

## SUBPART C.

### COMMERCIAL USE CATEGORIES AND ZONING DISTRICTS\*

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\* **Cross References:** Businesses, trades and occupations, Tit. VI.

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#### **Sec. 656.310. Purpose and intent.**

Commercial categories provide for all types of sales and service activities, such as retail trade, personal and professional services, offices, hotels, motels, entertainment, and amusement facilities. Commercial recreation and entertainment activities, such as amusement parks and marinas, are also allowed in this category. Multiple-family dwellings, when developed as part of an integrated mixed use project, are also permitted in some categories consistent with the Medium Density Residential and High Density Residential Category regulations and other provisions of Part 3.

~~The Comprehensive Plan includes five types of commercially dominated land use categories: Residential Professional Institutional, Neighborhood Commercial, Community/General Commercial, Regional Commercial, and Central Business Districts. The primary uses range from a small convenience store, laundry/dry cleaning shop to a large shopping center or a multi-story office building.~~

~~Public/semi-public uses having external impacts similar to the primary uses described above are also allowed. These include: trade schools and colleges, hospitals, medical centers, and sanitariums, museums, art galleries, convention, exhibition and trade festival facilities, and transit stations. Secondary uses allowed in the residential categories are also allowed in commercial categories.~~

~~In order to encourage more compact development patterns, mixed use, planned unit and cluster developments are also allowed. These types of conditionally controlled developments are exempt from application of the nodal criteria in their internal site designs as set forth in Part 3.~~

Not all potential uses are permissible anywhere in the commercially designated areas. The exact type of land use and the density or intensity appropriate at any one location will be determined using the criteria and standards in this Chapter and in the Operative Provisions of the Future Land Use Maps Element of the Comprehensive Plan. (Ord. 91-59-148, § 1)

#### **Sec. 656.311. Residential-Professional-Institutional Category.**

This mixed use category primarily for office, institutional and medium density residential uses. Large scale institutional uses, which require supporting residential and office components, are permitted, as are office-professional uses, nursing homes, day

care centers and related uses when sited in compliance with all applicable development regulations.

The category permits housing and mixed use developments in a gross density range of up to 20 dwelling units per acre when full urban services are available to the site. Generally, multi-family dwellings such as apartments, condominiums, townhomes and rowhouses will be the predominant land use in this category, although cluster and patio home developments, and supporting professional, office and institutional uses may also be developed in appropriate locations.

~~The mix of land uses included in this category is flexible and consists of up to 60 percent residential, up to 70 percent institutional and up to 80 percent of the land area as professional offices. Supporting retail commercial such as restaurants, barber/beauty shops, etc., not to exceed 25 percent of the building or development of which they are a part, are also allowed as part of the primary use structures.~~ Developments in this category are frequently appropriate transitional uses between residential and nonresidential areas.

The following primary and secondary zoning districts may be considered in the residential professional and institutional category depicted on the Future Land Use Maps of the Comprehensive Plan.

- A. *Primary zoning districts.* The primary zoning districts shall include the following:
  - (1) Residential, Medium Density-~~DE~~ (RMD-~~DE~~); Section 656.306.
  - (2) Commercial Office (CO); Section 656.311.
  - (3) Commercial Residential and Office (CRO); Section 656.311.

The commercial office and residential mixed use districts allow for business and professional offices and medium density residential uses of a density of 20 dwelling units per acre.

- I. *Residential Medium Density-~~DE~~ (RMD-~~DE~~).* Permitted uses and structures, accessory uses and structures, permissible uses by exception, minimum lot and yard requirements, and maximum lot coverage and height of buildings and structures shall be as provided in Section 656.306.
- II. *Commercial Office (CO) District.*
  - (a) *Permitted uses and structures.*
    - (1) Medical and dental or chiropractor offices (but not clinics or hospitals).

- (2) Professional or Business offices
  - (3) ~~Business offices~~ Cosmetology and similar uses
  - (4) Facilities for the production of eyeglasses, hearing aids, dentures, prosthetic appliances and similar products either in conjunction with a professional service being rendered at or in a stand alone structure the time provided the gross floor area shall not exceeding 4,000 square feet.
  - (5) Day care center incidental to a professional office
  - (6)(5) Essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4.
- (b) *Permitted accessory uses and structures.* See Section 656.403.
- (c) *Permissible uses by exception.*
- (1) Day care centers meeting the performance standards and development criteria set forth in Part 4.
  - ~~(2) Essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4.~~
  - ~~(3)~~(2) Churches, including a rectory or similar use, meeting the performance standards and development criteria set forth in Part 4.
  - ~~(4)~~(3) Off-Street parking lots meeting the performance standards and development criteria set forth in Part 4.
  - ~~(5) Facilities for the production of eyeglasses, hearing aids, dentures, prosthetic appliances and similar products, not in conjunction with a professional service being rendered at the time provided, if the gross floor area does not exceed 2,500 square feet.~~
- (d) *Minimum lot requirements (width and area).*
- (1) Width--60 feet.
  - (2) Area--6,000 square feet (except as otherwise required for certain uses).
- (e) *Maximum lot coverage by all buildings and structures.* ~~35~~ 50

percent.

