

Stone County Zoning Regulations

Amendments current through April 19 2011

ARTICLE 20, M-2, GENERAL MANUFACTURING OR INDUSTRIAL DISTRICT

Statement of Intent.

- A. This Zoning District is intended to provide for manufacturing and industrial development of a more general and less restrictive nature than in the M-1 District in those areas where the relationship to surrounding land use would create fewer problems of compatibility and would not necessitate as stringent regulatory controls.
- B. Certain offensive uses permitted in this Zoning District must observe greater setback and yard requirements when adjacent to residential areas.

Section 1, Principal Permitted Uses.

- A. Any use permitted in an M-1 District or permitted in certain parts subject to Board of Adjustment authorization or this is not prohibited in the M-2 District by this Article or by any other law or order.
- B. Any of the following uses, when located not less than three hundred (300) feet from any R District, and not less than one hundred (100) feet from any other Zoning District, except an A-1 District or an M-1 District.
1. Acetylene manufacturing in excess of fifteen (15) pounds pressure per square inch.
 2. Automobile assembly.
 3. Bleaching, cleaning and dyeing of large scale production.
 4. Boiler shops, machine shops, structure steel fabricating shops, railway care or locomotive shops, including repair, metal working shops employing reciprocating hammers or presses over twenty (20) tons rated capacity.
 5. Brewing or distilling of liquors.
 6. Brick, pottery, tile and terra cotta manufacturing.
 7. Bulk station.
 8. Candle or sperm oil manufacturing.
 9. Coal yards.
 10. Cooperage works.

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11. Dextrine, starch or glucose manufacturing.
12. Disinfectant, insecticide or poison manufacturing.
13. Dye and dyestuff manufacturing.
14. Enameling, lacquering or japanning.
15. Emery cloth or sandpaper manufacturing.
16. Felt manufacturing.
17. Flour or grain mill.
18. Forge or foundry works.
19. Gas generation or storage for illumination or heating.
20. Grain drying or poultry feed manufacturing, from refuse, mash or grain.
21. Hair or hair products manufacturing.
22. Lime or lime products manufacturing.
23. Linoleum, oil cloth or oiled goods manufacturing.
24. Match manufacturing.
25. Meat packing; but not stockyards or slaughterhouses.
26. Oil, paint, shells, turpentine, varnish or enamel manufacturing, or the grinding of colors by machine.
27. Paper and pulp manufacturing.
28. Perfume manufacturing.
29. Pickle, sauerkraut or sausage manufacturing.
30. Plaster manufacturing.
31. Poultry slaughterhouse, including packing and storage for wholesale.
32. Printing ink manufacturing.

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33. Radium extraction.
 34. Sandblasting or cutting.
 35. Sawmill, the manufacture of excelsior, wood fiber or sawdust products.
 36. Shoe blacking or polish or stove polish manufacturing.
 37. Soap manufacturing.
 38. Steam power plant, except where necessary to a permitted principal use.
 39. Sugar refining.
 40. Tar distillation or manufacturing.
 41. Vinegar manufacturing.
 42. Wire or rod drawing-nut, screw or bolt manufacturing.
 43. Yeast manufacturing.
 44. Boat dock and boat lift manufacturing
- C. Any other use that is determined by the County Commission to be of the same general character of the above permitted uses.
- D. Adult entertainment establishments and uses as regulated in Article 4, Section 30.

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

- A. Livestock confinement operations in conformation with Article 4, Section 28.
- B. Sewage disposal plants.
- C. Storage, drying, cleaning of iron, junk, rags, glass, cloth, paper or clippings, including sorting, refining, bailing, wood pulling and scouring.
- D. Any other use that in the opinion of the Planning & Zoning Commission is of a similar character to these specified.

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E. Any of the following uses shall be prohibited, unless located not less than six hundred (600) feet from any R District, and not less than two hundred (200) feet from any other Zoning District except an M-1 District.

