

**Section 86. Military Reservation (MR) Zone**

*(Adopted 4/6/99)*

The Military Reservation Zone is intended to accommodate the military installations under federal authority within the planning and zoning jurisdiction of the City of Jacksonville. The purpose of the MR zone is to meet the purpose and intent of NCGS 160A-381 by providing zoning coverage to its entire corporate area while providing adequate zoning protection for properties that are presently held by the military, but might be declared surplus or otherwise privatized in the future. It is the intent of the City to limit the activities occurring on military/federal property to those activities that are conducted by the military for specific, mission related military purposes.

**A. Height, Bulk and Area Requirements.**

1. Unless otherwise regulated by the appropriate military authorities, all permanent buildings and structures located on lots or tracts in this zone shall conform to the height, bulk and area requirements indicated in the following table:

Zone	Maximum Height	FAR	Maximum Lot Coverage
MR	35 ft.	0.3	30 %

2. For the purposes of this section, the height of a building shall be the vertical distance measured from the mean elevation of the finished grade at the front of the building to the parapet on a flat roof building, or to a point halfway between the parapet and the peak of the roof on a building with a pitched roof.
3. The following architectural features are exempt from the zone height limitations set forth in subsections 1 and 2 above:
  - a. Cupolas, bell towers, spires on structures used for religious purposes, elevator shafts, chimneys, and similar structural appendages not intended for occupancy or storage,
  - b. Flagpoles and similar devices,
  - c. Heating, ventilation, and air conditioning equipment, solar collectors, and similar equipment, fixtures, and devices.

**Section 86. Military Reservation (MR) Zone**

4. Subject to the provisions of this section, all lots in this zone for business use and/or a combination of residential and business uses shall conform to the right-of-way setback requirements as indicated in the following table:

Zone	Minimum Front Setback	Minimum Rear Setback	Minimum Side Setback
MR	35 ft	25 ft	25 ft

5. If a lot, structure, or use contains an alley, the alley shall be located so as not to disrupt the continuity of the existing adjacent or abutting alley(s).

**B. Driveway Limitations**

1. When development on a lot is designed to accommodate vehicular access and/or parking, shared driveways between adjacent properties shall be provided wherever feasible or practical.
2. Two driveways entering the same street from a single lot shall be permitted only if the minimum distance between the closest edges of the driveways equal or exceeds 50 feet.
3. Three driveways entering the same street from a single lot shall be permitted only if the minimum distance between the closest edges of the driveways equal or exceeds 150 feet.
4. Four or more driveways entering the same street from a single lot shall be prohibited.
5. In no case may the total width of all driveways exceed 50% of the total property frontage.
6. No driveway (nearest edge) shall be located within 10 feet of a side lot property line except in the case of a shared driveway (single curb cut/access point) utilized by two or more lots.
7. No driveway (nearest edge) shall be located within 50 feet of an intersection except in the case where no other lot access to a public street or City approved private road is available.

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C. **Permitted Uses:**

	<u>Uses Description</u>	<u>Permitted Use</u>	<u>Special Use</u>
31.0	Uses solely and directly Related to military Purposes.	X	

**Sections 87-89 Reserved.**