

1 Introduced by Council Members Wilson, Crescimbeni and Anderson and
2 amended by the Land Use and Zoning Committee:

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5 **ORDINANCE 2018-538-E**

6 AN ORDINANCE REGARDING CHAPTER 656 (ZONING
7 CODE), *ORDINANCE CODE*; AMENDING SECTION
8 656.313 (COMMUNITY/GENERAL COMMERCIAL
9 CATEGORY), PART 3 (SCHEDULE OF DISTRICT
10 REGULATIONS), SUBPART C (COMMERCIAL USE
11 CATEGORIES AND ZONING DISTRICTS), CHAPTER 656
12 (ZONING CODE), *ORDINANCE CODE*, TO REVISE USES
13 PERMITTED BY RIGHT AND EXCEPTION; PROVIDING
14 FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.

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16 **BE IT ORDAINED** by the Council of the City of Jacksonville:

17 **Section 1. Amending Section 656.313 (Community/General**
18 **Commercial Category), Part 3 (Schedule of District Regulations),**
19 **Subpart C (Commercial use Categories and Zoning Districts), Chapter**
20 **656 (Zoning Code), Ordinance Code.** Section 656.313
21 (Community/General Commercial Category), Part 3 (Schedule of
22 District Regulations), Subpart C (Commercial Use Categories and
23 Zoning Districts), Chapter 656 (Zoning Code), *Ordinance Code*, is
24 hereby amended to read as follows:

25 **CHAPTER 656. ZONING CODE.**

26 * * *

27 **PART 3. SCHEDULE OF DISTRICT REGULATIONS.**

28 * * *

29 **SUBPART C. COMMERCIAL USE CATEGORIES AND ZONING DISTRICTS.**

30 * * *

Sec. 656.313. Community/General Commercial Category.

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IV. Commercial Community/General-1 (CCG-1) District.

(a) Permitted uses and structures.

- (1) Commercial retail sales and service establishments
- (2) Banks, including drive-thru tellers, savings and loan institutions, and similar uses.
- (3) Professional and business offices, buildings trades contractors that do not require outside storage or the use of heavy machinery, ditching machines, tractors, bulldozers or other heavy construction equipment and similar uses.
- (4) Hotels and motels.
- (5) Commercial indoor recreational or entertainment facilities such as bowling alleys, swimming pools, indoor skating rinks, movie theaters, indoor facilities operated by a licensed pari-mutuel permitholder, adult arcade amusement centers operated by a licensed permitholder, game promotions or sweepstakes utilizing electronic equipment, meeting the performance standards and development criteria set forth in Part 4, drawings by chance conducted in connection with the sale of a consumer product or service utilizing electronic equipment, meeting the performance standards and development criteria set forth in Part 4, and similar uses.
- (6) Art galleries, museums, community centers, dance, art or music studios.
- (7) Vocational, trade or business schools and similar uses.
- (8) Day care centers or care centers meeting the performance standards and development criteria set forth in Part 4.
- (9) Off-street commercial parking lots meeting the performance standards and criteria set forth in Part 4.
- (10) Adult Congregate Living Facility (but not group care homes

1 or residential treatment facilities).

2 (11) An establishment or facility which includes the retail sale
3 and service of beer or wine for off-premises consumption or
4 for on-premises conjunction with a restaurant.

5 (12) Retail plant nurseries including outside display, but not
6 on-site mulching or landscape contractors requiring heavy
7 equipment or vehicles in excess of one-ton capacity.

8 (13) Express or parcel delivery offices and similar uses (but not
9 freight or truck terminals)

10 (14) Veterinarians and animal boarding, subject to the
11 performance standards and development criteria set forth in
12 Part 4.

13 (15) Personal property storage establishments meeting the
14 performance development criteria set forth in Part 4.

15 (16) Retail outlets for the sale of used wearing apparel, toys,
16 books, luggage, jewelry, cameras, sporting goods, home
17 furnishings and appliances, furniture and similar uses.

