

CITY COUNCIL RESEARCH DIVISION LEGISLATIVE SUMMARY



Brandon Russell
Research Assistant
(904) 255-5137
BRussell@coj.net

117 West Duval Street
City Hall, Suite 425
Jacksonville, FL 32202

Bill Type and Number: Ordinance 2025-0255

Introducer/Sponsor(s): Council Members Pittman and Gaffney, Jr.

Date of Introduction: April 8, 2025

Committee(s) of Reference: LUZ

Date of Analysis: April 7, 2025

Type of Action: Ordinance Code amendment

Bill Summary: This bill amends Section 656.313 (Community/General Commercial Category), Subpart C (Commercial Use Categories and Zoning Districts), Part 3 (Schedule of District Regulations), and Section 656.805 (Distance Limitations), Part 8 (Alcoholic Beverages), Chapter 656 (Zoning Code) of the *Ordinance Code*.

Background Information: The Community/General Commercial Category within the zoning code allows a wide range of retail sales and services, including general merchandise, apparel, food, and related items. This bill amends the permitted uses and structures for the Commercial Community/General-2 (CCG-2) zoning district. Currently, establishments that sell alcoholic beverages, including liquor, beer, or wine, may be considered CCG-2. This bill would remove liquor sales as a permitted use, leaving behind beer or wine sales as permitted. Also, establishments that include the retail sale of all alcoholic beverages, including liquor, beer, or wine for on-premises consumption, are presently considered permissible uses by exception under the CCG-2 District. This bill would amend the code to include off-premises consumption or both.

The bill also makes changes to distance limitations for on and off-premises consumption of alcohol, beer and/or wine. It expands the distance of off-premises consumption of all alcoholic beverages from an established school or church from no less than 500 feet to no less than 1500 feet. The *Ordinance Code* currently states that distance limitations shall not apply to a church or school in a CN, CCG-1, or CCG-2 zoned district if the church or school is on a parcel of land with unrelated principal use. This bill would remove that language and mandate that two liquor license locations approved for the off-premises consumption of all alcoholic beverages shall be no less than 3,500 apart.

Policy Impact Area: Zoning districts

Fiscal Impact: None to the City

Analyst: Russell