

# Stone County Zoning Regulations

Amendments current through March 18 2014

## ARTICLE 17, C-2, GENERAL COMMERCIAL DISTRICT.

### Statement of Intent:

- A. This Zoning District is intended to provide for the orderly and attractive grouping at appropriate locations of commercial activities of a more general retail and wholesale nature, and service facilities serving a larger community trade area.
- B. All uses in the C-2 General Commercial District shall be connected to public or central water and sewer services.

### Section 1, Principal Permitted Uses.

- A. Any use permitted and as regulated in the C-1 Commercial District except as is modified in this Section.
- B. Automobile, truck, trailer, farm implement, boat sales and marine supply establishments for display, hire, sales and repair, including sales lots,
  - 1. Provided all operations, other than display and sales, shall be conducted within a completely enclosed building, and
  - 2. Buildings used for repair work shall be not less than one hundred (100) feet from any R District.
- C. Banks and finance companies, including drive-in type, department and variety stores, specialty shops, discount stores, studios, including commercial broadcasting schools.
- D. Bar, restaurant, cocktail lounge, liquor store, billiard parlor, pool hall, bowling alley and similar enterprises, provided that:
  - 1. Such use is conducted within a completely enclosed building(s), and
  - 2. Such building(s) shall not be less than two hundred (200) feet from any R District.
- E. Travel trailer parks and campgrounds
  - 1. Subject to the provisions of Article 4, and
  - 2. provided any travel trailer or recreational vehicle is distant at least one hundred (100) feet from any R District.

## Stone County Zoning Regulations

Amendments current through March 18 2014

- F. Drive-in eating and drinking establishments, summer gardens and road houses, including entertaining and dancing, providing the principal building is distant at least two hundred (200) feet from any R District.
- G. Indoor theaters.
- H. Self-service laundry and dry cleaning shops, interior decorating and paper hanging shops.
- I. Hotels and motels, subject to the provisions of Article 4.
- J. Carpenter shops, electrical, plumbing and heating shops, printing, publishing, or lithographing shops, funeral homes or mortuaries, or furniture upholstering shops,
  - 1. Provided that any use shall be conducted within a completely enclosed building, and
  - 2. Shall be a distance of one hundred (100) feet of any R District.
- K. Pet shops, animal hospitals, veterinary clinics, or kennels,
  - 1. Provided any structure or premises used for such purposes shall be distant at least fifty (50) feet from any R District, and
  - 2. Provided further, that all animals shall be kept indoors.
- L. Skating rinks, dance halls, arcades, sheet metal and sign painting shops, bakeries, laundries, commercial greenhouses; but not within one hundred (100) feet of an R District.
- M. Bottlers of soft drinks and milk, or distribution stations, providing a building used for such processing and distribution shall be at least one hundred (100) feet from an R District.
- N. The following uses, when conducted wholly within a completely enclosed building, or when conducted within an area enclosed on all sides with a solid wall or uniformly painted solid board fence, not less than six (6) feet high. In any circumstance, such use may not take place within two hundred (200) feet of any R District or one hundred (100) feet of any dwelling unit.
  - 1. Building material sales yards, not including concrete mixing.
  - 2. Contractor's equipment storage yards or plants, or storage and rental of equipment commonly used by contractors.

## Stone County Zoning Regulations

Amendments current through March 18 2014

3. Trucking and motor freight stations or terminals.
  4. Warehousing and storage.
  5. Retail lumber yards, including mill work only when incidental.
  6. Storage and sale of grain, livestock feed or fuel; provided dust is effectively controlled during all operations.
  7. Carting, express or hauling establishments, including storage of vehicles.
  8. Stone or monument works not employing power driven tools; or if employing such tools, then only within a completely enclosed building.
  9. The storage of no more than five (5) vehicles involved in a wrecking or towing business.
- O. Any other use which is determined by the County Commission to be of the same general character as the above permitted uses, but not including any use that is permitted in an M-1 District. Except for uses and processes prohibited in this Article or in an M-1 District, the manufacturing, compounding, processing, packaging and assembling of products such as:
1. Bakery goods, candy, cosmetics, pharmaceuticals, toiletries and food products; except fish or meat products, sauerkraut, vinegar, yeast and the rendering and refining of fats or oils.
  2. Products from the following previously prepared material: bone, canvas, cellophane, cloth, cork, feathers, fiber, fur, glass, hair, horn, leather, paper, plastic, precious or semi-precious metals or stones, sheet metal yards (except where presses over twenty (20) tons rated capacity are employed).
  3. Pottery and figurines, using previously pulverized clay, and kilns fired only with gas or electricity.
  4. Musical instruments, toys, novelties, rubber or metal stamps and other small rubber products.
  5. Mechanical and electric appliances, instruments and devices, television sets, radios, phonographs.
  6. Electric and neon signs, billboards and other commercial advertising structures; light sheet metal products including heating and ventilating equipment, cornices, eaves and the like.

