

1 Introduced by Council Member J. Carlucci:  
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4 **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  
10 AND ZONING DISTRICTS), PART 3 (SCHEDULE OF  
11 DISTRICT REGULATIONS), CHAPTER 656 (ZONING  
12 CODE), *ORDINANCE CODE*, TO PROHIBIT MOBILE FOOD  
13 VEHICLES FROM PREPARING AND/OR SELLING FOOD OR  
14 BEVERAGES ON ANY PROPERTY IN COMMERCIAL OR  
15 INDUSTRIAL ZONING CATEGORIES WHICH SELLS  
16 GASOLINE OR OTHER FLAMMABLE PETROLEUM PRODUCTS;  
17 PROVIDING FOR CODIFICATION INSTRUCTIONS;  
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:  
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30 **CHAPTER 656. - ZONING CODE**

31 \* \* \*

**Part 3. - Schedule of District Regulations.**

1 \* \* \*

2 **Subpart C. - Commercial Use Categories and Zoning Districts.**

3 \* \* \*

4 **Sec. 656.313. Community/General Commercial Category.**

5 This category allows a wide range of retail sales and services  
6 including general merchandise, apparel, food and related items.  
7 General commercial uses include offices, highway commercial,  
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  
11 service business, on any property that dispenses gasoline or other  
12 flammable petroleum products for commercial sale.

13 The following primary and secondary zoning districts may be  
14 considered in the Community/General Commercial Category depicted on  
15 the Future Land Use Maps of the Comprehensive Plan.

16 A. *Primary zoning districts.* The primary zoning districts shall  
17 include the following:

- 18 (1) Commercial Office (CO); Section 656.311.
- 19 (2) Commercial Residential Office (CRO); Section 656.311.
- 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 \* \* \*

25 **Section 2. Amending Section 656.320 (Purposes and**  
26 **intent), Subpart D (Industrial Use Categories and Zoning Districts),**  
27 **Part 3 (Schedule of District Regulations), Chapter 656 (Zoning Code),**  
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*  
31 *Code*, is hereby amended as follows:



1 the criteria and standards in this Chapter and in the Comprehensive  
2 Plan.

3 The loss of industrial lands combined with residential intrusion  
4 into established industrial areas has created a need to protect  
5 existing strategically located industrial lands for future expansion  
6 and economic development. Industrial Sanctuaries are areas of the  
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  
11 County inside of S.R. 9A. It is the intent of the Comprehensive Plan  
12 and Zoning Code to protect these industrial areas from intrusion of  
13 non-industrial users. Relaxation of certain site development  
14 standards within an Industrial Sanctuary are intended to attract and  
15 retain industrial users in these areas.

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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.

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

1 Form Approved:

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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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