

## **Section 19. Residential Zones - General Provisions**

*(Amended 8/22/06)*

- A. All lots shall comply with the applicable Areas of Environmental Concern (AEC) Standards, as amended in accordance with the State Guidelines for AECs (15 NCAC 7H) pursuant to the Coastal Area Management Act of 1974. *(Amended 10/2/79)*
- B. Unless otherwise specified, buildings shall be set back at least 50 feet from the right-of-way, of major thoroughfares, as depicted on the updated City of Jacksonville Thoroughfare Plan. An existing building that intrudes into the required setback may expand, but additional construction shall not be placed in any required setback and all other provisions of this ordinance shall be observed. *(Amended 8/1/89, 11/6/96, 3/4/97, 7/7/98)*
- C. Zero lot line housing in the RD-3, RD-5, RM-5, RS-5, RM-6, and RS-6 is permitted for one interior lot line provided that each of the conditions below are met: *(Amended 2/3/98, 8/6/03)*
1. The final subdivision plat designates placement of the dwelling unit on one of the side lot lines;
  2. No two detached single family dwelling units shall utilize the zero lot line provision on a common lot line;
  3. The remaining side yard is not less than the sum of the two side yards normally required; and
  4. The dwelling unit wall abutting the zero lot line side yard is a solid structural wall with no windows, doors, or other openings. *(Amended 3/4/97, 4/8/97)*
- D. Encroachments permitted into required yard setbacks. *(Amended 3/8/11)*
1. Interior lots. Carports, porches, decks, canopies, stairways, completely open (except for reasonable supports) may encroach into required side and rear yards by 50 percent.
  2. Corner lots. Carports, porches, decks, canopies, stairways, completely open (except for reasonable supports) may encroach by 75 percent into any yard other than the right-of-way yard setback.
  3. Handicap ramps. Handicap ramps may encroach into the required front, side and/or rear setbacks by 50%. Where no other practical alternative is available, encroachments greater than 50% may be allowed by the Development Services Director when an existing development has insufficient land available, an unsafe condition would be created or other extenuating circumstances exist. Whenever flexibility is granted, the reasons for granting the flexibility shall be documented. In addition, the owner of the property shall provide a written statement agreeing to remove the ramp once the person with disabilities no longer needs the ramp.

In defining carports, three sides must be left open; decorative walls, planters, shrubbery, or other obstructions are permitted as part of the carport or adjacent to the carport as long

as it does not exceed three feet in height and a minimum of 50 percent of the area is unobstructed.

- E. **Recreational vehicles.** Recreational vehicles may be stored on any lot in any residential zoning district provided they are not stored in the required setback for front yards. Recreational vehicles, while being stored in this area, cannot be used for sleeping, utility, office, material storage, etc.

**Sections 20-21. Reserved**