

1 Introduced by Council Members Wilson, Crescimbeni and Anderson:
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4 **ORDINANCE 2018-538**

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

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

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

24 **CHAPTER 656. ZONING CODE.**

25 * * *

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

27 * * *

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

29 * * *

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

31 * * *

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

2 (a) *Permitted uses and structures.*

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

1 and service of beer or wine for off-premises consumption or
2 for on-premises conjunction with a restaurant.

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

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

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

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

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

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

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

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

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

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

4 (22) Filling of gas stations meeting the performance standards
5 and development criteria set forth in Part 4.

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

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

13 (25) The processing of Low-THC Cannabis for medicinal use by a
14 State authorized Processing Facility, pursuant to F.S. §
15 381.496 and Ch. 64-4, F.A.C., and meeting the performance
16 standards and development criteria set forth in Part 4.

17 (26) The dispensing of Low-THC Cannabis for medicinal use by a
18 State authorized Dispensing Facility, pursuant to F.S. §
19 381.496, and Ch. 64-4, F.A.C., and meeting the performance
20 standards and development criteria set forth in Part 4.

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

22 (c) *Permissible uses by exception.*

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

27 (2) Permanent or restricted outside sale and service, meeting
28 the performance standards and development criteria set forth
29 in Part 4.

30 (3) Residential treatment facilities and emergency shelters.

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

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

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27 **Section 2. Severability.** The provisions of this Ordinance
28 are intended to be severable and if any provision is declared
29 invalid or unenforceable by a court of competent jurisdiction, such
30 provision shall be severed and the remainder shall continue in full
31 force and effect the Ordinance being deemed amended to the least

1 degree legally permissible.

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

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6 Form Approved:

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8 /s/ Paige Hobbs Johnston

9 Office of General Counsel

10 Legislation Prepared By: Paige H. Johnston

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