

Section 85. Industrial (I) Zone

The Industrial Zone is established to be conducive to industrial establishments such as sheet metal work, wood working shops, warehousing, petroleum bulk plants, and similar industrial activities. In addition to the above, there are certain conditional uses that would be permitted with approval from the City Council.

A. **Height regulations.** Same as Business 1 Zone. (In the Business 1 Zone every building erected or structurally altered to exceed 50 feet in height, shall, above such height, be set back from the front lot line on the ratio of 1 foot for each 2 foot rise over 50 feet in height.)

B. **Area regulations.**

1. Building erected in the Industrial Zone for dwelling purposes exclusively shall comply with the side yard requirements of the RM-5 Residential Multi-Family Zone. Multiple dwellings and apartments shall comply with the requirements of the Office and Institutional Zone (Multiple family dwellings in accordance with the setback requirements of the RM-5 Residential Multi-Family Zone. There shall be no limit to the amount of units or number of buildings that may be placed on 1 lot except that there must be at least 1 automobile parking spaces,, not to be located within the setback requirements, provided for each living unit.

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 C.A.M.A. of 1974. *(Amended 10/2/79)*

2. Where a building is erected for mixed use, namely, for both dwelling and business purposes, each story of such building used in any part dwelling purposes shall, if more than 2 rooms in depth, be provided with 2 side yards, 1 on each side of the building, neither of which shall be less than 6 feet in width; provided, however, that this regulation shall not apply to the street side of a corner lot.
3. Where a lot abuts on the side of a lot zoned residential there shall be a side yard of not less than 6 feet in width

C. **Recycling Centers.** A site plan shall be submitted for staff approval for any proposed recycling center in the Industrial zone and shall meet the following requirements:

1. **Setbacks** - All storage containers must be setback 10 feet from all property lines.

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2. **Buffer requirements** - An opaque fence must be installed around the periphery of the site. The fence must be at least 3 feet in height and should be at a height to meet or exceed the height of any stored materials on the site. For a fence between 3 or 6 feet in height, a minimum of 30 small shrubs per 100 linear feet are required to be planted between the fence and the property line. For a fence of over 6 feet, a minimum of 30 large shrubs per 100 linear feet are required to be planted between the fence and the property line.
3. **Signs** - only one freestanding and one attached sign may be permitted with the total square footage of the signage not to exceed 100 square feet. (This does not include storage container labels which cannot be read from the street right-of-way.) *(Amended 7/21/92)*

D. Right-of-way Setback Requirements *(Amended 11/6/96)*

1. **Right-of-way Setback:** Buildings shall be set back at least 50 feet from the right-of-way of all major or minor thoroughfares, as depicted on the amended City of Jacksonville Thoroughfare Plan. When fronting on any other private or public roads, buildings shall be setback at least 35 feet from the right-of-way. An existing building that intrudes into the required setback may expand, but no additional construction shall be placed in any required setback unless the site qualifies under Limited Setback Exceptions below, and all other provisions of this ordinance shall be observed.
2. **Limited Setback Exceptions:** In situations where a non-residential building site is located within 250 feet of a pre-existing primary use structure that is fronting on the same right-of-way boundary, where such pre-existing structure has legally been established within the setback area stipulated in paragraph (1) above, new construction on said building site may locate closer to the right-of-way boundary than the required setback distances identified in paragraph (1), provided that: 1) the new construction be no closer to the right-of-way boundary than the identified adjacent structure located within 250 feet of the subject building site, and that 2) in no case shall any new construction on any lot be located closer than 25 feet from the right-of-way boundary except for 3) the Bell Fork Road corridor between US Highway 17 and NC 24 which in no case shall any new construction on any lot be located closer than 5 feet from the right-of-way or future right-of-way boundary. *(Amended 9/3/02)*
3. **Corner lots:** Buildings constructed on corner lots shall setback no less than 35 feet from its non-frontage lot line abutting any public or private road that is not a major or minor thoroughfare.
4. **Double frontage lots:** No buildings, including accessory structures, constructed on a double frontage lot, shall be permitted within 35 feet of its rear lot line.

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5. **Signage and parking:** Parking spaces and the installation of permitted signs shall be allowed in the required setback of all lots, however, no portion of any parking space or sign shall be allowed within 5 feet of the right-of-way. This 5-foot space shall be maintained as a planting strip for shrubbery and other similar landscaping vegetation, with the exception of an approved driveway(s) servicing the property.

E. **Driveway Limitations**

1. 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 equals or exceeds 50 feet.
2. 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 equals or exceeds 150 feet.
3. Four or more driveways entering the same street from a single lot shall be prohibited.
4. In no case may the total width of all driveways exceed 50% of the total property frontage.
5. 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.
6. 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. *(Amended 9/8/87)*

F. **Permitted Uses:**

Accessory uses
Adult establishments*
Alcoholic beverage, package and retail sales
Animal hospitals
Apartments
Arcade *(Amended 3/8/11)*
Arcade, adult *(Amended 3/8/11)*
Art galleries
Assembly halls and coliseums** *(Amended 1/4/11)*
Automobile sales lots, new and used
Bakery, retail
Bakery, wholesale
Banks

