

Stone County Zoning Regulations

Amendments current through November 13 2014

ARTICLE 7, RR-1, RURAL RESIDENCE DISTRICT

Statement of intent:

- A. This Zoning District is intended to accommodate low density residential development on tracts three and one-half (3.5) acres or larger.
- B. This Zoning District provides a residential option between the lower density agriculture residential and the higher density urban residential.
- C. This Zoning District imposes special regulations for areas which possess certain environmental and/or physical characteristics. These characteristics include but are not limited to:
 - 1. Recharge area for important springs.
 - 2. Faults and other areas of discrete groundwater recharge.
 - 3. Caves and sinkholes.
 - 4. Municipal watershed.
 - 5. Forest cover.
 - 6. Easily erodible soils.
 - 7. Proximity to streams or lakes.

Section 1, Principal Permitted Uses

- A. Single family detached dwellings.
- B. Public utilities, essential services, and other uses in accordance with Article 4, Section 27.
- C. Churches, schools, public buildings, structures, and properties of recreational, cultural, administration or public service type all producing less than one thousand five hundred (1500) gallons of wastewater per day.
- D. Residential home occupations as defined in Article 1, Section 5.
- E. Temporary real estate and small announcement signs.

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- F. Temporary buildings for uses incidental to construction work, which buildings shall be removed upon completion or abandonment of the construction work.
- G. Swimming pool incidental to a single family dwelling.
- H. Day care homes, if not more than six (6) children are kept.

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

- A. Public utility structures or uses, subject to the provisions set by the Planning & Zoning Commission.
- B. Schools; cultural, administrative and public buildings; churches; and other places of worship expected to exceed one thousand five hundred (1500) gallons of wastewater per day, including parish houses and Sunday Schools. Must be on a minimum of three (3) acres of land, to provide sufficient land area for off-street parking; and buffer yards and proper site design to lessen possible adverse impacts on adjoining properties, but excluding overnight shelters and temporary outdoor revivals.
- C. Day Care Group Homes, if not more than ten (10) children are kept.
- D. Residential Group Homes, if the maximum residential density does not exceed a total of ten (10) persons and located at least twenty-five (25) feet from all lot lines.
- E. Short-term rentals of residences as defined in Article 1, Section 5, provided that the requirements and limitations of Article 4, Section 25 are adhered to.

Section 3, Special Provisions

- A. Location of wastewater treatment systems in those areas with environmental or physical constraints as described in the Statement of Intent of this Article shall only be installed after receiving approval from the Planning & Zoning Commission and the Stone County Health Department.
- B. Stricter requirements may be imposed for water and wastewater systems if the Planning & Zoning Commission or the Stone County Health Department finds it necessary for the protection of the public health, safety, and welfare. Alternate wastewater systems may be required in areas deemed inappropriate for conventional septic tank systems by the Stone County Health Department.

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C. Area requirements may be increased if the Planning & Zoning Commission finds it necessary for the protection of the public health, safety and welfare.

D. Private roads.

1. A private road shall be so described in deeds and legal descriptions.

2. A private road will not be accepted or maintained by the County in any Zoning District,

Section 4, Specific Prohibitions

A. The filling or drainage of marsh or wetlands, removal of topsoil, stripping of natural vegetative cover, the creation of ponds by damming or relocating of any water course shall not be permitted unless allowed according to the provisions of federal and state regulations.

B. Quarrying, mining or other excavation except as incidental to the construction of buildings to house permitted uses listed above.

C. Locating wastewater treatment systems closer than one hundred (100) feet from surface water or areas of discrete recharge to ground water sources.

Section 5, Height and Area Restrictions

Area and Height Measurements

	Area*	Frontage	Height	Front Yard	Side Yard	Rear Yard
Individual single-family dwelling with individual well and approved on-site sewage system	3.5 acres	150 feet	2½ stories (35 feet)	40 feet	25 feet	50 feet
All other permitted uses	3.5 acres	150 feet	2½ stories (35 feet)	40 feet	25 feet	50 feet

*Lot Area may include all road rights-of-way

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.