## **Stone County Zoning Regulations**

Amendments current through March 18 2014

7. Laboratories - experimental, film, or testing, provided no operation shall be conducted or equipment used which would create hazards, noxious, or offensive conditions.

P. Adult Entertainment Establishments and Uses as regulated in Article 4, Section 30.

### **Section 2, Accessory Uses.**

A. Exterior, directional and other such signs incidental to the permitted use, provided that such signs comply with existing sign regulations at the time any building or occupancy permits are received.

B. Any other accessory use or structure, not otherwise prohibited, customarily accessory and incidental to principal permitted use.

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

A. Drive-in theaters, commercial baseball fields, swimming pools, golf driving ranges, livery stables and riding academies, amusement parks, massage parlors, health care, night clubs, or recreational uses including nudist resorts or camps, water slides, race tracks or similar uses, companionship services.

B. A combination commercial and residential structure. The dwelling unit, if separate, must remain on the same property and may not be subdivided independent of each other.

C. Requirements and limitations regarding conditional use permits shall be based on the following conditions:

1. Size of the structure, amount of traffic generated and number of employees associated with the use.
2. Impact of the use on the character of the surrounding neighborhood.
3. Impact of the use on the surrounding natural environment.
4. Operating hours of proposed use.
5. Any other conditions deemed necessary by the Planning & Zoning Commission.

**Stone County Zoning Regulations**  
 Amendments current through March 18 2014

**Section 4, Use Limitations.**

- A. No use shall be allowed unless connected to public or central water and sewer services.
- B. No uses shall be allowed which are objectionable by reason of odor, dust, smoke, cinders, gas, fumes, noise, glare, vibration, refuse matter or water-carried waste.
- C. No construction of any type of dwelling unit shall be allowed as a principal permitted use. Any dwelling unit legally existing in the C-2 District on the effective date of these Zoning Regulations shall not be classified as a nonconforming use.

**Section 5, Bulk and Intensity of Use Restrictions.**

- A. Maximum structure height: According to the provisions of Article 4, Section 18.
  - 1. Principal building: Forty-five (45) feet
  - 2. Accessory building: Twenty-five (25) feet
- B. Minimum Yard Requirements:
  - 1. Front yard: Fifty (50) feet,
  - 2. Side yard: none, unless adjacent to a more restrictive Zoning District; then twenty-five (25) feet.
  - 3. Rear yard: Ten (10) feet, unless adjacent to a more restrictive Zoning District, then twenty-five (25) feet.
  - 4. Maximum structural coverage of lot (including accessory buildings): Forty-five (45) percent.

(See chart below)

**Area Measurements**

	<b>Minimum Lot Width</b>	<b>Front Yard Setback</b>	<b>Side Yards</b>	<b>Rear Yard</b>	<b>Maximum Lot Coverage (all structures)</b>
Structure(s) served by public or central water and sewer systems	-	50 feet	None, unless adjacent to more restrictive Zoning District, then 25 feet	10 feet, unless adjacent to more restrictive Zoning District, then 25 feet	45 percent
Structure(s) not served by public or central water and sewer systems	100 ft.	30 feet	None, unless adjacent to more restrictive Zoning District, then 25 feet	10 feet, unless adjacent to more restrictive Zoning District, then 25 feet	45 percent

## **Stone County Zoning Regulations**

Amendments current through March 18 2014

### **Section 6, Road or Street Setback.**

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

### **Section 7, Open space requirements.**

A. Minimum open space:

1. Not less than thirty (30) percent of the total lot area shall be devoted to open space, including required yards and buffer yards.
2. Open space shall not include areas covered by:
  - a. structures,
  - b. parking areas,
  - c. driveways and
  - d. internal streets.

B. Maximum impervious surface. The combined area occupied by all permitted and accessory structures, paved parking areas, and any other surfaces that reduce and prevent absorption, shall not exceed seventy (70) percent of the total area.

### **Section 8, Design requirements.**

A. A site plan, showing the overall concept of the proposed use must be submitted and approved. At a minimum, the site plan should include the following:

1. A legal description or a survey done by a Registered Land Surveyor.
2. All dimensions of proposed building, accessory uses, drives, and parking areas.
3. The surrounding land use and zoning classification.

B. A landscaping plan, meeting all requirements in effect in the Zoning Regulations at the time of application for permits.

C. Refuse disposal areas shall be landscaped and screened in accordance to landscape plans.

## **Stone County Zoning Regulations**

Amendments current through March 18 2014

D. Mechanical and electrical equipment, including air conditioning units, shall be designed, installed and operated to minimize noise impact on surrounding property. All such equipment shall be screened from public view.

E. Lighting shall be designed to reflect away from adjacent residential areas.