

Section 68. Office/Mixed Use (O/MU) Zone.

(Amended 5/9/00)

(Adopted 8/17/99)

The Office/Mixed Use (O/MU) zone is established to provide for the development of pedestrian-oriented commercial, multi-family residential, office and institutional land uses. It is intended to allow for relatively high density commercial, office, and residential uses within the same zoning district. O/MU is designed to accommodate and promote a wide range of compatible land uses within a relatively compact, pedestrian friendly urban environment, while adequately providing for traditional vehicular movement and storage. In addition, separately adopted architectural design guidelines shall be applied to all new construction and development proposed to be established within the district in order to enhance land use compatibility, preserve property values and promote a substantially urban neighborhood character.

A. Height, Bulk and Area Requirements.

1. Subject to the provisions of this section, all permanent buildings and structures located on lots in this zone shall conform to the height, bulk and area requirements indicated in the following table:

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Zone	Maximum Height	Floor Area Ratio	Maximum Lot Coverage
O/MU	75 ft.	4.0	80 %

2. Subject to the provisions of this section, all lots in this zone for business use and/or a combination of residential and business uses shall conform to the right-of-way setback requirements as indicated in the following table:

Zone	Minimum Front Setback	Maximum Front Setback	Minimum Rear Setback	Minimum Side Setback
O/MU	0 ft* ¹	5 ft* ¹	0 ft* ²	0 ft* ²

*Note*¹*: Front setback along U.S. 17 (Marine Blvd; S. Marine Blvd), N.C. 24 (Johnson Blvd), and the block of New Bridge Street that exists between Warlick Street and Railroad Street shall be a minimum of 25 feet and a maximum of 35 feet except where existing, adjacent buildings do not comply with this standard. In such cases, setback distances for new structures and buildings may correspond with adjacent, prominent structures.

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*Note*²*: There shall be a minimum side and/or rear yard setback of five (5) feet whenever a commercial building adjoins a residential zone or structure.

3. If a lot, structure, or use contains an alley, the alley shall be located so as not to disrupt the continuity of the existing adjacent or abutting alley(s).

B. Buildings Erected or Structurally Altered for a Combination of Residential and Non-Residential Uses.

1. All residential uses and dwelling units shall be located on the second floor or above.
2. No dwelling unit shall be located on the same floor of the same building as a non-residential use.
3. Each dwelling unit shall have at least four hundred (400) square feet of floor area.
4. One (1) off-street parking space shall be provided for each dwelling unit. If the parking space required by this section cannot be reasonably provided on the same lot on which the dwelling unit is located, such space may be provided on another lot separated therefrom by not more than four hundred (400) feet.

C. Driveway Limitations

1. When development on a lot is designed to accommodate vehicular access and/or parking, shared driveways between adjacent properties shall be provided wherever feasible or practical.
2. 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 equal or exceeds 50 feet.
3. Three driveways entering same street from a single lot shall be permitted only if the minimum distance between the closest edges of the driveways equal or exceeds 150 feet.
4. Four or more driveways entering the same street from a single lot shall be prohibited.
5. In no case may the total width of all driveways exceed 50% of the total property frontage.
6. 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.

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7. 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.

D. Parking Requirements

All uses within the O/MU zoning district shall comply with the parking requirements set forth in Section 102 of this chapter.

E. Architectural Design Standards

1. All new structures, additions to structures, new construction and all other forms of development shall, to the greatest extent that is practical or possible, conform to the architectural design guidelines that have been approved and adopted by the Jacksonville City Council.
2. Substantial consistency with the approved architectural design guidelines shall be determined upon review of specific proposed development plans by the city planning staff and, if required, by Planning Board and/or City Council before the issuance of any related zoning or building permits.
3. In order to determine consistency and ensure substantial conformance with the city's architectural design guidelines, the City may require architectural renderings, elevation drawings, perspective drawings, etc., and any other relevant information necessary to make the required determinations.

F. Table of Permissible Uses

The following Table of Permissible Uses is excerpted from the Comprehensive List of Permissible Uses located in Appendix A of this chapter. Only the listed, numbered uses in the following table marked by an "X" in either the Permitted Use or Special Use columns are permissible uses in the O/MU zone.

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<u>USES DESCRIPTION</u>	<u>PERMITTED USE</u>	<u>SPECIAL USE</u>
1.000 RESIDENTIAL		
1.100 Single-Family Residences		
1.110 Single-family detached, one dwelling unit per lot,		
1.111 Site-built and modular structures		X
1.112 Family Care Homes (Amended 7/17/07)	X	
1.113 Group Homes (Amended 7/17/07)		X
1.300 Multi-Family Residences		
1.310 Multi-family conversion	X	
1.320 Multi-family townhomes		X
1.330 Multi-family apartments		X
1.500 Miscellaneous, rooms for rent situations		
1.510 Tourist homes and other temporary residences renting by the day or week		X
1.520 Hotels, motels, and similar businesses or institutions providing overnight accommodations		X
1.600 Temporary emergency, construction, and repair residences	X	
1.700 Home Occupations	X	
1.710 Family Childcare Home (3/16/04)		X
2.000 SALES AND RENTAL OF GOODS, MERCHANDISE AND EQUIPMENT		

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2.100 No storage or display of goods outside fully enclosed building

2.110 High volume traffic generation X

2.120 Low volume traffic generation X

<u>USES DESCRIPTION</u>	<u>PERMITTED USE</u>	<u>SPECIAL USE</u>
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3.000 OFFICE, CLERICAL, RESEARCH AND SERVICES NOT PRIMARILY RELATED TO GOODS OR MERCHANDISE

