

Section 58. Residential-Office (R-0) Zone

The purpose of this district is to provide a transition zone in which residential uses and limited business uses are permitted. It is recognized that certain areas of the City along thoroughfares that have long been residential in nature are facing increased pressures for commercial development. The purpose of the Residential-Office Zone (R-O) is to provide for some commercial uses, which will be compatible to the traditional residential character of the area.

- A. **Building height limits.** No structure shall exceed 35 feet in height unless the required setbacks are increased 1 foot for each 1-foot or fraction thereof of building height in excess of 35 feet. In no case shall a structure exceed 50 feet in height.
- B. **Area requirements.**
1. **Building site area.** The minimum building site area shall be 1 lot or parcel of land 5,000 square feet in area, for each main building. Such parcels shall have an average width of at least 50 feet. Where a lot or parcel of land has an area of less than the above required minimum area and was on record as of its incorporation into the City, such lot may be occupied by 1 primary structure; provided, however, that the minimum side yard and right-of-way requirements set out in this section are conformed to; provided, further, that multiple units shall, in addition to the above area requirements, increase the minimum building site area as follows:
 - a. Units not in excess of two (duplex), an additional 4,000 square feet.
 - b. Units not in excess of three (triplex), an additional 7,000 square feet.
 - c. Units not in excess of four (quadruplex), an additional 10,000 square feet.
- All lots shall comply with the applicable Areas of Environmental Concern (AEC) Standards, as amended, in accordance with the State Guidelines for AEC's (15 NCAC 7H) pursuant to the Coastal Area Management Act of 1974.
2. **Right-of-way setback.** No primary or accessory structure shall be placed within 25 feet of any right-of-way of any public or private street except along major and minor thoroughfares where the right-of-way setback is 50 feet.
 3. **Setbacks, Side and Rear.**
 - a. **Interior Lots.** Each interior lot shall have a side yards not less than 6 feet wide. No primary structure shall be built within 25 feet of the rear property line. No accessory building shall be built or place within 5 feet of any side yard property line.
 - b. **Corner Lots.** The designated front of the primary structure of a corner shall comply with right-of-way setback standards of this ordinance. The designated side adjacent to a road right-of-way shall be set back 15 feet from the property line. The other sides shall be set back 6 feet from the property lines. No accessory building(s) may be placed or built within 5 feet of the designated rear or side property lines. *(Amended 1/7/97)*

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Zone	Designated Front Setback	Designated Side (R\W) Setback	Side Setback	Rear Setback
R-O	25'-0"	15'-0"	6'-0"	N/A

- c. **Double Frontage Lots.** Each side of the primary structure of a double frontage lot that fronts either an approved public or private street shall comply with right-of-way setback standards of this ordinance. All other sides not adjacent to a road right-of-way must be set back 6 feet from the property line. No accessory building(s) may be placed or built within 5 feet of the side property lines. *(Amended 1/7/97)*

Zone	Designated Front Setback	Designated Rear(R\W) Setback	Side Setback	Side Setback
R-O	25'-0"	25'-0"	6'-0"	6'-0"

- C. On a corner lot, no plantings, shrubbery, or other obstructions may be placed or maintained within the sight triangle pursuant to the Design and Standards for Streets and Drainage manual of the City of Jacksonville Public Works Department which will impede vision between 22 feet and 72 feet in height from the grade at the street center line. (This does not include public utilities or street markers, traffic signs and controls.)
- D. **Travel trailers.** Travel trailers may be stored on any lot in any residential zoning district provided they are not stored in the required setback for front yards. Travel trailers, while being stored in this area, cannot be used for sleeping, utility, office, material storage, etc.
- 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.

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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)*

F. Permitted Uses:

- Boardinghouses
- Churches
- Community Docking Facility (Minor) *(Amended 6/5/07)*
- Dwellings, multiple
- Dwellings, single
- Family Care Homes *(Amended 7/17/07)*
- Family Childcare Homes *(Amended 3/16/04)*
- Golf courses
- Governmental uses and operations such as fire stations, parks, maintenance and operations facilities, and similar governmental facilities
- Home Occupations *(Amended 3/16/04)*
- 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)*
- Utility, Minor *(Amended 4/20/10)*

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)*
- Art galleries
- Banks
- Barber shops, beauty shops
- Clinics
- Clubs, lodges, other civic organizations, operating on a non-profit basis
- Community Docking Facility (Major) *(Amended 6/5/07)*
- Day care centers
- Florist
- Funeral homes, mortuaries
- Institutions, charitable
- Library, public

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Manufactured homes
Museums, public
Offices - business, professional, public
Parks, playgrounds, private
Pharmacies, laboratories, optical shops
Public utilities substations, storage, service yards
Schools, private, with same curriculum as public schools
Schools, public
Studios of art, drama, music, photography, similar activities
Telecommunications Tower, Freestanding
Temporary convalescent housing

(Amended 10/6/09)

Sections 59-60. Reserved