18 (17) Essential services, including water, sewer, gas, telephone,
19 radio, television and electric, meeting the performance
20 standards and development criteria set forth in Part 4.

21 (18) Churches, including a rectory or similar use.

22 (19) Outside retail sales of holiday items, subject to the
23 performance standards and development criteria set forth in
24 Part 4.

25 (20) Wholesaling or distributorship businesses located within a
26 retail shopping center (but not on an out-parcel or within
27 a stand-alone structure), provided such use is limited to
28 30 percent of the total gross square footage of the retail
29 shopping center of which the wholesaling use or activity is
30 a part, and further provided there is no warehousing or
31 storage of products not directly associated with the

1 wholesaling or distributorship businesses located on the
2 premises.

3 (21) Assembly of components and light manufacturing when in
4 conjunction with a retail sales or service establishment,
5 conducted without outside storage or display.

6 (22) Filling or gas stations meeting the performance standards
7 and development criteria set forth in Part 4.

8 (23) Dancing entertainment establishments not serving alcohol.
9 This provision shall not supersede any other approvals or
10 requirements for such use found elsewhere in this Chapter or
11 elsewhere in the Ordinance Code.

12 (24) Mobile Car Detailing Services and automated car wash
13 facilities meeting the performance standards and development
14 criteria set forth in Part 4.

15 (25) Textile Recycling Collection Bins meeting the development
16 criteria and performance standards set forth in Part 4,
17 Section 656.421 (Textile Recycling Bins).

18 (b) *Permitted accessory uses and structures.* See Section 656.403.

19 (c) *Permissible uses by exception.*

20 (1) An establishment or facility which includes the retail sale
21 and service of all alcoholic beverages including liquor,
22 beer or wine for on-premises consumption or off-premises
23 consumption or both.

24 (2) Permanent or restricted outside sale and service, meeting
25 the performance standards and development criteria set forth
26 in Part 4.

27 (3) Residential treatment facilities and emergency shelters.

28 (4) Multi-family residential integrated with a permitted use.

29 (5) Crematories.

- 1 (6) Service garages for minor or major repairs by a franchised
2 motor vehicle dealer as defined in section 320.27(1)(c)1,
3 Florida Statutes (2018).
- 4 (7) Auto laundry or manual car wash.
- 5 (8) Pawn shops (limited to items permitted in the CCG-1 Zoning
6 District and provided that no outside storage or display of
7 products is allowed).
- 8 (9) Recycling collection points meeting the performance
9 standards and development criteria set forth in Part 4.
- 10 (10) Retail sales of new or used automobiles by a franchised
11 motor vehicle dealer as defined in section 320.27(1)(c)1,
12 Florida Statutes (2018).
- 13 (11) Blood donor stations, plasma centers and similar uses.
- 14 (12) Private clubs.
- 15 (13) Restaurants with the outside sale and service of food
16 meeting the performance standards and development criteria
17 set forth in Part 4.
- 18 (14) Billiard parlors.
- 19 (15) Service and repair of general appliances and small engines
20 (provided that no outside storage or display of products is
21 allowed).
- 22 (16) Schools meeting the performance standards and development
23 criteria set forth in Part 4.
- 24 (17) Dancing entertainment establishments serving alcohol. This
25 provision shall not supersede any other approvals or
26 requirements for such use found elsewhere in this Chapter or
27 elsewhere in the Ordinance Code.
- 28 (18) Nightclubs.

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30 **Section 2. Severability.** The provisions of this Ordinance
31 are intended to be severable and if any provision is declared

1 invalid or unenforceable by a court of competent jurisdiction, such
2 provision shall be severed and the remainder shall continue in full
3 force and effect the Ordinance being deemed amended to the least
4 degree legally permissible.

5 **Section 3. Effective Date.** This ordinance shall become
6 effective upon signature by the Mayor or upon becoming effective
7 without the Mayor's signature.

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9 Form Approved:

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11 /s/ Paige Hobbs Johnston

12 Office of General Counsel

13 Legislation Prepared By: Paige H. Johnston

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