

ARTICLE 9, UR-1, URBAN RESIDENCE DISTRICT

Statement of intent.

This Zoning District is intended primarily for single-family-detached dwellings at lot densities of approximately seven (7) units per acre, in areas served by public or central sewage disposal and water supply. This Zoning District is intended to permit smaller lots than are required by the Suburban Residence District when approved for conditional uses as described. This use allows, as conditional uses subject to restrictions, certain other structures and uses necessary to serve governmental, educational, religious, recreational and other needs of neighborhood areas. Conditional use restrictions are intended to preserve and protect the single-family residential character of the Zoning District.

Section 1, Principal Permitted Uses.

- A. Single-family-detached dwellings.
- B. Public utilities, essential services, and other uses according to the provisions of Article 4, Section 26.
- C. Accessory apartments in owner-occupied-single-family detached dwellings.
- D. Police and fire stations.
- E. Temporary uses.
- F. Zero-lot-line construction.
- G. Noncommercial, not-for-profit residential neighborhood facilities, including indoor and outdoor recreational facilities, community centers, offices, and maintenance facilities operated by a neighborhood or community organization or a property owners association.
- H. Living quarters of persons employed on the premises, not rented or otherwise used as a separate dwelling.
- I. Home occupations as defined in Article 1, Section 5.
- J. Temporary real estate signs and small announcement signs.
- K. Temporary buildings for uses incidental to construction work, which buildings shall be removed upon completion or abandonment of the construction work.
- L. Swimming pool, incidental to the permitted principal use of a single-family dwelling.

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M. Noncommercial nurseries, greenhouses and gardens, but not including chicken farms, hog farms and other commercial animal farms and kennels.

N. Day care homes, if not more than six (6) children in addition to the caregiver's own are kept, subject to state licensing requirements.

Section 2, Conditional Uses Requiring Planning & Zoning Commission Authorization or Approval. The following Conditional Uses may be allowed, if the Planning & Zoning Commission specifically authorizes or approves the use:

A. Day care group homes if not more than ten (10) children are kept, subject to state licensing requirements.

B. Churches and other places of worship, including parish houses and Sunday schools, but excluding emergency shelters and temporary outdoor revivals, with frontage on and primary access to an arterial or higher classification street and on a minimum of two (2) acres of land to provide sufficient land area for off-street parking, buffer yards, and property site design to lessen impact on adjoining residential neighborhoods.

C. Churches and other places of worship on less than two (2) acres of land at the time the Zoning District is mapped shall be considered conforming uses.

D. Schools, elementary and secondary, and schools or development centers for elementary and secondary-school-age children with handicaps or development disabilities, on a minimum of five (5) acres of land.

E. Country clubs, public parks, public and private golf courses and other private noncommercial recreational areas and facilities, including swimming pools, but not including miniature golf courses and driving ranges; provided, that any principal building or swimming pool shall be located not less than one hundred (100) feet from any other lot in an R-District.

F. Public buildings and properties of a cultural, recreational, administrative or service type;

1. Not including repair garages, storage or repair yards or warehouses;
2. Provided any such building shall be located not less than twenty-five (25) feet from any other lot in any R District.

G. Public utilities structures or uses subject to the provisions set by the Planning & Zoning Commission.

H. Cemeteries adjacent to or in extension of existing cemeteries, subject to the provision set by the Planning & Zoning Commission.

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I. A manufactured home subdivision is subject to all requirements of a single-family R District. In addition, each manufactured home in the subdivision must also comply with the following provisions:

1. Each manufactured home's roof must be pitched at least three (3) in twelve (12) or greater
2. Each manufactured home's roof must be covered with roofing material similar to roofing material used on conventional residences.
 - (a) including, but not limited to, approved wood, asphalt composition, or fiberglass shingles, but
 - (b) excluding corrugated aluminum, corrugated fiberglass or metal roofing materials.
 - (c) Placement of a mobile home in any UR-1 District. Applications for Conditional Use shall provide a copy of any existing neighborhood covenants or deed restrictions to the Planning & Zoning Director at the time application is made. If none are existing, Applicant shall so certify. Approval shall not be given if there is a prohibitive covenant or deed restriction.
3. Each manufactured home's roof overhang must be not less than one (1) foot or greater than thirty (30) inches.
4. Each manufactured home's exterior siding that must be similar to exterior siding used on conventional residences, including, but not limited to, clapboards, simulated clapboards such as conventional vinyl or metal siding, wood shingles, wood shakes, or similar material, but excluding high-gloss finish, smooth, ribbed or corrugated metal, or plastic panels.
5. Each manufactured home shall have a garage or carport. The external roofing and siding material and design of the garage or carport must be the same as that of the dwelling unit. The requirement for a garage or carport may be waived by the Planning & Zoning Commission, in cases where the deletion is consistent with the surrounding neighborhood.
6. Each manufactured home must be placed on a permanent foundation of design and construction approved by the Planning & Zoning Commission.
7. Each manufactured home must be at least twenty (20) feet wide.
8. The hitch axles or wheels must be removed from each manufactured home.

