
Sec. 3-25. INTERMEDIATE BUSINESS DISTRICT (ZONE BB)

(a) *Area.* All land designated as Zone BB is subject to the regulations of this Section and Sec. 20.3-10. Such areas are established to provide for the development of business facilities designated to accommodate trade generally supported by vehicular traffic, and related to needs generated by traffic demands.

(b) *Uses Permitted.*

- (1) All uses permitted in Sec. 20.3-26.
- (2) Automobile sales, service, and rentals; tire sales and service (both new and used); repair garages; mobile home sales and service; motorcycle sales and service; wholesale bakeries; sale of utility buildings; commercial heating and air conditioning; plumbing and electrical shops; farm machinery, truck, trailer, rental, sales and service; wholesale sales rooms and storage rooms; retail meat markets; hardware stores (outside display); commercial parking lots; commercial plant nurseries; building supply materials; boat and motor sales and service; pawn shops; funeral homes; ambulance services; auctions; animal hospitals; miniature golf courses; go-cart tracks; lawnmower and outboard rentals, sales and service; drugstores; grocery stores; feed and hay processing and sales; and fertilizer stores.
- (3) Automobile body shops; cabinet shops; welding shops; sheet metal works; well drilling and pump service; and plumbing, electrical and mechanical fabricators.
- (4) Night clubs, bars, taverns, and other establishments wherein alcoholic beverages are sold for on-premises consumption, when in compliance with the provisions of Section 3-47. *(Rev. 05/24/11)*
- (5) Service stations and sale of gasoline and retail petroleum products.
- (6) Flea market of a temporary nature associated with charitable, educational or religious organizations.
- (7) Adult entertainment establishments and sexually oriented businesses as defined in the Adult Entertainment Regulations established under Chapter 2.3 of the Clay County Code, subject to the provisions of Sec. 3-48.
- (8) Restaurants, including restaurants selling alcoholic beverages for on-premises consumption.

(c) *Conditional Uses.* The following uses are permitted in the BB zoning district, subject to the conditions provided in Section 20.3-5.

- (1) Mini-warehouses.
- (2) Hotels and motels.
- (3) Outdoor drive-in theaters, private arenas and auditoriums.

- (4) Marine facilities.
- (5) Public assembly.
- (6) Indoor firing range.
- (7) Bicycle motocross.
- (8) Flea markets.
- (9) Sales from vehicles.
- (10) Radio, television, microwave relay stations or towers and accessory equipment buildings. (Ord. 95-53 - 11/28/95)
- (11) Residential dwellings.
- (12) 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).
- (13) Golf Driving Ranges.
- (14) Electronic Game Promotions Centers.
- (15) Recycling Collection Centers.
- (16) Mobile Businesses.
- (17) Day Care Centers.
- (18) Medical Marijuana Treatment Center Dispensing Facility

(d) *Uses Not Permitted.*

- (1) Any use not allowed in (b) or (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) *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 from side property lines. If said lot is a corner lot, then setbacks should 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 not be less than twenty (20) feet from rear property line, or not less than 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 fifteen (15) feet in width, and shall be unobstructed at all times.
- (3) Front lot line setbacks shall comply with Section 19, Subsection 4, Ordinance 82-45, as amended, and shall in no case be less than twenty-five feet from front property line.
- (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. These setbacks shall not apply to structures on lots or parcels located landward of existing bulkheads permitted by the St. Johns River Water Management District or Florida Department of Environmental Protection.
- (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) *Lighting.* Artificial lighting used to illuminate the premises and/or advertising copy shall be directed away from adjacent residential or agricultural districts.
- (7) *Density Requirements.* The maximum density of development of land with a BB zoning classification shall correspond to an FAR of forty (40) percent.
- (8) No outside amplification of sound shall be permitted which can be heard off-site.
- (9) 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 ten (10) foot landscaped area, minimum six (6) foot high opaque barrier (fence or vegetation) and tree planting thirty (30) feet on center. For all development commenced on or after January 28, 2003, the provisions of this subsubsection shall not apply. For developments that commence after this date, the provisions of Article VI of the Clay County Land Development Code (the Tree Protection and Landscaping Standards) will apply. (Rev. 02/08/11)

(f) *General Provisions.*

- (1) With respect to any parcel zoned BB 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 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 unless application therefore has been filed on or before November 1, 1999.