- (f) *Minimum yard requirements.*
  - (1) Front--20 feet.
  - (2) Side--Ten feet.
  - (3) Rear--Ten feet.
  
- (g) *Maximum height of structures.* 35 feet; provided, height may be unlimited where all required side yards are increased one foot for every one foot of building height in excess of 35 feet. ~~Buildings in excess of 35 feet may not be located within three feet for every one foot of total building height or 200 feet, whichever is greater, from any property zoned either Residential, Low Density or Rural Residential. No buildings shall be higher than 35' when it is located adjacent to a single family use or zoning district~~
  
- (h) *Limitations on permitted and permissible uses by exception.* Unless otherwise provided all of the permitted and permissible uses by exception in the CO District are limited by the following conditions ~~unless otherwise provided~~:
  - (i) No retail sales, display or storage of merchandise shall be permitted.
  - (ii) No vehicles other than passenger automobiles or trucks of not more than three-quarter-ton payload capacity or 5,000 pounds in actual scale weight shall be used in the business operation. ~~shall be used.~~
  - (iii) ~~No manufacture, repair or work of a mechanical nature of any kind shall be permitted and no machinery shall be used other than normal office equipment such as typewriters, calculators, computers and bookkeeping machines.~~

### III. *Commercial, Residential and Office (CRO) District.*

- (a) *Permitted uses and structures.*
  - (1) Medical and dental ~~or chiropractor~~ offices or clinics (but not hospitals).
  - (2) ~~Medical and dental or chiropractor clinics (but not hospitals).~~

(3)(2) Professional and Business offices.

~~(4) Business offices.~~

~~(5) Facilities for the production of eyeglasses, hearing aids, dentures, prosthetic appliances and similar products in conjunction with a professional service being rendered at the time provided and the gross floor area shall not exceed 4,000 square feet.~~

~~(6) (3) Multiple-family dwellings.~~

(4) Single Family Dwellings originally designed and constructed prior to the Comprehensive Plan

~~(7) Private clubs.~~

~~(8)(5) Schools meeting the performance standards and development criteria set forth in Part 4.~~

(6) Vocational Trade or Business Schools

~~(9)(7) Colleges and universities.~~

~~(8)(10) Fraternity and sorority houses.~~

(9) Churches, including a rectory or similar uses, meeting the performance standards and development criteria set forth in Part 4.

(10) Parks, playgrounds and playfields or recreational or community structures meeting the performance standards and development criteria set forth in Part 4.

(11) ~~Homes for the aged or orphans and similar uses.~~ Adult Congregate Living Facility, but not group care home or residential treatment facility

(12) Libraries, museums and community centers.

(13) Radio and television broadcasting studios and offices subject to Part 15 ~~(but not antenna or transmitting facilities).~~

(14) Banks without drive through, savings and loan institutions, and similar uses ~~(but not drive-through tellers).~~

- (15) Art galleries, dance, art, gymnastics, fitness centers, karate and martial arts and music studios, and theaters for stage performances (but not motion picture theaters).
  - ~~(18) Vocational, trade or business schools.~~
  - (16) Cosmetology and similar uses including facilities for the production of eyeglasses, hearing aids, dentures, prosthetic appliances and similar products either in conjunction with a professional service being rendered or in a stand alone structure not exceeding 4,000 square feet.
  - (17) Bed and breakfast establishments meeting the performance standards and development criteria set forth in Part 4.
  - (18) Essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4.
  - (19) Community residential homes of up to six residents meeting the performance standards and development criteria set forth in Part 4.
  - (20) Hospice facilities.
  - (21) Employment office (but not a day labor pool).
- (b) *Limitations on permitted uses.* All of the permitted uses in the CRO District are limited by the following conditions unless otherwise provided:
- (A) ~~No~~ retail sales, display ~~or~~ and storage of merchandise shall be subordinate and clearly incidental to the permitted use be permitted.
  - (B) No vehicles other than passenger automobiles or trucks of not more than three-quarter-ton payload capacity or 5,000 pounds in actual scale weight shall be used in the business operation. ~~shall be used.~~
  - ~~(C) No manufacture, repair or work of a mechanical nature of any kind shall be permitted and no machinery shall be used other than normal office equipment such as typewriters, calculators, computers and bookkeeping machines.~~

