Introduced by Council Member J. Carlucci:

ORDINANCE 2025-159

5 AN ORDINANCE AMENDING SECTION 656.313 6 (COMMUNITY/GENERAL COMMERCIAL CATEGORY), 7 SUBPART C (COMMERCIAL USE CATEGORIES AND ZONING 8 DISTRICTS) AND SECTION 656.320 (PURPOSES AND 9 INTENT), SUBPART D (INDUSTRIAL USE CATEGORIES AND ZONING DISTRICTS), PART 3 (SCHEDULE OF 10 DISTRICT REGULATIONS), CHAPTER 11 656 (ZONING CODE), ORDINANCE CODE, TO PROHIBIT MOBILE FOOD 12 VEHICLES FROM PREPARING AND/OR SELLING FOOD OR 13 BEVERAGES ON ANY PROPERTY IN COMMERCIAL OR 14 15 INDUSTRIAL ZONING CATEGORIES WHICH SELLS GASOLINE OR OTHER FLAMMABLE PETROLEUM PRODUCTS; 16 CODIFICATION INSTRUCTIONS; PROVIDING FOR 17 18 PROVIDING AN EFFECTIVE DATE.

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21 BE IT ORDAINED by the Council of the City of Jacksonville: 22 Section 1. Amending Section 656.313 (Community/General 23 Commercial Category), Subpart C (Commercial Use Categories and Zoning 24 Districts), Part 3 (Schedule of District Regulations), Chapter 656 25 (Zoning Code), Ordinance Code. Chapter 656 (Zoning Code), Part 3 26 (Schedule of District Regulations), Subpart C (Commercial Use 27 Categories and Zoning Districts), Section 656.313 (Community/General 28 Commercial Category), Ordinance Code, is hereby amended as follows: 29 CHAPTER 656. - ZONING CODE 30

Part 3. - Schedule of District Regulations.

1 2 Subpart C. - Commercial Use Categories and Zoning Districts. * * * 3 Sec. 656.313. Community/General Commercial Category. 4 5 This category allows a wide range of retail sales and services including general merchandise, apparel, food and related items. 6 General commercial uses include offices, highway commercial, 7 8 entertainment and similar other types of commercial developments. 9 Mobile food vehicles are prohibited from preparing, distributing or 10 selling food or beverages, or in any other way operating as a food service business, on any property that dispenses gasoline or other 11 12 flammable petroleum products for commercial sale. The following primary and secondary zoning districts may be 13 considered in the Community/General Commercial Category depicted on 14 15 the Future Land Use Maps of the Comprehensive Plan. A. Primary zoning districts. The primary zoning districts shall 16 17 include the following: (1) Commercial Office (CO); Section 656.311. 18 (2) Commercial Residential Office (CRO); Section 656.311. 19 20 (3) Commercial Neighborhood (CN); Section 656.312. 21 (4) Commercial Community/General-1 (CCG-1); Section 656.313. 22 (4) Commercial Community/General-2 (CCG-2); Section 656.313. 23 (5) Public Buildings and Facilities-2 (PBF-2); Section 656.332. 24 Section 2. Amending Section 656.320 25 (Purposes and 26 intent), Subpart D (Industrial Use Categories and Zoning Districts), Part 3 (Schedule of District Regulations), Chapter 656 (Zoning Code), 27 28 Ordinance Code. Chapter 656 (Zoning Code), Part 3 (Schedule of 29 District Regulations), Subpart D (Industrial Use Categories and 30 Zoning Districts), Section 656.320 (Purposes and intent), Ordinance Code, is hereby amended as follows: 31 2

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1	CHAPTER 656 ZONING CODE
2	* * *
3	Part 3 Schedule of District Regulations.
4	* * *
5	Subpart D Industrial Use Categories and Zoning Districts.
6	* * *
7	Sec. 656.320 Purposes and intent.
8	The industrial categories allow for uses associated with
9	processing, manufacturing, warehousing and distribution operations.
10	Also included are construction and utility maintenance yards and
11	machinery repair shops. In addition, non-industrial supporting uses
12	with similar external impacts are allowed. Such uses include railroad
13	switching yards, truck terminals, bus and train stations, trade and
14	technical training facilities, medical facilities, and utility plants
15	and facilities, including spoil disposal sites, sanitary landfills,
16	recycling centers, air strips, business/professional offices, hotels,
17	motels, restaurants, gas stations and similar supporting commercial
18	uses. Mobile food vehicles are prohibited from preparing,
19	distributing or selling food or beverages, or in any other way
20	operating as a food service business, on any property that dispenses
21	gasoline or other flammable petroleum products for commercial sale.

The Comprehensive Plan includes four industrial land use categories: Light Industry, Heavy Industry, Water Dependent-Water Related and Business Park. Some industries produce adverse impacts, such as noise, odors, toxic chemicals and wastes, and transportation conflicts and should therefore be isolated away from residential and other low intensity use areas.

Not all potential uses are permissible anywhere in the industrially designated areas. The exact type of land use and the intensity appropriate at any one location will be determined using the criteria and standards in this Chapter and in the Comprehensive
Plan.

The loss of industrial lands combined with residential intrusion 3 into established industrial areas has created a need to protect 4 existing strategically located industrial lands for future expansion 5 and economic development. Industrial Sanctuaries are areas of the 6 7 City that have been identified as being crucial to the long-term 8 economic well-being of the City. Existing Sanctuaries include 9 property surrounding the Cecil Commerce Center and port related 10 properties along the St. Johns River and northeast quadrant of the County inside of S.R. 9A. It is the intent of the Comprehensive Plan 11 12 and Zoning Code to protect these industrial areas from intrusion of non-industrial users. Relaxation of certain 13 site development standards within an Industrial Sanctuary are intended to attract and 14 retain industrial users in these areas. 15

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17 Section 3. Codification Instructions. The Codifier and the 18 Office of General Counsel are authorized to make all chapter and 19 division "table of contents" consistent with the changes set forth 20 herein. Such editorial changes and any other changes necessary to 21 make the Ordinance Code consistent with the intent of this legislation 22 are approved and directed herein, and the changes to the Ordinance 23 Code shall be made forthwith and when inconsistencies are discovered.

Section 4. Effective Date. This Ordinance shall become effective upon signature by the Mayor or upon becoming effective without the Mayor's signature.

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3	/s/ Laura C. Hartung
4	Office of General Counsel
5	Legislation Prepared By: Laura C. Hartung
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