

## **Stone County Zoning Regulations**

Amendments current through November 13 2014

### **ARTICLE 8, MH-1, MANUFACTURED HOME (MOBILE HOME) PARK OR SUBDIVISION DISTRICT**

#### **Statement of Intent:**

- A. This Zoning District is intended to provide for areas of quality affordable housing in the County.
- B. This Zoning District is intended to eliminate manufactured housing from commercial districts, and
- C. This Zoning District is intended to require said housing to be located in areas where public or central sewer and water services are available.

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

- A. Manufactured home parks.
- B. Manufactured home subdivisions.
- C. Modular homes.
- D. Single-family detached dwellings, (subdivisions only)
- E. Neighborhood parks, swimming pools, playgrounds, recreational and community center buildings and grounds, public golf courses, tennis courts and similar recreational uses, all of a noncommercial nature.
- F. Public utilities, essential services, and other uses according to the provisions of Article 4, Section 27.
- G. Home occupations,
- H. Temporary real estate signs and small announcement signs,
- I. Temporary buildings for uses incidental to the permitted principal use of a single-family dwelling,
- J. Swimming pool, incidental to the permitted principal use of a single-family dwelling,
- K. Day care homes if not more than six (6) children are kept, subject to state licensing requirements,

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- L. Awnings, storage cabinets and buildings, fences or windbreaks, carports, garages, porches, and greenhouses.

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

- A. Day care group homes if not more than ten (10) children are kept, subject to state licensing requirements.
- B. Public utility structures or uses subject to the provisions set by the Planning & Zoning Commission.
- C. Churches and other places of worship, including parish houses and Sunday schools, but
  - 1. Excluding overnight shelters and temporary outdoor revivals,
  - 2. On a minimum of two (2) 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.
- D. Residential group homes according to the provisions of Article 4, Section 26.
- E. Bed-and-breakfast facilities.

### **Section 3, Special Provisions**

- A. Common Open Space.
  - 1. All mobile home parks and subdivisions shall provide for common open space at the rate of three hundred (300) square feet per site or lot, or twenty thousand (20,000) square feet, whichever is greater.
  - 2. At least fifty (50) percent of the common open space shall be suitable for active recreation such as playgrounds, swimming pools, or ball fields.
  - 3. The common open space shall be landscaped, improved and maintained before the issuance of building permits.
  - 4. Perimeter buffer yards and streets shall not be used to satisfy the common open space requirements.

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### B. Perimeter Treatment.

1. All mobile home parks and subdivisions shall provide a completely landscaped and maintained setback
  - a. of at least twenty-five (25) feet from a public right of way, and
  - b. a setback of at least ten (10) feet from any other abutting property line.
  - c. The setback areas may be included as parts of adjacent lots but shall not be included as part of the required minimum area.
  - d. No structure shall be allowed in the setback area.
2. Landscaping in the perimeter area shall consist of the following:
  - a. Deciduous and/or evergreen trees spaced not more than thirty-two (32) feet apart all of which grow to a height of five (5) feet or more after one full growing season.
  - b. At least one row of shrubs spaced not more than eight (8) feet apart.
3. Where the adjoining land use is a street with a functional classification of arterial or higher, a six (6) foot solid wall or fence shall be provided to the aforementioned landscaping.
4. The perimeter area may include other trees, shrubbery, benches, fences, *et cetera*.

C. Parking. Each site or lot shall contain at least two (2) paved parking spaces.

### D. Streets and drainage.

1. All streets and storm water drainage structures, whether public or private, shall be constructed to specifications approved by the Planning & Zoning Commission. Streets shall measure twenty (20) feet from back of curb to back of curb.
2. Each site or lot shall be directly accessible from an internal street with no direct access to any other street.

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3. All streets, drainage facilities and utilities must be constructed and approved before issuance of any permit to locate a manufactured home in any manufactured home park.

E. Utilities.

1. All units in all mobile home parks or subdivisions shall be connected to a sewer system approved by the Missouri Department of Natural Resources.

2. All units in all mobile home parks or subdivisions shall be connected to a public water system or State approved well.

F. Lighting - Streets and sidewalks shall be lighted during hours of darkness.

## Section 4, Design Requirements

A. Minimum Park or Subdivision Size - 5 acres.

B. Minimum Individual Site or Lot Size - 4000 Square Feet.

C. No mobile home may be occupied until having received a mobile home permit from the Stone County Planning & Zoning Department.

### Area Measurements

	<b>Lot Area*</b>	<b>Minimum Frontage</b>	<b>Front Yard Depth</b>	<b>Side Yard Width</b>	<b>Side Yard Width – Both Sides</b>	<b>Rear Yard Depth</b>
Individual home site	4,000 sq. ft.	40 feet	25 feet	10 feet	Side yards may be reduced to zero lot lines, if the other side yard is not less than 12 feet, but two lots may not share the same zero lot line.	25 feet

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

## Section 5, Road or Street Setback.

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