- (c) *Permitted accessory uses and structures.* See Section 656.403.
- (d) *Permissible uses by exception.*
  - (1) Cemeteries and mausoleums but not funeral homes or mortuaries.
  - (2) Residential treatment facilities.
  - (3) Off-street parking lots for premises requiring off-street parking meeting the performance standards and development criteria set forth in Part 4.
  - (4) New single-family dwellings.
  - ~~(5) —Reserved.~~
  - (5) Community residential homes of seven to 14 residents meeting the performance standards and development criteria set forth in Part 4.
  - (6) Emergency shelter meeting the performance standards and development criteria set forth in Part 4.
  - ~~(8) —Nursing homes.~~
  - (7) Group care home meeting the performance standards and development criteria set forth in Part 4.
  - ~~(10) —Housing for the elderly.~~
  - (8) Essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4.
  - (9) Day care centers meeting the performance standards and development criteria set forth in Part 4.
  - (10) Home occupations meeting the performance standards and development criteria set forth in Part 4.
  - (11) Drive-through facilities in conjunction with a permitted or permissible use or structure.
  - (12) Rooming houses.

- (13) Private clubs.
- (14) Churches, including a rectory or similar use, meeting the performance standards and development criteria set forth in Part 4.
- (15) ~~Commercial production and service activities such as:~~
  - (i) Retail outlets for the sale of food and drugs, leather goods and luggage, jewelry (including watch repair but not pawn shops), art, cameras or photographic supplies (including camera repair), sporting goods, hobby shops and pet shops (but not animal kennels), musical instruments, television and radio (including repair incidental to sales), florist or gift shops, delicatessens, bake shops (but not wholesale bakeries), drugs and similar products, and dry cleaning pickup station, all not to exceed 25 50 percent of the gross floor area of the building of which it is a part.
  - ~~(ii) Facilities for the production of eyeglasses, hearing aids, dentures, prosthetic appliances and similar products, not in conjunction with a professional service being rendered at the time provided, if the gross floor area does not exceed 2,500 square feet.~~
  - ~~(iii) The uses in subparagraphs (i) and (ii) are subject to the following limitations:~~
    - (A) Sale, display and preparation ~~and storage~~ shall be conducted within a completely enclosed building ~~and no more than ten percent floor space shall be designated for storage.~~
    - (B) Products shall be sold only at retail.
    - (C) No sale, display or storage of secondhand merchandise shall be permitted.
- (16) Restaurants, including the facilities for the sale and service of alcoholic beverages for on-premises consumption only subject to the following conditions:
  - (i) Seating shall not exceed a capacity of ~~40~~ 60

provided, that seating may be unlimited where total floor area of the restaurant does not exceed ten percent of the gross floor area of the building of which it is a part.

~~(ii) Food is ordered from a menu, prepared and served for pay for consumption on premises only.~~

(e) *Minimum lot requirements (width and area).*

(1) Width:

- (i) Single-family dwellings--50 feet.
- (ii) Multiple-family dwellings--~~60~~ 50 feet.
- (iii) All other uses 70 feet (except as otherwise required for certain uses).

(2) Area:

- (i) Single-family dwellings--5,000 square feet.
- (ii) Multiple-family dwellings--6,000 square feet for the first two family units and 2,100 square feet for each additional unit.
- (iii) All other uses--7,000 square feet (except as otherwise required for certain uses).

(f) *Maximum lot coverage by all buildings and structures.* ~~35~~ 50 percent; ~~provided, however, that 35 percent of the total lot area of lands used for multiple family dwellings and accessory buildings used in conjunction therewith shall be retained in natural ground cover or landscaping.~~

(g) *Minimum yard requirements.*

(1) Single-family dwellings:

- (i) Front--20 feet.
- (ii) Side--Five feet; provided that the combined side yards shall be no less than 15 feet.
- (iii) Rear--Ten feet.

- (2) Multiple-family dwellings:
  - (i) Front--20 feet.
  - (ii) Side--Ten feet.
  - (iii) Rear--20 feet.
- (3) Multiple-family dwellings with more than one principal structure on the lot:
  - (i) Front--20 feet.
  - (ii) Side--20 feet.
  - (iii) Rear--20 feet.
- (4) All other uses:
  - (i) Front--20 feet.
  - (ii) Side--Ten feet.
  - (iii) Rear--20 feet.
- (h) *Accessory use structure used in conjunction with multi-family structure:*
  - (1) Front--Accessory use structures shall not be permitted in front yards as they are established by the location of the principal structure.
  - (2) Side and rear--Ten Five feet; ~~provided, however, that no accessory use structure shall be placed in a side or rear yard in a manner that the highest point of the structure will pierce an imaginary line extending from the highest point of the principal structure to a point on the ground at the property line of the side or rear yard in question.~~
- (i) *Maximum height of structures.*
  - (1) Single-family dwellings ~~and accessory use structures~~--35 feet.
  - (2) Accessory use structures 15', provided the structure may be

1' higher for each 3' of additional setback beyond the required 3' up to the required side or rear setback and provided the height does not exceed the height of the primary structure.

