory structure may be located closer than twenty-five (25) feet from any R-1 Suburban Residence District.

Section 7, Height and Area Regulations.

Lot Area	Minimum Frontage	Front Yard Depth	Side Yard Depth	Rear Yard Depth
20,000 sq. ft. minimum	100 feet	50 feet	25 feet	50 feet

B. Area and yard requirements may be waived for existing structures with the stipulation that the existing area and yards shall not be reduced when converting to a professional office.

Section 8, Road or Street Setback.

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