3.100 All operations conducted entirely within fully enclosed building

3.110 Operations designed to attract and serve customers or clients on the premises, such as the offices of attorneys, physicians other professions, insurance and stock brokers, travel agents, government office buildings, etc X

3.120 Operations designed to attract little or no customer or client traffic other than employees of the entity operating the principal use X

3.130 Office or clinics of physicians or dentists with not more than 10,000 square feet of gross floor area X

3.200 Operations conducted within or outside fully enclosed building

3.210 Operations designed to attract and serve customers or clients on the premises X

3.220 Operations designed to attract little or no customer or client traffic other than the employees of the entity operating the principal use X

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3.230 Banks with drive-in windows X

<u>USES DESCRIPTION</u>	<u>PERMITTED USE</u>	<u>SPECIAL USE</u>
5.000 EDUCATIONAL, CULTURAL, RELIGIOUS, PHILANTHROPIC, SOCIAL, FRATERNAL USES		
5.100 Schools		
5.110 Elementary and secondary (including associated grounds and athletic and other facilities		X
5.120 Trade or vocational schools		X
5.200 Churches, synagogues, and temples (including associated residential structures for religious personnel and associated buildings but not including elementary school or secondary school buildings)		X
5.300 Libraries, museums, art galleries, art centers and similar uses (including associated educational and instructional activities)		
5.310 Located within a building designed and previously occupied as a residence or within a building having a gross floor area not exceeding 3500 square feet	X	
5.320 Located within any permissible structure	X	
5.400 Social, fraternal clubs and lodges, union halls, and similar uses	X	
6.000 RECREATION, AMUSEMENT, ENTERTAINMENT		

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6.100 Activity conducted entirely within building or substantial structure

- 6.110 Bowling alleys, skating rinks, indoor tennis and squash courts, billiard and pool halls, indoor athletic and exercise facilities and similar uses X

<u>USES DESCRIPTION</u>	<u>PERMITTED USE</u>	<u>SPECIAL USE</u>
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6.120 Movie theatres

- 6.121 Seating capacity of not more than 300 X

6.200 Activity conducted primarily outside enclosed buildings or structures

- 6.220 Publicly owned and operated outdoor recreational facilities such as athletic fields, golf courses, tennis courts, swimming pools, parks, etc., not constructed pursuant to a permit authorizing the construction of another use such as a school X

8.000 RESTAURANTS, BARS, NIGHT CLUBS

8.100 No substantial carry-out or delivery service, no drive-in service, no service or consumption outside fully enclosed structure

- 8.110 Not to include adult establishments X

8.200 No substantial carry-out or delivery service, no drive-in service, service or consumption outside fully enclosed structure allowed

- 8.210 Not to include adult establishments X

8.300 Carry-out and delivery service allowed, no drive-in service, consumption outside fully enclosed structure allowed

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8.310 Not to include adult establishments X

**9.000 MOTOR VEHICLE-RELATED
SALES AND SERVICE OPERATIONS**

**9.200 Sales with installation of motor vehicle parts
or accessories**

<u>USES DESCRIPTION</u>	<u>PERMITTED USE</u>	<u>SPECIAL USE</u>
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9.210 Boats and marine recreational equipment X

9.400 motor vehicle painting and bodywork

9.410 Boats and marine recreational equipment X

9.500 Gas Sales X

10.000 STORAGE AND PARKING

10.100 Automobile parking garages or parking lots X
**not located on a lot on which there is another
principal use to which the parking is related**

10.300 Parking of vehicles or storage of equipment X
**outside enclosed structures where: (i) vehicles
or equipment are owned and used by the
person making use of lot, and (ii) parking or
storage is more than a minor and incidental
part of the overall use of the lot**

10.400 Docking and wet storage of boats (marinas) X

**12.000 SERVICES AND ENTERPRISES
RELATED TO ANIMALS**

12.100 Veterinarian

12.110 All operations conducted entirely within X
fully enclosed building

13.000 EMERGENCY SERVICES

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13.100 Police Stations X

13.200 Fire Stations X

**15.000 MISCELLANEOUS PUBLIC AND
SEMI-PUBLIC FACILITIES**

<u>USES DESCRIPTION</u>	<u>PERMITTED USE</u>	<u>SPECIAL USE</u>
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15.100 Post Office		X
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15.200 Conference Center		X
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16.000 DRY CLEANER, LAUNDROMAT	X	
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17.000 UTILITY FACILITIES		X
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17.100 Utility, Minor	X	
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18.000 TOWERS AND RELATED STRUCTURES

18.100 Telecommunications Antenna	X	
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18.110 Collocation on Existing Tower	X	
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18.120 Telecommunications Antenna, Placement On Existing Building	X	
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18.130 Telecommunications Tower, Stealth	X	
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18.140 Telecommunications Tower, Freestanding		X
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(Subject to the provisions of Sec. 106 Telecommunication Facilities)

(Amended 10/6/09)

**19.000 OPEN AIR MARKETS AND
HORTICULTURAL SALES**

19.200 Horticultural sales with outdoor display	X	
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20.000 FUNERAL HOME		X
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22.000 NURSERY SCHOOLS; DAY CARE CENTERS	X	
23.000 TEMPORARY STRUCTURES USED IN CONNECTION WITH THE CONSTRUCTION OF A PERMANENT BUILDING OR FOR SOME NON-RECURRING PURPOSE	X	
26.000 SPECIAL EVENTS	X	
28.000 SUBDIVISIONS		
28.100 Major		X
28.200 Minor	X	
<u>USES DESCRIPTION</u>	<u>PERMITTED USE</u>	<u>SPECIAL USE</u>
30.000 ANY USE WHICH WILL RESULT IN A BUILDING OR COMBINATION OF BUILDINGS OF 25,000 SQUARE FEET OR MORE		X

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Section 69. Reserved