- (3) All other uses--~~35~~ 45 feet; provided however, that height may be unlimited where all required yards are increased by one foot for every one foot of building height in excess of ~~35~~ 45 feet. ~~Buildings in excess of 35 feet may not be located within three feet for every one foot of total building height or 200 feet, whichever is greater, from any property zoned either Residential, Low Density or Rural Residential.~~

B. *Secondary zoning districts.* The following secondary zoning districts may be permitted in the Residential-Professional Office Category as depicted on the Future Land Use Maps of the Comprehensive Plan, subject to the district regulations for same.

- (1) Residential Low Density-G (RLD-G); Section 656.305.
- (2) Reserved.
- (3) Residential Medium Density-A (RMD-A); Section 656.306.
- (4) Residential Medium Density-B (RMD-B); Section 656.306.
- (5) Residential Medium Density-C (RMD-C); Section 656.306.
- (6) Residential Medium Density-D (RMD-D); Section 656.306.
- (7) Residential Medium Density-MH (RMD-MH); Section 656.306.
- (8) Agriculture (AGR); Section 656.331.
- (9) Commercial Neighborhood (CN); Section 656.312.
- (10) Public Buildings and Facilities-~~1~~ (PBF-~~1~~); Section 656.332.
- ~~(11) Public Buildings and Facilities-2 (PBF-2); Section 656.332.~~
- (11) Conservation (CSV); Section 656.333.
- (12) Planned Unit Development (PUD); Section 656.340.

The aforementioned secondary zoning districts may be permitted provided that the supplemental criteria and standards for same specified in Subpart G, Part 3 are met.

(Ord. 91-59-148, § 1; Ord. 91-761-410, § 1; Ord. 92-955-674, § 3; Ord. 92-2020-1431, § 1; Ord. 93-407-256, § 1; Ord. 93-672-1055, § 1; Ord. 94-195-171, § 1; Ord. 94-339-274, § 1; Ord. 2001-814-E, § 1; Ord. 2002-608-E, § 1)

**Sec. 656.312. Neighborhood Commercial Category.**

This category permits retail uses, office commercial uses and services establishments which serve the daily needs of contiguous residential neighborhoods. Neighborhood commercial sites should abut a roadway classified as a collector or higher facility on the adopted Functional Highway Classification Map. Sites with two or more property boundaries on transportation rights-of-way will be considered preferred locations for neighborhood serving uses. ~~The total area for neighborhood commercial centers should not exceed a total of 16 acres at any one intersection or node and not more than 50 percent of the total area should be located at one corner. New neighborhood commercial uses should not be allowed as secondary uses in existing single-family residential neighborhoods when such uses would constitute intrusion.~~

The following primary and secondary zoning districts may be considered in the Neighborhood Commercial Category depicted on the Future Land Use Maps of the Comprehensive Plan.

- A. *Primary zoning districts.* The primary zoning districts shall include the following:
  - (1) Commercial Office (CO); Section 656.311.
  - (2) Commercial Neighborhood (CN); Section 656.312.

These districts allow neighborhood commercial uses which include convenience goods, personal services, and other low intensity retail and office uses developed in freestanding or shopping center configurations. Normally, such shopping centers will be anchored by a food and/or drug store and will contain other supporting retail and office uses.

- I. *Commercial Office (CO) District.* The permitted uses and structures, accessory uses and structures, permissible uses by exception, minimum lot and yard requirements, maximum lot coverage and height of buildings and structures shall be as provided for in Section 656.311 herein.
- II. *Commercial Neighborhood (CN) District.*
  - (a) *Permitted uses and structures.*
    - (1) Medical and dental or chiropractor offices and clinics (but not hospitals).

- (2) Professional and Business offices.
- (3) ~~Business offices.~~ Multi-family residential provided it is vertically integrated with a permitted use on the ground floor.
- (4) Neighborhood Retail Sales and Service Establishments, however no individual building footprint may exceed 40,000 square feet.