1. Ammonia, chlorine, or bleaching powder manufacturing.
2. Animal black, lamp black, bone black or graphite manufacturing.
3. Celluloid or pyroxylin manufacturing, or explosive or inflammable cellulose or pyroxylin products manufacturing or storage.
3. Cement, lime gypsum or plaster of paris manufacturing.
4. Creosote manufacture or treatment.
5. Distillation of coal, petroleum, refuse, grain, wood or bones, except in the manufacturing of gas.
6. Explosives manufacture or storage for small arms ammunition.
7. Fertilizer, compost manufacture or storage.
8. Fish curing, smoking or packing, fish oil manufacturing or refining.
9. Garbage, offal, dead animals, refuse, rancid fats, incineration, reduction or storage, salvage yards.
10. Glue manufacture, size or gelatin manufacture where the processes include the refining or recovery of products from fish, animal or offal.
11. Petroleum or inflammable liquids production, refining and storage above ground.
12. Rubber, caoutchouc or gutta percha manufacture and treatment from crude or scrap material.
13. Slaughtering of animals or stockyards.
14. Smelting of ferrous or non-ferrous ores.
15. Storage, curing or tanning of raw, green or salted hides and skins.
16. Sulphurous, sulfuric, nitric, picric, carboic or hydrochloric or other corrosive acid manufacture.

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17. Any other use that in the opinion of the Planning & Zoning Commission is of a similar character to those specified above.

Section 3, Accessory Uses.

A. Accessory uses and structures permitted and as regulated in the M-1 District except as is modified by this Section.

B. Other uses and structures customarily accessory and incidental to a permitted principal use, except of a type that is permitted only subject to Board of Adjustment authorization.

C. Any other use when an incidental and necessary accessory use to a permitted principal use, when authorized by the Board of Adjustment, subject to such conditions and requirements as may, in the opinion of the Board of Adjustment, be necessary to protect adjacent property and prevent conditions that may become noxious or offensive.

Section 4, Required Conditions.

A. The requirement that certain business, services or processing shall be conducted within a completely enclosed building shall not apply to any principal use permitted under Article 19 in the M-1 District.

1. Any such use may be conducted in the M-2 District within or without a building or enclosure, subject to any applicable distance limitations set forth in Article 19.

B. All junk or salvage yards shall be enclosed by a solid board fence or wall not less than ten (10) feet high of new material and well maintained.

Section 5, Prohibited Uses

A. Dwellings and residences of any kind,

1. Including hotels, motels, mobile home parks, schools, hospitals, clinics, and other institutions for human care, except where incidental to a permitted principal use;

2. Provided, however, that any of the aforesaid uses legally existing in the M-2 District on the effective date of these Zoning Regulations, or any amendment thereto, shall not be classified as a non-conforming use as defined in Article 1 Section 5.

B. No use shall be permitted or authorized to be established or maintained that, when conducted in compliance with the provisions of these Zoning Regulations and any additional conditions or requirements prescribed by the Board of Adjustment, is or may

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become hazardous, noxious or offensive due to the emission of odor, smoke, cinders, gas, fumes, noise, vibration, refuse matter or water carried waste.

C. 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 6, Area Requirements.

A. Dwellings or residential parts of non-residential buildings are not permitted in an M-2 District.

B. Existing dwellings or residential parts of existing nonresidential buildings without public or central sewer service may not be subdivided on lot(s) less than three (3) acres.

C. The following minimum area measurements shall be observed:

	Minimum Lot Area	Lot Frontage	Front Yard Depth	Side Yard Widths	Rear Yard Depth
Non-residential (not served by public or central sewer)	None	100 feet	50 feet	None, except where adjoining A or R districts, then not less than 100 feet each side	50 feet except where adjoining A or R District, then 300 feet unless specified otherwise
Non-residential (served by public or central sewer)	None	50 feet	50 feet	None, except where adjoining A or R districts, then not less than 100 feet each side	50 feet except where adjoining A or R District, then 300 feet unless specified otherwise
Residential dwelling (existing)	3 acres	150 feet	40 feet	25 feet each side	50 feet
Residential dwelling (new)	New residential construction not permitted	New residential construction not permitted	New residential construction not permitted	New residential construction not permitted	New residential construction not permitted