

Section 73. Business 1 (B-1) Zone

The Business 1 Zone is established to accommodate businesses with a larger variety of services than those found in Neighborhood Business. It is intended to include such businesses that would be oriented to a shopping center or mall. This zone was intended for other uses such as newspaper offices, automotive repair garages, and similar establishments with a heavier concentration of business, still requiring off-street parking.

A. **Height regulations.** 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. Buildings erected in Business Zone 1 for dwelling purposes exclusively shall comply with the side yard requirements of the RM-5 Residential Multi-Family Zone. Multiple dwellings or apartments shall comply with 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 1½ automobile parking spaces, not to be located within the setback requirements, provided for each living unit.)

(Amended 2/3/98)

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 for 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 upon the side of a lot zoned residential there shall be a side yard of not less than 6 feet in width.

C. **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

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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.
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 5foot 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.

D. 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.

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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)*

E. Permitted Uses:

Accessory uses
Adult Establishments*
Alcoholic beverage, package and retail sales
Animal hospitals
Apartments
Assembly halls and coliseums** *(Amended 1/4/11)*
Arcade *(Amended 3/8/11)*
Art galleries
Automobile sales lots, new and used
Bakery, retail
Banks
Beauty schools
Boarding houses
Builders supply and equipment sales
Bulletin boards, public, non-commercial
Bus terminals
Churches** *(Amended 1/4/11)*
Clinics
Clubs, lodges and other civic organizations, operating on a non-profit basis
Colleges or universities** *(Amended 1/4/11)*
Day care centers and nurseries** *(Amended 1/4/11)*
Department and variety stores** *(Amended 1/4/11)*
Drive-in or outdoor picture show

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Dry cleaning and laundry facilities
Dwellings, multiple
Dwellings, single
Family Care Homes *(Amended 7/17/07)*
Family Childcare Homes *(Amended 3/16/04)*
Florist
Funeral homes and mortuaries
Garages, automotive repair
Garages, private
Governmental uses and operations such as fire stations, maintenance and operations facilities, and similar governmental facilities *(Amended 4/20/10)*
Greenhouses or horticultural gardens, commercial
Greenhouses or horticultural gardens, non-commercial
Group Homes *(Amended 7/17/07)*
Heavy equipment sales and service
Highrise apartments
Home occupation
Hospitals** *(Amended 1/4/11)*
Hotels and motels** *(Amended 1/4/11)*
Ice House *(Amended 3/8/11)*
Institutions, charitable
Library, public
Lumberyard, retail sales
Machine shops
Meat processing and packing, other than slaughter
Mobile home sales and service
Museums, public** *(Amended 1/4/11)*
Newspaper offices
News stands
Nurseries, non-commercial
Nursing homes** *(Amended 1/4/11)*
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

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Parks and playgrounds, private
Parks and playgrounds, public
Pet shops
Pets, not objectionable because of odor, noise or health hazard
Pharmacy
Photographic studios and camera supply
Poultry, non-commercial
Printing and reproducing
Public utilities substations, storage and service yards
Recreation centers
Recycling collection points
Rest homes** *(Amended 1/4/11)*
Restaurants
Retail establishments such as hardware, appliance, notions, jewelry, music, art, antique, gift, sporting goods, hobby, etc.** *(Amended 1/4/11)*
Rubber plant, tire recapping** *(Amended 1/4/11)*
Schools, private, with same curriculum as public schools** *(Amended 1/4/11)*
Schools, public** *(Amended 1/4/11)*
Service shops, such as beauty, barber, shoe repair, radio repair, etc.
Service stations
Sign or outdoor advertising structures⁵
Storage yard for building materials
Studios for artists, designers, photographers, and other similar activities
Tailor, dressmaking and millinery shops
Taxi cab office or stand
Telecommunications Antenna, Collocation on Existing Tower *(Amended 10/6/09)*
Telecommunications Antenna, Placement on Existing Building *(Amended 10/6/09)*
Telecommunications Tower, Stealth *(Amended 10/6/09)*
Telecommunications Tower, Freestanding *(Amended 10/6/09)*
Theaters, indoor** *(Amended 1/4/11)*
Utility, Minor *(Amended 4/20/10)*
Vegetable gardens, non-commercial

F. Special Uses¹

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 10/6/09)*

Arcade, adult *(Amended 3/8/11)*
Flex space
Homeless shelter/missions

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Nightclubs/dance halls/discotheques
Taverns/bars
Temporary refreshment stands
Warehouses, personal storage

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

¹Special Uses (see details in zone text)

⁵See size requirements

** 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)*

Sections 74-75. Reserved