~~Facilities for the production of eyeglasses, hearing aids, dentures, prosthetic appliances and similar products in conjunction with a professional service being rendered at the time if the gross floor area shall not exceed 4,000 square feet.~~

- (5) Service establishments such as barber or beauty shops, shoe repair shops facilities. ~~Retail outlets for sale of food and drugs, wearing apparel, toys, sundries and notions, books and stationery, leather goods and luggage, jewelry (including watch repair but not pawnshops), art, cameras or photographic supplies (including camera repair), sporting goods, hobby shops and pet shop (but not animal boarding kennels), musical instruments, television and radio (including repair incidental to sales), florist or gift shops, delicatessens, bakeshops (but not wholesale bakeries), drugs and similar products.~~
- (6) Restaurants (without drive-in or drive-thru) ~~Service establishments such as barber or beauty shops, shoe repair shops, restaurants (without drive in or drive thru facilities), interior decorators, self-service laundries or dry cleaners, tailors or dressmakers, laundry or dry cleaning pickup stations.~~
- (7) Banks (but not drive-thru tellers) and financial institutions, travel agencies and similar uses.
- (8) Libraries, museums and community centers.
- (9) An establishment or facility which includes the retail sale of beer or wine in sealed containers for off-premises consumption.
- (10) Veterinarians meeting the performance standards and development criteria set forth in Part 4.

- (11) Essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4.
  - (12) Employment office (but not a day labor pool).
  - (13) Churches, including a rectory or similar use, meeting the performance standards and development criteria set forth in Part 4.
  - (14) Art galleries, dance, art, gymnastics, fitness center, ~~karate~~ and martial arts, music and photography studios, and theaters for stage performances (but not motion picture theaters).
- (b) *Permitted accessory uses and structures.* See Section 656.403.
- (c) *Permissible uses by exception.*
- (1) Off-street parking lots for premises requiring off-street parking meeting the performance standards and development criteria set forth in Part 4.
  - (2) Filling stations or gas stations with ancillary single bay automated car wash meeting the Jacksonville Design Guidelines and Best Practices Handbook. ~~for gasoline, diesel fuel or gasohol~~ and subject to meeting the performance standards and development criteria set forth in Part 4.
  - (3) Retail outlets for sale of used wearing apparel, toys, books, luggage, jewelry, cameras and sporting goods.
  - (4) An establishment or facility which includes the retail sale of beer or wine for on-premises consumption.
  - (5) An establishment or facility which includes the retail sale of alcoholic beverages including liquor, beer or wine for on-premises consumption or off-premise consumption or both, in conjunction with the service of food which is ordered from a menu and prepared or served for pay for consumption on premises.
  - (6) Permanent or restricted outside sale and service in conjunction with a restaurant and meeting the performance

standards and development criteria set forth in part 4.

- ~~(6) Essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4.~~
  - (7) Drive-thru facilities in conjunction with a permitted or permissible use or structure.
  - (8) Day care centers meeting the performance standards and development criteria set forth in Part 4.
  - (9) Animal boarding for household pets meeting the performance standards and development criteria set forth in Part 4.
- (d) *Minimum lot requirements (width and area).*
- (1) Minimum lot width--75 feet, except as otherwise required for certain uses.
  - (2) Minimum lot area--7,500 square feet, except as otherwise required for certain uses.
- (e) *Maximum lot coverage by all buildings and structures. ~~35~~ 50 percent.*
- (f) *Minimum yard requirements.*
- (1) All uses:
    - (i) Front—~~10~~ 20 feet or, where the lot is adjacent to a residential district the required front yard setback of the district, whichever is greater.
    - (ii) Side--None if the building or the adjacent lot is built to the property line or if the adjacent lot is vacant. ~~Unless no space is left between buildings on adjacent lots, a space-~~ However, where the lot is adjacent to residentially zoned property, a minimum side yard of 15 feet shall be provided.
    - (iii) Rear--Ten feet.
- (g) *Maximum height of structures. ~~60~~ 35 feet., provided the parcel is not adjacent to a single family use or zoning district*

- (h) *Limitations on permitted or permissible uses by exception.* All of the permitted or permissible uses by exception are subject to the following provisions:
  - (1) Sale, display, preparation and storage shall be conducted within a completely enclosed building ~~and no more than 20 percent of the floor space shall be devoted to storage.~~
  - (2) Products shall be sold only at retail.

B. *Secondary zoning districts.* The following secondary zoning districts may be permitted in the Commercial Neighborhood Category as depicted on the Future Land Use Maps of the Comprehensive Plan, subject to the district regulations for same.

- (1) Agriculture (AGR); Section 656.331.
- (2) Public Buildings and Facilities-4 (PBF-4); Section 656.332.
- ~~(3) Public Buildings and Facilities-2 (PBF-2); Section 656.332.~~
- (4) Conservation (CSV); Section 656.333.
- ~~(5) Commercial Residential Office (CRO) 656.311~~
- (6) Planned Unit Development (PUD); Section 656.340.

