

ARTICLE 2, DISTRICTS AND DISTRICT BOUNDARIES

Section 1, District Divisions.

For the purposes of these Zoning Regulations, the unincorporated territory of the County is hereby divided into the following categories of Zoning Districts:

- A-1 Agriculture District
- A-R Agriculture Residence District
- RR-1 Rural Residence District
- CD Conservation District
- MH-1 Manufactured Home (Mobile Home) Park or Subdivision District
- UR-1 Urban Residence District
- R-1 Suburban Residence District
- R-2 One and Two-Family Residence District
- R-3 Multi-Family Residence District
- R-4 Multi-Family Residence District
- O-1 Professional Office District
- O-2 General Office District
- C-1 Neighborhood Commercial District
- C-2 General Commercial District
- C-3 Rural Commercial District
- M-1 Light Manufacturing or Industrial District
- M-2 General Manufacturing or Industrial District
- PAD Plot Assignment District

Section 2, Boundaries Established by Zoning Map.

The boundaries of these Zoning Districts are hereby established as shown on the Zoning Map of the unincorporated territory of The County, which map is hereby made a part of these Zoning Regulations. The Zoning Map and all notations and reference and other matters shown thereon, shall be and are hereby made part of these Zoning Regulations. The Zoning Map may be modified, amended, or updated from time to time. The Zoning Map then current shall be and shall remain on file in the office of the Stone County Planning & Zoning Commission.

Section 3, District Boundaries Intended to Follow Property Line.

Except where referenced on the Zoning Map to a street line or other designated line by dimensions shown on said map, the Zoning District boundary lines are intended to follow property lines, lot lines, or the center lines of streets or alleys as they existed at the time of the adoption of these Zoning Regulations; but where a Zoning District boundary line obviously does not coincide with the property lines, lot lines or center lines, or where it is not designated by dimensions, it shall be deemed to be one-hundred twenty (120) feet back from the nearest street line in case it is drawn parallel with a street line, or its location shall be determined by scaling in other cases.

Stone County Zoning Regulations

Amendments current through July 20 2010

Section 4, District Boundary Lines and Other District Requirements.

Where a Zoning District boundary line as established in these Zoning Regulations, or as shown on the Zoning Map, divides a lot that was in a single ownership and on record at the time of enactment of these Zoning Regulations, the use authorized thereon and the other Zoning District requirements applying to the least restricted portion of such lot under these Zoning Regulations shall be considered as extending to the entire lot, provided the more restricted portion of such lot is entirely within fifty (50) feet of said dividing Zoning District boundary lines. The use so extended shall be deemed to be conforming.

Section 5, District Boundary Line Questions Determined by Board of Adjustment.

Questions concerning the exact location of Zoning District boundary lines shall be determined by the Board of Adjustment.

Section 6, Vacation of Public Way Expands Adjacent Districts.

Whenever any street or public way is vacated by official action as provided by law, the Zoning Districts adjoining the side of such public way shall be automatically extended, depending on the side or sides to which such lands revert, to include the right-of-way of the public way thus vacated, that shall thenceforth be subject to all regulations of the extended Zoning District(s).

Section 7, Disincorporation of Territory Reverts to A-1 District.

In every case where territory has not been specifically included within a Zoning District, or where territory becomes a part of the unincorporated area of Stone County by the disincorporation of any village, town, city or portion thereof, such territory shall automatically be classified as an A-1 District, until otherwise classified.

Section 8, F-1 Floodplain Overlay District.

The Floodplain Overlay District shall encompass those areas identified on the Flood Insurance Rate Maps (FIRM) for Stone County as numbered and unnumbered A or AE zones.