

**Sec. 20.3-26. Light Intermediate Business District (Zone BB-1)**

- (a) *Area.* All land designated as Zone BB-1 is subject to the regulations of this Section and Sec. 20.3-10. Such areas are established to provide for the development of sales and entertainment facilities designed to accommodate trade generally supported by vehicular traffic and related to the needs generated by major residential areas. A site plan shall be submitted to the Planning and Zoning Department for review and approval prior to obtaining a building permit for all uses within this District.
- (b) *Uses Permitted.*
- (1) All uses permitted in Sec. 20.3-24.
  - (2) Stores and shops such as the following: automobile parts; bowling alleys; department stores; hardware stores; furniture stores; printing shops; retail appliance sales; skating rinks and theaters (air conditioned and soundproofed); upholstery shops; carpet and rug outlets; medical supply; pest control service; and health spas.
- (c) *Conditional Uses.* The following uses are permitted in the BB-1 zoning district subject to the conditions provided in Section 20.3-5.
- (1) Mini-warehouses.
  - (2) Public assembly.
  - (3) Sales from vehicles.
  - (4) Radio, television, ~~telephone~~, microwave relay stations or towers and accessory equipment buildings. (Ord. 95-53 - 11/28/95) Amended 11/26/96 - Ord. 96-58)
  - (5) Residential dwelling.
  - (6) Communication Antennas and Communication Towers, including accessory buildings, tower support and peripheral anchors as governed by the provisions of Section 20.3-46 of the Clay County Land Development Code. (Amended 11/26/96 - Ord. 96-58).
  - (7) Land Clearing Debris Disposal Facility (Amended 6/98 - Ord. 98-27)
- (d) *Uses Not Permitted.*
- (1) Any use not allowed in Sections (b) and (c) above.

- (2) Any use which would create any obnoxious, corrosive, or offensive noise, gas, odor, smoke, dust, fumes, vibration or light, and which would be detrimental to other surrounding properties or to the welfare and health of the citizens in the area.
- (e) *Density Requirements.* The maximum density of development for land is the BB-1 zoning district, which shall correspond to a floor area ratio (FAR) of forty (40) percent.
- (f) *Lot and Building Requirements.* The principal building(s), accessory structures and other uses shall be located so as to comply with the following minimum requirements.  
*Rev. 04/22/08*
- (1) Side Lot Setbacks:
- (i) Side lot line setbacks on property which abuts residential or agricultural districts shall be not less than twenty-five (25) feet. If said lot is a corner lot, then the setback shall be the same as the front setback.
- (ii) Where the adjoining lot is also zoned for business the building may be placed up to the side lot line providing the building is constructed in accordance with the regulations of the applicable building code. In all other construction, the minimum side setback shall be fifteen (15) feet.
- (2) Rear lot line setbacks shall be twenty (20) feet, or twenty-five (25) feet when adjacent to multi-family and single-family residences. If the rear yard does not abut a public street, then access over private property shall be provided. Access shall be not less than twenty (20) feet in width and shall be unobstructed at all times.
- (3) Front line setbacks shall comply with Section 6, Ordinance 82-45, as amended, and shall in no case be less than twenty-five (25) feet.
- (4) All structures shall be set back a minimum of 50 feet landward from the ordinary high water line or mean high water line, whichever is applicable; for waters designated as Aquatic Preserves or Outstanding Florida Waters, the setback will be 100 feet. (amended 5/05 – Ord. 05-18)
- (5) Where a business district is adjacent to a lot line of property of a residential or agricultural classification, no materials, garbage containers, or refuse shall be allowed nearer than fifteen (15) feet to such a residential or agricultural district. Garbage or refuse shall be containerized and such containers shall be enclosed or screened so as not to be readily visible.

- (6) No outside amplification of sound shall be permitted which can be heard off-site.
  - (7) Visual Barrier: Proposed non-residential development shall be buffered from adjacent land within the residential land use categories identified in Section 20.3-8 with a twenty-five (25) foot building setback, ten (10) foot landscaped area, minimum six (6) foot high opaque barrier (fence or vegetation) and tree planting thirty (30) feet on center. (amended Ord. 94-26 - 4/26/94)
- (g) *General Provisions.*
- (1) With respect to any parcel zoned BB-1 on November 1, 1999, any use permitted under this Section may be undertaken or continued thereon, and may lawfully continue thereafter.
  - (2) With respect to any parcel zoned BB-1 on November 1, 1999, any non-conforming use then in existence thereon may lawfully continue thereafter, subject to the provisions and limitations set forth in Section 20.3-11 hereof.
  - (3) No parcel shall be rezoned to BB-1 unless application therefore has been filed on or before November 1, 1999.