The aforementioned secondary zoning districts may be permitted provided that the supplemental criteria and standards for same specified in Subpart G, Part 3 are met. (Ord. 91-59-148, § 1; Ord. 91-527-268, § 1; Ord. 91-761-410, § 1; Ord. 92-1760-1438, § 1; Ord. 93-672-1055, § 2; Ord. 94-195-171, § 2; Ord. 94-483-331, § 1; Ord. 98-528-E, § 1; Ord. 1999-1009-E, § 1)

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

This category allows a wide range of retail sales and services including general merchandise, apparel, food and related items. ~~Neighborhood commercial sale uses may be part of community shopping centers and are generally developed with a variety of small department store(s) as its primary anchor. General commercial uses include offices, highway commercial, entertainment and similar other types of commercial developments.~~

~~Community/general commercial uses should abut a roadway classified as an arterial or higher facility on the adopted Functional Highway Classification Map of the Comprehensive Plan.~~

Nodal development patterns at highway intersections are preferred, and generally all new community/general commercial uses will be developed in this pattern. An exception to this standard may occur in areas of commercial infill where infill would create a more compact use pattern than development of new commercial nodes in the same area. The total area for a community/general commercial use node should not exceed a total of 36 acres at an intersection node, not more than 50 percent of which may be located in any one corner of the intersection. The following primary and secondary zoning districts may be considered in the Community/General Commercial Category depicted on the Future Land Use Maps of the Comprehensive Plan.

- A. *Primary zoning districts.* The primary zoning districts shall include the following:
- (1) Commercial Office (CO); Section 656.311.
  - (2) Commercial Residential Office (CRO) 656.311
  - (3) Commercial Neighborhood (CN); Section 656.312.
  - (4) Commercial Community/General-1 (CCG-1); Section 656.313.
  - (5) Commercial Community/General-2 (CCG-2); Section 656.313.
  - (5) Public Buildings and Facilities-2 (PBF-2); Section 656.332.
- I. *Commercial Office (CO) District.* The permitted uses and structures, accessory uses and structures, permissible uses by exception, minimum lot and yard requirements and maximum lot coverage and height of buildings and structures shall be as provided in Section 656.311.
- II. *Commercial Residential Office (CRO) District.* The permitted uses and structures, accessory uses and structures, permissible uses by exception, minimum lot and yard requirements and maximum lot coverage and height of buildings and structures shall be as provided in Section 656.311.
- III. *Commercial Neighborhood (CN) District.* The permitted uses and structures, accessory uses and structures, permissible uses by exception, minimum lot and yard requirements, and maximum lot coverage and height of buildings and structures shall be as provided in Section 656.312.
- IV. *Commercial Community/General-1 (CCG-1) District.*
- (a) *Permitted uses and structures.*
    - (1) Commercial Retail Sales and Service Establishments ~~Retail outlets for sale of food and drugs, wearing apparel, toys,~~

~~sundries and notions, books and stationery, leather goods and luggage, jewelry (including watch repair) art, cameras or photographic supplies (including camera repair), sporting goods, hobby shops and pet shops (but not animal boarding kennels), musical instruments, florist or shops, delicatessens, bakeries (but not wholesale bakeries), home furnishings and appliances (including repair incidental to sales), office equipment or furniture, antiques, hardware, new automobile parts (including rebuilt parts not installation, repair or rebuilding of parts) and accessories and similar uses.~~

- (2) ~~Service establishments such as barber or beauty shops, shoe repair shops, restaurants, interior decorators, reducing salons or gymnasiums, self-service laundries or dry cleaners, tailors or dressmakers, laundries or dry cleaning pickup stations, dry cleaning and laundry package plants in completely enclosed buildings using nonflammable liquids such as perchloroethylene and with no odor, fumes or steam detectable to normal senses from off the premises, radio and television broadcasting offices and studios, communication antennas, communication towers, funeral homes, marinas, blueprinting, job printing (but not newspaper), radio and television repair shops, travel agencies, employment offices, home equipment rental and similar uses.~~
- (2) Banks (including drive-thru tellers), savings and loan institutions ~~loan companies, mortgage brokers, stockbrokers and similar financial institutions uses.~~
- (3) ~~All types of Professional and business offices, newspaper offices (but not printing), employment offices, union halls, buildings trades contractors not requiring outside storage or the use of heavy machinery a vehicle in excess of one ton capacity or equipment, 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 pari-mutuel permit holder and similar uses ~~(including motion picture theaters but not open-air theaters), and similar uses~~

