

## **Stone County Zoning Regulations**

Amendments current through April 19 2011

### **ARTICLE 18, C-3, RURAL COMMERCIAL DISTRICT.**

#### **Statement of Intent.**

- A. This Zoning District is intended to provide for commercial operations in areas not served by public or central water and sewer.
- B. Uses in this Zoning District shall be limited to those which serve a local area or neighborhood, and
  - 1. Do not create more than one thousand five hundred (1500) gallons per day of wastewater,
  - 2. Do not require water suppressions systems beyond what the site can supply,
  - 3. Are in a completely enclosed structure, and
  - 4. Create no objectionable noise, glare, or odor hazards.

#### **Section 1, Principal Permitted Uses.**

- A. Any local retail business or service establishment, including grocery, fruit or vegetable store; drug store; barber or beauty shop; hardware store; food locker or other uses:
  - 1. Not requiring any pretreatment of waste water, and
  - 2. Not creating more than one thousand five hundred (1500) gallons of waste water per day.
- B. Business and professional offices, provided that they retain the character of the neighborhood.
- C. Public utilities, essential services, and other uses according to the provisions of Article 4, Section 27.
- D. Billboards, outdoor advertising signs and structures,
  - 1. Subject to the provisions of the laws of the State of Missouri, and
  - 2. All current Zoning Regulations.

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### **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 permit is received.
- B. A single-family residential unit with the following conditions:
  - 1. The residence is occupied by the owner and operator or a full-time employee of the principal permitted use.
  - 2. The structures, if separate, must remain on the same property and may not be subdivided independent of each other.
- C. 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. The following uses will be allowed with the authorization of a conditional use permit by the Planning & Zoning Commission.
  - 1. Gas stations or service stations.
  - 2. Convenience stores with gas pumps.
  - 3. Mini-storage units.
  - 4. Retail establishments located within a completely enclosed building not specifically permitted but in conformance with the Statement of Intent.
  - 5. Public utility structures or uses subject to the provisions set by the Planning & Zoning Commission.
  - 6. Any use permitted and as regulated in the C-2 General Commercial District.
- B. 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.

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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.

### **Section 4, Use Limitations.**

- A. No uses that exceed one thousand five hundred (1500) gallons of wastewater per day or require pretreatment are allowed.
- B. No uses that require a water suppression system greater than can be supplied from an on-site water system.
- C. All activities and permitted uses except off-street parking and loading facilities, and those permitted with conditional use permits shall be conducted entirely within a completely enclosed building.
- D. No accessory use shall have a floor area (excluding garage) exceeding seventy-five (75) percent of the permitted use of the lot.

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

- A. Maximum structure height:
  1. Principal building: Thirty (30) feet.
  2. Accessory structure: Twenty-five (25) feet.
- B. Maximum structural coverage (including accessory buildings): Thirty-five (35) percent.
- C. Minimum yard requirements:
  1. Lot frontage: One-hundred (100) feet.
  2. Front yard: Fifty (50) feet
  3. Side yard: Twenty-five (25) feet
  4. Rear yard: Fifty (50) feet.

**Area Measurements**

<b>Minimum Lot Frontage</b>	<b>Front Yard Depth</b>	<b>Side Yard Depth</b>	<b>Rear Yard Depth</b>	<b>Maximum Lot Coverage (all structures)</b>
100 ft.	50 feet	25 feet	50 feet	35 percent

**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 forty (40) percent of the total lot area shall be devoted to open space including required yards and buffer yards.
2. Open space shall not include:
  - a. areas covered by structures,
  - b. parking areas,
  - c. driveways and
  - d. internal streets.
3. At a minimum, fifty (50) percent of the front yard setback must remain in open space.

B. Maximum impervious surface:

1. Surfaces that reduce and prevent absorption shall not exceed sixty (60) percent of the total area, including but not limited to surfaces covered by:
  - a. all permitted structures,
  - b. all accessory structures,
  - c. paved parking areas, and
  - d. any other surfaces that reduce and prevent absorption.

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### **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 must include the following:
1. A legal description or a survey done by a Registered Land Surveyor.
  2. The type of structure to be built.
  3. The classification of the business
  4. All dimensions of proposed building(s), accessory uses, drives, and parking areas.
  5. The surrounding land use and zoning classification.
- B. A landscape 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.
- 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.