

## **Section 70. Business (B) Zone.**

The Business Zone is established to accommodate businesses with a variety of services similar to 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 similar establishments with a heavier concentration of business, still requiring off-street parking.

A. **Height Regulations.** In the Business 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.**

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)*

1. Buildings erected in Business Zone for dwelling purposes exclusively shall comply with the side yard requirements of the RM-5 Residential Multi-Family Zone. Multiple dwelling 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 12 automobile parking spaces, not to be located within the setback requirements, provided for each living unit.) *(Amended 2/3/98)*
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 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.

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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) above, 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 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.

### 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.
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.

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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  
Alcoholic beverages, package and retail sales  
Apartments  
Assembly halls and coliseums  
Art galleries  
Bakery, retail  
Banks  
Boardinghouses  
Bulletin boards, public, non-commercial  
Churches  
Clinics  
Clubs, lodges and other civic organizations, operating on a non-profit basis  
Colleges or universities  
Day care centers and nurseries  
Department and variety stores  
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, private  
Governmental uses and operations such as fire stations, maintenance and operations facilities, and similar governmental facilities  
Greenhouses or horticultural gardens, commercials  
Greenhouses or horticultural gardens, non-commercial  
Group Homes *(Amended 7/17/07)*  
Highrise apartments  
Home occupation  
Hospitals  
Hotels, motels  
Institutions, charitable  
Library, public  
Lumber yards

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Museums, public  
News stands  
Newspaper offices  
Nurseries, non-commercial  
Nursing homes  
Offices - business, professional, and public  
Parking garages, private  
Parking garages, public  
Parking lot, private  
Parking lot, public  
Parking or storage of commercial vehicles  
Parks and playgrounds, private  
Parks and playground, 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  
Restaurants  
Retail establishments such as hardware, appliance, notions, jewelry, music, art, antique, gift, sporting goods, hobby, etc.  
Schools, private, with same curriculum as public schools  
Schools, public  
Service shops, such as beauty, barber, shoe repair, radio repair, etc.  
Service stations  
Sign or outdoor advertising structures<sup>5</sup>  
Storage yard for building materials  
Studios for artist, designers, photographers and 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)*  
Theaters, indoor  
Utility, Minor *(Amended 4/20/10)*  
Vegetable gardens, non-commercial

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F. **Special Uses**

Animal Hospitals

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)*

Homeless shelter/missions

Nightclubs/dance halls/discotheques

Taverns/bars

Telecommunications Tower, Freestanding *(Amended 10/6/09)*

Temporary refreshment stands

**Sections 71-72. Reserved**