

PART II - CODE OF ORDINANCES
Chapter 34 - LAND DEVELOPMENT CODE
ARTICLE VI. ZONING DISTRICTS

- (13) Cemeteries.
 - (14) Boutique retail and dining establishments.
 - (e) *Dimensional standards.* The following dimensional standards shall apply to all permitted, conditional, and accessory uses in the CPO Zoning District.
 - (1) *Minimum lot area:* None.
 - (2) *Minimum lot width:* None.
 - (3) *Minimum yards:*
 - a. *Front yard:* Ten (10) feet.
 - b. *Side yard:* None, except where adjacent to streets. If adjacent to a street ten (10) feet, for a corner lot, the side yard on the corner shall be ten (10) feet.
 - c. *Rear yard:* None.
 - (4) *Minimum floor area:* None.
 - (5) *Maximum lot coverage:* Sixty-five (65) percent.
 - (6) *Maximum height:* Thirty-five (35) feet.
 - (f) *Off-street parking and loading.* The off-street parking and loading standards for the CPO Zoning District are found in Article VII, Division 1.
 - (g) *Supplemental standards.* The supplemental standards for the CPO Zoning District are found in Article VII, Division 2.
 - (h) *Landscape standards.* The landscape standards for the CPO Zoning District are found in Article VII, Division 3.
 - (i) *Sign standards.* The sign standards for the CPO Zoning District are found in Article VII, Division 4.
 - (j) *Environmental standards.* The environmental standards for the CPO Zoning District are found in Article VII, Division 5.
- (Ord. No. 7500, § 7.2(F), 8-19-91; Ord. No. 94-7607, § 2, 8-15-94; Ord. No. 2001-7810, § 1, 7-16-01; Ord. No. 2015-8065, § 9, 12-7-15; Ord. No. 2019-8118, § 9, 9-16-19)

Sec. 34-617. Commercial limited: C-1.

- (a) *Purpose.* The commercial limited (C-1) Zoning District is intended to implement the commercial land use district in the Comprehensive Plan. It is intended to apply to commercial areas that can exist within close proximity to residential areas without creating an adverse effect on the development and character of such areas.
- (b) *Permitted uses.* The following uses, not to exceed fifty thousand (50,000) square feet in gross floor area for single or multiple use buildings or developments, are permitted as of right in the C-1 Zoning District. Buildings or developments containing single or multiple uses listed herein and which exceed fifty thousand (50,000) square feet in gross floor area shall only be approved pursuant to Section 34-622 Planned Unit Development: PUD district standards and procedures.

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- (1) Business and professional offices such as building contractors and subcontractors (no storage of vehicles, material or equipment); veterinary services for animal specialties; landscape architects; doctors, dentists, home health care services, and miscellaneous health offices and clinics; legal services; and engineering, architecture, accounting, research, management, and related services.
- (2) Bakery products manufacturing, in conjunction with the retail sale of the bakery products on the same site.
- (3) Jewelry and leather products manufacturing, in conjunction with the retail sale of the manufactured products on the same site.
- (4) Travel agencies.
- (5) Business offices for communications and utility services (no storage of vehicles, materials, or equipment).
- (6) Retail trade establishments such as building materials, hardware and garden supplies; general merchandise; food; apparel and accessories; home furniture, furnishing and equipment stores; non-prescription drugs; used merchandise; miscellaneous shopping goods; fuel dealers; florists; tobacco and newsstands; optical goods; and miscellaneous retail goods.
- (7) Outdoor display of retail merchandise is limited to bicycles, plants, and outdoor furniture, limited to 200 square feet in area, and only during a business's operating hours.
- (8) Restaurants, except drive-ins; including outdoor seating less than or equal to two hundred fifty (250) square feet if alcohol is not served.
- (9) Financial institutions, insurance and real estate offices.
- (10) Hotels and motels.
- (11) Rooming and boarding houses.
- (12) Personal service establishments such as laundry, cleaning and garment services; photography studios; beauty and barber shops; shoe repair shops and shoe-shine parlors; tax preparation services; and miscellaneous personal services.
- (13) Business service establishments such as advertising; business and consumer credit reporting and collections; mailing reproduction, commercial art and photography and stenographic services; building services; medical and other equipment rental and leasing; personnel supply, excluding labor and manpower pools and similar temporary help services; computer programming, data processing and other computer services; and miscellaneous business services.
- (14) Automotive rental and leasing.
- (15) Electrical repair shops and watch, clock and jewelry repair shops.
- (16) Motion pictures theaters, except drive-in, and movie rental.
- (17) Amusement and recreation services such as dance studios and schools; bowling centers; physical fitness facilities; coin operated amusement devices; and membership sports and recreation clubs.

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- (18) Medical and dental laboratories.
- (19) Child day care services, per Section 34-718.
- (20) Adult day care services.
- (21) Museums and art galleries.
- (22) Membership organizations, including religious organizations.
- (23) Government uses.
- (24) Essential public services, per Section 34-721.
- (25) Auxiliary dwelling unit.
- (26) Miscellaneous repair shops and related services such as camera, luggage, sewing machine, musical instrument, and precision instrument repair, piano and organ tuning and repair, locksmith, gunsmith, picture framing, and china and pottery decorating and firing to individual order.
- (27) Mobile food dispensing vehicle as defined in and in accordance with the provisions of Section 12-33 Mobile Food Dispensing Vehicles of Chapter 12 Food and Food Products of this Code of Ordinances.
- (28) Short-term vacation rentals, per Section 34-731.
- (29) Existing historic single-family dwellings or dwellings originally constructed for use as a single-family dwelling.
- (c) *Accessory uses and structures pursuant to Section 34-716.* The following uses are permitted as accessory uses and structures in the C-1 Zoning District.
 - (1) Any use customarily accessory to the permitted and conditional uses in the C-1 Zoning District.
- (d) *Conditional uses.* The following uses are permitted as conditional uses in the C-1 Zoning District, subject to the standards and procedures established in Section 34-546 et seq.
 - (1) Job or quick print commercial printing.
 - (2) Motor vehicle dealers, new and/or used; auto and home supply stores; gasoline service stations; and boat, recreational vehicle and motorcycle dealers.
 - (3) Alcoholic beverage establishment, per Section 34-717.
 - (4) Package liquor store.
 - (5) Camps and recreational vehicle parks.
 - (6) Auto-laundries and indoor automotive repair; except top, body and upholstery repair and paint shops.
 - (7) Funeral homes.
 - (8) Drive in motion picture theaters.
 - (9) Amusement parks.