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9. Each manufactured home must be oriented on its lot such that its long axis is parallel with the street. A perpendicular or diagonal placement may be permitted if the manufactured home has a building addition so that the narrow dimension, facing the street, is not less than fifty (50) percent of the long dimension.

10. The Planning & Zoning Commission must determine that the manufactured home subdivision will be compatible with development in the surrounding area.

11. The manufactured home subdivision must meet all requirements of Section 4 of Article 8 MH-1 Manufactured Home (Mobile Home) Park or Subdivision District.

J. Bed-and-breakfast facilities.

K. Public museums and libraries on a minimum of two (2) acres.

L. Residential group homes according to the provisions of Article 4, Section 26.

Section 3, Use Limitations. All uses shall operate according to the provisions of the standards contained in Article 4, Section 13.

Section 4, Lot Size Requirements.

A. Minimum lot area: ten thousand (10,000) square feet.

B. Minimum lot width: Fifty (50) feet.

C. Minimum lot depth: One-hundred (100) feet.

Section 5, Bulk and Open Space Requirements.

A. Maximum structure height:

1. When side yards are less than fifteen (15) feet in width: Thirty-five (35) feet or two and one-half (2 ½) stories above the finished grade.

2. When side yards are fifteen (15) feet in width or greater: Forty-five (45) feet or three (3) stories above the finished grade.

3. Accessory structures: Sixteen (16) feet, except storage buildings, which shall not exceed ten (10) feet.

B. Minimum yard requirements:

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1. Front yard: Twenty-five (25) feet.
 2. Side yard: Five (5) feet.
 3. Rear yard: Twenty (20) percent of the lot depth, but may not be less than ten (10) feet nor shall more than twenty-five (25) feet be required.
 4. **Road or Street Setback.** No structure may be erected closer than 25 feet from the nearest road or street right-of-way boundary.
- C. Maximum building coverage (including accessory buildings) of the lot area shall not exceed forty (40) percent.
- D. Minimum open space of the lot area.
1. Not less than thirty (30) percent of the total lot area shall be devoted to open space including required yards and buffer yards.
 2. Open space shall not include areas covered by buildings, structures, parking areas, driveways and internal streets.
 3. Open space shall contain living ground cover and other landscaping materials.
- E. Maximum Impervious Area: The combined area occupied by all main and accessory buildings or structures, parking areas, driveways and any other surfaces which reduce and prevent absorption of storm water shall not exceed seventy (70) percent of the total lot area.

Section 6, Density Requirements.

- A. The maximum density shall be six-thousand (6,000) square feet per dwelling unit provided that the required rights-of-way for adjacent streets as classified by the Major Thoroughfare Plan is dedicated during subdivision of any tract being developed.
- B. For tracts 20 acres or larger proposed to be subdivided into tracts smaller than 8,000 square feet, a left hand turn lane at all the entrances of the proposed subdivision shall be provided.

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C. If a proposed subdivision (with lots of less than 8,000 square feet) fronts a major transportation facility, then acceleration and deceleration lanes may be required by the Planning & Zoning Commission.

Section 7, Other Requirements.

A. A site plan shall be submitted and approved for all uses except single-family-detached dwellings.

B. For all uses except single-family-detached dwellings, a plot plan shall be submitted and approved by the Planning & Zoning Commission.

C. A landscaping plan shall be submitted and approved by the Planning & Zoning Commission.

D. All off-street parking lots and vehicular use areas for permitted non-residential uses shall be screened from all residential uses.

E. Refuse storage areas for permitted non-residential uses shall be screened from view.

F. Required front yards shall be landscaped with grass, ground cover, plants, shrubs or trees. Decorative landscaping materials such as rock, bark and much are also permitted. Impervious surfaces in required front yards shall be minimized and shall be limited to driveways leading to off-street parking areas located outside the required front yard and walkways necessary for access to structures on the property. Circular drives are permitted if sufficient room is available.

G. Storage of maintenance or other equipment incidental to any permitted use or a conditional use except a single-family-detached dwelling shall be screened from view.

H. Mechanical and electrical equipment, including air conditioning units, shall be screened from view.

Section 8, Buffer yard Requirements. Whenever any non-residential development in this Zoning District is located adjacent to a residential use in any Zoning District or a different R District, screening and a buffer yard shall be provided as follows:

A. Recommended Plantings per 100 linear feet:

1. Two (2) canopy trees;
2. Two (2) understory trees;
3. Two (2) evergreen trees;

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4. Fourteen (14) shrubs.
- B. Buffer yard depth requirements.
1. 20 feet;
 2. 30 feet with a reduction of planting of 50 percent.
 3. 10 feet with a six (6) foot high fence, masonry wall, brick wall, or solid evergreen hedge.