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Beauty schools	
Boardinghouses	
Bottling plants	
Builders supply and equipment sales	
Bulletin boards, public, non-commercial	
Bus terminals	
Churches**	<i>(Amended 1/4/11)</i>
Clinics	
Clubs, lodges and other civic organizations, operating on a non-profit basis	
Cold storage plants	
Colleges or universities**	<i>(Amended 1/4/11)</i>
Day care centers and nurseries**	<i>(Amended 1/4/11)</i>
Department and variety stores**	<i>(Amended 1/4/11)</i>
Drive-in or outdoor picture show	
Dry cleaning and laundry facilities	
Dwellings, multiple	
Dwellings, single	
Family Care Homes	<i>(Amended 7/17/07)</i>
Family Childcare Homes	<i>(Amended 3/16/04)</i>
Flex space	<i>(Amended 10/6/09)</i>
Florist	
Freight terminals	
Funeral homes and mortuaries	
Furniture manufacturing	
Garages, automotive repair	
Garages, private	
Garment factory	
Governmental uses and operations such as fire stations, maintenance or operation facilities, and similar governmental facilities	<i>(Amended 4/20/10)</i>
Greenhouses or horticultural gardens, commercial	
Greenhouses or horticultural gardens, non-commercial	
Group Homes	<i>(Amended 7/17/07)</i>
Heavy equipment sales and service	
Highrise Apartments	
Home occupation	
Hospitals**	<i>(Amended 1/4/11)</i>
Hotels and motels**	<i>(Amended 1/4/11)</i>
Ice House	<i>(Amended 3/8/11)</i>
Institutions, charitable	
Jails and penal institutions**	<i>(Amended 1/4/11)</i>
Jobbing plants	
Library, public	
Lumber yard, retail sales	
Machine shops	
Meat processing and packing, other than slaughter	

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Mobile home sales and service	
Museums, public**	<i>(Amended 1/4/11)</i>
News stands	
Newspaper offices	
Nurseries, non-commercial	
Nursing homes**	<i>(Amended 1/4/11)</i>
Offices - business, professional and public	
Parking garages, private	
Parking garages, public	
Parking lot, private	
Parking lot, public	
Parking or storage of commercial vehicles	
Parking or storage of construction vehicles and equipment	
Parks and playgrounds, private	
Parks and playgrounds, public	
Pet shops	
Pets, not objectionable because of odor, noise or health hazard	
Petroleum bulk plants**	<i>(Amended 1/4/11)</i>
Pharmacy	
Photographic studios and camera supply	
Poultry, non-commercial	
Printing and reproducing	
Processing (light) plants	
Public utilities substations, storage and service yards	
Race tracks**	<i>(Amended 1/4/11)</i>
Recreation centers	
Recycling centers (see standards in text)	
Recycling collection points	
Recycling plants	
Rest homes**	<i>(Amended 1/4/11)</i>
Restaurants	
Retail establishments such as hardware, appliance, notions, jewelry, music, art, antique, gift, sporting goods, hobby, etc.**	<i>(Amended 1/4/11)</i>
Rubber plant, tire recapping**	<i>(Amended 1/4/11)</i>
Schools, private, with same curriculum as public schools**	<i>(Amended 1/4/11)</i>
Schools, public**	<i>(Amended 1/4/11)</i>
Service shops, such as beauty, barber, shoe repair, radio repair, etc.	
Service stations	
Sign or outdoor advertising structure	
Storage yard for building material	
Studios for artists, designers, photographers, and other similar activities	
Tailor, dressmaking and millinery shops	
Taxi cab office or stands	
Telecommunications Antenna, Collocation on Existing Tower	<i>(Amended 10/6/09)</i>
Telecommunications Antenna, Placement on Existing Building	<i>(Amended 10/6/09)</i>

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Telecommunications Tower, Stealth	<i>(Amended 10/6/09)</i>
Telecommunications Tower, Freestanding	<i>(Amended 10/6/09)</i>
Theaters, indoor**	<i>(Amended 1/4/11)</i>
Truck terminals	
Utility, Minor	<i>(Amended 4/20/10)</i>
Vegetable gardens, non-commercial	
Warehouses	
Woodworking shops	

G. Special Uses

Any use or combination of uses which involves a building or combination of buildings that equals or exceeds 25,000 square feet on any lot or combination of lots under single ownership, use or management. *(Amended 4/13/99)*

Nightclubs/dance halls/discotheques
Taverns/bars
Temporary refreshment stands

H. Conditional Uses - Industrial Zone

Acid manufacture**	<i>(Amended 1/4/11)</i>
Cement, lime, gypsum or plaster of paris manufacture**	<i>(Amended 1/4/11)</i>
Distillation of bones	
Fat rendering	
Fish cannery	
Fish fertilizer manufacture**	<i>(Amended 1/4/11)</i>
Garbage, offal, dead animal reduction or dumping	
Gas manufacture**	<i>(Amended 1/4/11)</i>
Glue manufacture	
Pulp manufacture	
Stockyards or slaughter	
Tannery	

* All adult establishments shall meet the requirements of Section 107. Regulation of Adult Establishments.

** Will require special use permit if located in the Flight Path Overlay District. Special use for day care center and nurseries is only required if more than 30 children, assembly halls and coliseums if more than 150 seats, hotels and motels if more than 3 stories, retail establishments or department and variety stores if more than 500,000 square feet. *(Amended 1/4/11)*

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