~~(but not dance halls).~~

- (6) Art galleries, museums, community centers, dance, art or music studios.
- (7) Vocational, trade or business schools and similar uses.
- ~~(8) Homes for aged and orphans.~~
- ~~(9) Nursing homes and group care homes.~~
- (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 facilities, but not group care homes or residential treatment facilities. ~~Hospital, sanitariums and similar uses.~~
- (11) An establishment or facility which includes the retail sale and service of beer or wine for off-premises consumption or for on-premises in conjunction with a restaurant ~~the service of food which is ordered from a menu and prepared or served for pay for consumption on premises.~~
- (12) Retail plant nurseries (including outside display but not landscape contractors requiring heavy equipment or vehicles in excess of one-ton capacity).
- (13) Express or parcel delivery offices and similar uses, ~~telephone exchanges, motor bus or other transportation terminals (but not freight or truck terminals) and similar uses.~~
- (14) Veterinarians and animal boarding subject to the performance standards and development criteria set forth in Part 4.
- (15) Personal property storage establishments meeting the performance development criteria set forth in Part 4.
- (16) Retail outlets for the sale of used wearing apparel, toys, books, luggage, jewelry, cameras, sporting goods, home furnishings and appliances, furniture and similar uses.

- (17) Essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4.
  - (18) Churches, including a rectory or similar use.
  - (19) Outside retail sales of holiday items, subject to the performance standards and development criteria set forth in Part 4.
  - (20) Wholesaling or distributorship businesses located within a retail shopping center (but not on an out-parcel or within a stand-alone structure), provided such use is limited to 30 percent of the total gross square footage of the retail shopping center of which the wholesaling use or activity is a part, and further provided there is no warehousing or storage of products not directly associated with the wholesaling or distributorship businesses located on the premises.
  - (21) Assembly of components and light manufacturing when it is in conjunction with a retail sales and service establishment, conducted without outside storage or display
- (b) *Permitted accessory uses and structures.* See Section 656.403.
- (c) *Permissible uses by exception.*
- (1) An establishment or facility which includes the retail sale and service of all alcoholic beverages including liquor, beer or wine for on-premises consumption or off-premises consumption or both, ~~including permanent or restricted outside sale and service, meeting the performance standards and development criteria set forth in Part 4.~~
  - (2) Permanent or restricted outside sale and service, meeting the performance standards and development criteria set forth in Part 4.
  - ~~(2) Bottle clubs as defined in Section 656.902(f).~~
  - (3) Residential treatment facilities and emergency shelters.
  - (4) Multi-family residential integrated with a permitted use

- (5) Crematories.
  - (6) ~~Service stations,~~ Service garages for minor or major repair ~~and car washer.~~
  - (7) ~~Car wash or auto laundry~~
  - (8) Pawn shops (limited to items permitted in the CCG-1 Zoning District).
  - (9) Recycling collection points meeting the performance standards and development criteria set forth in Part 4.
  - (10) Retail ~~outlets for the sales of new or used automobiles and trucks (empty gross vehicle weight of 5,000 pounds or less).~~
  - ~~(9) Essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4.~~
  - (11) Blood donor stations, plasma centers and similar uses.
  - (12) Private clubs.
  - (13) Restaurants with the outside sale and service of food meeting the performance standards and development criteria set forth in Part 4.
  - (14) Billiard parlors.
  - (15) Service and repair of general appliances and small engines.
  - ~~(16) Assembly of components and light manufacturing when in conjunction with a retail sales or service establishment, conducted without outside storage or display.~~
  - (16) Schools meeting the performance standards and development criteria set forth in Part 4.
- (d) *Minimum lot requirements (width and area).* None, except as otherwise required for certain uses.
- (e) *Maximum lot coverage by all buildings.* None, except as otherwise required for certain uses.

- (f) *Minimum yard requirements.*
  - (i) Front--None.
  - (ii) Side--None, if the building on the adjacent lot is built to the property line or if the adjacent lot is vacant. Unless no space is left between buildings on adjacent lots, a space of not less than six feet shall be provided between buildings. However, where the lot is adjacent to a residential district, a minimum setback of 15 feet shall be provided.
  - (iii) Rear--Ten feet.
- (g) *Maximum height of structures.* Sixty feet; ~~provided, however, that height may be unlimited where the building is set back on all sides not less than one horizontal foot for each six vertical feet in excess of 60 feet.~~
- (h) *Limitations on permitted or permissible uses by exception.* All of the permitted and permissible uses by exception in the CCG-1 District are subject to the following provisions:
  - (1) Sale, service and display, preparation and storage shall be conducted within a completely enclosed building, unless otherwise provided for, and no more than 30 percent of the floor space shall be devoted to storage.
  - ~~(2) Products shall be sold only at retail.~~

