

## **Section 76. Business 2 (B-2) Zone**

Business 2 Zone was established as a highly concentrated business area, allowing the same types of business conducted in the Business Zone 1. In addition, freezer lockers and cold storage plants, motor and freight terminals, and light processing operations not creating a nuisance, and similar operations are allowed. *(Amended 2/8/94)*

A. **Height regulations.** In the Business 2 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 above such 50 feet in height.

B. **Area regulations.**

1. Buildings erected in the Business 2 Zone 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 12 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 construction shall be placed in any required setback unless the site

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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 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.

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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
- Arcade *(Amended 3/8/11)*
- Art galleries
- Assembly halls and coliseums\*\* *(Amended 1/4/11)*
- Automobile sales lot, new and used
- Bakery, retail
- Bakery, wholesale
- Banks
- Beauty schools
- Boardinghouses
- Bottling plants
- 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
- Cold storage plants
- Colleges or universities\*\* *(Amended 1/4/11)*

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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	
Dwelling, multiple	
Dwelling, single	
Family Care Homes	<i>(Amended 7/17/07)</i>
Family Childcare Homes	<i>(Amended 3/16/04)</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 yards, retail sales	
Machine shops	
Meat processing and packing, other than slaughter	
Mobile home sales and service	
Museums, public**	<i>(Amended 1/4/11)</i>
Newspaper offices	
News stands	
Nurseries, non-commercial	
Nursing homes**	<i>(Amended 1/4/11)</i>
Offices - business, professional, and public	
Parking garages, private	
Parking garages, public	

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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  
Pharmacy  
Photographic studios and camera supply  
Poultry, non-commercial  
Printing and reproducing  
Processing (light) plants  
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 structure  
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)*  
Truck terminals  
Utility, Minor *(Amended 4/20/10)*  
Vegetable gardens, non-commercial  
Warehouses

### F. Special Uses

Any use or combination of uses which involves a building or combination of buildings

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

\* 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)*

**Sections 77-84. Reserved**