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- (10) Hospitals, and nursing and personal care facilities.
- (11) Educational services.
- (12) Golf courses.
- (13) Cemeteries.
- (14) Townhouse dwelling (per RM-1 dimensional standards) and multi-family dwellings, per Section 34-614 residential, multi-family: RM-1, and that for properties located east of 3rd Street, the minimum lot size and density for multi-family dwellings shall be determined in accordance with paragraph (e)(3)a. of Section 34-615.
- (15) Commercial recreation facilities such as shooting galleries, outdoor skating rinks, amusement parks, go kart tracks, miniature golf courses and similar outdoor uses.
- (16) Home-based businesses, per Section 34-725.
- (17) Microbrewery.
- (18) Outdoor Restaurants or Bars, per Section 34-727.
- (19) Miscellaneous repair shops and related services as follows: Taxidermist, lawnmower repair, and window and blind fabrication and repair.
- (20) Pharmacy.
- (21) Medical marijuana treatment center dispensing facilities.
- (e) *Dimensional standards.* The following dimensional standards shall apply to all permitted, conditional, and accessory uses in the C-1 Zoning District.
 - (1) *Minimum lot area:* None.
 - (2) *Minimum lot width:* None.
 - (3) *Minimum yards:*
 - a. *Front yard:* Ten (10) feet.
 - b. *Side yard:* None, except where adjacent to streets. If adjacent to a street ten (10) feet, for a corner lot, the side yard on the corner shall be ten (10) feet.
 - c. *Rear yard:* None. For oceanfront lots, the rear yard shall be the yard adjacent to the ocean, or the easterly yard, and the front yard shall be the westerly yard, or yard opposite the rear yard.
 - (4) *Minimum floor area:* None.
 - (5) *Maximum lot coverage:* Eighty-five (85) percent.
 - (6) *Maximum height:* Thirty-five (35) feet.
- (f) *Off-street parking and loading.* The off-street parking and loading standards for the C-1 Zoning District are found in Article VII, Division 1.
- (g) *Supplemental standards.* The supplemental standards for the C-1 Zoning District are found in Article VII, Division 2.

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- (h) *Landscape standards.* The landscape standards for the C-1 Zoning District are found in Article VII, Division 3.
- (i) *Sign standards.* The sign standards for the C-1 Zoning District are found in Article VII, Division 4.
- (j) *Environmental standards.* The environmental standards for the C-1 Zoning District are found in Article VII, Division 5.

(Ord. No. 7500, § 7.2(G), 8-19-91; Ord. No. 96-7681, § 2, 10-21-96; Ord. No. 96-7689, § 2, 12-16-96; Ord. No. 97-7695, § 1, 2-3-97; Ord. No. 99-7774, § 4, 10-18-99; Ord. No. 2001-7810, § 1, 7-16-01; Ord. No. 2002-7838, § 2, 7-15-02; Ord. No. 2003-7860, §§ 3, 4, 10-6-03; Ord. No. 2003-7861, § 1, 10-6-03; Ord. No. 2005-7899, § 4, 4-4-05; Ord. No. 2005-7904, § 1, 6-20-05; Ord. No. 2011-7999, § 1, 5-16-11; Ord. No. 2014-8042, § 2, 2-3-14; Ord. No. 2015-8065, § 10, 12-7-15; Ord. No. 2018-8104, § 3, 2-19-18; Ord. No. 2019-8118, § 10, 9-16-19; Ord. No. 2020-8145, § 4, 9-21-20; Ord. No. 2021-8168, § 3, 2-7-22)

Sec. 34-618. Commercial general: C-2.

- (a) *Purpose.* The commercial general (C-2) Zoning District is intended to implement the commercial land use district in the Comprehensive Plan. It is intended to apply to areas appropriate for general commercial use that will meet the retail and service needs of Jacksonville Beach residents. Areas that are designated for the C-2 Zoning District should be immediately accessible to the City's major road network.
- (b) *Permitted uses.* The following uses, not to exceed fifty thousand (50,000) square feet in gross floor area for single or multiple use buildings or developments, are permitted as of right in the C-2 Zoning District. Buildings or developments containing single or multiple uses listed herein and which exceed fifty thousand (50,000) square feet in gross floor area shall only be approved pursuant to Section 34-622 Planned Unit Development: PUD district standards and procedures.
 - (1) Veterinary services and kennels, provided animals are housed in enclosed, soundproof buildings (per Florida Building Code).
 - (2) Newspaper printing and publishing and commercial printing.
 - (3) Bakery products manufacturing, in conjunction with the retail sale of the bakery products on the same site.
 - (4) Jewelry and leather products manufacturing, in conjunction with the retail sale of the manufactured products on the same site.
 - (5) Sign and specialty advertising manufacturing.
 - (6) Travel agencies.
 - (7) Business offices for communications and utility services (no storage of vehicles, material or equipment).
 - (8) Motor vehicle supplies and parts, wholesale.
 - (9) Retail trade establishments