

# Stone County Zoning Regulations

Amendments current through April 19 2011

## ARTICLE 6, A-R, AGRICULTURAL-RESIDENCE DISTRICT

### Statement of intent:

- A. This Zoning District is intended to preserve the predominant rural character of the land while allowing certain non-agricultural uses.
- B. This Zoning District is to provide residential areas where property owners can maintain a limited number of farm animals and accessory buildings in a rural setting.
- 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. Hunting and fishing, unless prohibited by other ordinances and laws.
- C. Public utilities, essential services, and other uses according to the provisions of Article 4, Section 27.
- D. 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.
- E. Private non-commercial recreational areas, including country clubs, swimming pools and golf courses, forest and wildlife preserves.
- F. Wineries.

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- G. Home occupations as defined in Article 1
- H. Temporary real estate and small announcement signs.
- I. Temporary buildings for uses incidental to construction work, which shall be removed upon completion or abandonment of the construction work.
- J. Swimming pool incidental to a single family dwelling.
- K. 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 Board of Zoning Adjustment.
- 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,
  - 1. 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
  - 2. Excluding overnight shelters and temporary outdoor revivals.
- C. Cemeteries adjacent to or in extension of existing cemeteries, subject to the provisions set by the Planning & Zoning Commission.
- D. Day Care Group Homes, if not more than ten (10) children are kept.
- E. 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.
- F. Bed-and-breakfast facilities.

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### **Section 3, 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 4, 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 Stone County Health Department.
- B. Stricter requirements may be imposed for water and wastewater systems if the Stone County Health Department finds it necessary for the protection of the public health, safety, and welfare. Alternate wastewater systems may be allowed in areas deemed inappropriate for conventional septic tank systems.
- 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,

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**Section 5, Height and Area Restrictions.**

	<b>Area*</b>	<b>Frontage</b>	<b>Height</b>	<b>Front Yard</b>	<b>Side Yard</b>	<b>Rear Yard</b>
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	200 feet	50 feet	25 feet	50 feet	50 feet
Recreational facilities, hospitals	3.5 acres	-	100 feet	75 feet	150 feet	100 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.