

## **REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT**

The Planning and Development Department hereby forwards to the Planning Commission, Land Use and Zoning Committee, and City Council its comments and recommendations on:

### **ORDINANCE 2018-538**

**AN ORDINANCE REGARDING CHAPTER 656 (ZONING CODE), ORDINANCE CODE; AMENDING SECTION 656.313 (COMMUNITY/GENERAL COMMERCIAL CATEGORY), PART 3 (SCHEDULE OF DISTRICT REGULATIONS), SUBPART C (COMMERCIAL USE CATEGORIES AND ZONING DISTRICTS), CHAPTER 656 (ZONING CODE), ORDINANCE CODE, TO REVISE USES PERMITTED BY RIGHT AND EXCEPTION; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.**

#### **I. GENERAL INFORMATION**

The bill amends Section 656.313 (Community/General Commercial Category), Part 3 (Schedule of District Regulations), Subpart C (Commercial use categories and zoning districts), Chapter 656 (Zoning Code), Ordinance Code, to revise uses permitted by right and exception in the Commercial Community General-1 (CCG-1) zoning district; and provides for severability.

#### **II. EVALUATION**

##### **A. The need and justification for the change**

This bill removes service garages for minor or major repairs, and retail sales of new or used automobiles permissible uses by an exception in the CCG-1 zoning district. Pawn shops and the service and repair of general appliances and small engines remain as permissible uses by exception, but adds language prohibiting outside storage or display of products. This bill was filed after several noticed meetings discussing the blighting impact certain uses create in the CCG-1 zoning district.

##### **B. The relationship of the proposed amendment to the Comprehensive Plan and the work of the Department with appropriate consideration as to whether the proposed amendment will further the purposes of the Zoning Code and Comprehensive Plan.**

This bill is consistent with the spirit and intent of both the Comprehensive Plan and the Zoning Code in that it is the intent of the legislation to protect and preserve the public health, safety and welfare of the people of the City of Jacksonville by restricting or prohibiting blighting uses and activities in the CCG-1 zoning district.

##### **D. Consistency with the Comprehensive Plan.**

The Comprehensive Plan is silent with regard to this topic.

### **III. RECOMMENDATION**

The Planning and Development Department recommends that **Ordinance 2018-538** be **approved**.