IV. *Commercial Community/General-2 (CCG-2) District.*

- (a) *Permitted uses and structures.*
  - (1) Commercial Retail Sales and Service Establishments ~~Retail outlets for sale of food and drugs, wearing apparel, toys, sundries and notions, books and stationery, leather goods and luggage, jewelry (including watch repair), art, cameras or photographic supplies (including camera repair), sporting goods, hobby shops and pet shops, musical instruments, florist or gift shops, delicatessens, bakeries, home furnishing and appliances (including repair incidental to sales), office equipment or furniture antiques, hardware, new automobile parts (including rebuilt parts), accessories new or used automobiles, trucks and tractors, mobile homes, boats, pawnshops, automotive vehicle parts (but not~~

~~automobile wrecking yards, junkyards or scrap processing yards), heavy machinery and equipment, dairy supplies, feed, fertilizer, plant nurseries, lumber and building supplies and similar products.~~

- ~~(2) Retail sales of new or used automobiles, trucks, tractors, manufactured homes, boats, pawnshops meeting performance standards and development criteria set forth in Part 4. automotive vehicle parts (But not automobile wrecking yards or junkyards or scrap processing yards), heavy machinery and equipment, dairy supplies, feed, fertilizer, plant nursery, lumber and building supplies and similar uses Service establishments of all kinds, including automobile service stations or truck stops, minor and major repair and service garages, rental of automotive vehicles, trailers and trucks, auto laundries, restaurants, laundry or dry cleaning establishments, veterinarians or animal boarding kennels meeting the performance standards and development criteria set forth in Part 4, pest control, carpenter or cabinet shops, home equipment rentals, ice delivery stations, job printing or newspapers, marinas, radio or television offices and studios, broadcasting transmitters, telephone and cellular telephone antenna facilities, blood donor stations and similar uses.~~
- ~~(3) Service stations, truck stops, car wash, major automotive repair, car or truck rental, restaurants, Laundromat or dry cleaners, veterinarians, animal boarding kennels meeting performance standards and development criteria as set forth in Part 4, pest control, carpenter, or cabinet shops, home equipment rentals, job printing or newspapers, radio or television offices and studios, blood donor stations and similar uses.~~
- (4) Commercial, recreational and entertainment facilities such as carnivals or circuses, theaters (including open-air theaters), ~~shooting galleries~~, skating rinks, ~~pony riders~~, athletic complexes, arenas, auditoriums, convention centers, dance halls, go-cart tracks, driving ranges, indoor and outdoor facilities operated by a licensed pari-mutuel permit holder, and similar uses and similar uses.
- ~~(4) Palmists, astrologists, psychics, clairvoyants, phrenologists and similar uses.~~
- (5) Fruit, vegetable, poultry or fish markets.

- (6) All types of professional and business offices.
- (7) All establishment or facility which includes the retail sale and service of all alcoholic beverages including liquor, beer or wine for off-premises consumption and on-premises consumption in conjunction with the service of food which is ordered from a menu and prepared or served for pay for consumption on premises.
- (8) Small scale operations including wholesaling, warehousing, storage, ~~jobber~~, distributorship business ~~or construction equipment rental~~ where the total operation does not require more than 10,000 square feet of floor space, no vehicle is used in excess of one and one-half ton capacity, all merchandise is stored within an enclosed building and no heavy machinery or manufacturing is located on the premises.
- (9) Hotels and motels.
- (10) Day care centers and care centers meeting the performance standards and development criteria set forth in Part 4.
- (11) Hospitals, ~~sanitariums~~, nursing homes, assisted living facilities, group care home, housing for the elderly and orphans.
- (12) Boatyards.
- (13) Racetracks for animals or vehicles.
- (14) Adult Entertainment
- (15) Light manufacturing, processing (including food processing but not slaughterhouse), packaging or fabricating.
- (16) Off-street commercial parking lots meeting the performance standards and development criteria set forth in Part 4.
- ~~(16) Pawnshops.~~
- (17) Retail outlets for sale of used wearing apparel, toys, books, luggage, jewelry, cameras, sporting goods, home furnishing and appliances, furniture and similar uses.

- (18) Recycling collection points meeting the performance standards and development criteria set forth in Part 4.
- (19) Essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4.
- (20) Private clubs.
- ~~(21) Service stations meeting the performance standards and development criteria set forth in Part 4.~~
- (21) Churches, including a rectory or similar use.
- (22) Personal property storage establishments meeting the performance standards and development criteria set forth in Part 4.
- (23) Vocational, trade and business schools.
- (b) *Permitted accessory uses.* See Section 656.403.
- (c) *Permissible uses by exception.*
  - (1) Residential treatment facilities or emergency shelter.
  - ~~(2) Bottle clubs as defined in Section 656.902(f).~~
  - (2) Rescue missions.
  - (3) Day labor pools.
  - (4) Crematories.
  - (5) An establishment or facility which includes the retail sale and service of all alcoholic beverages including liquor, beer or wine for on-premises consumption.
  - ~~(7) Adult entertainment and service activities.~~
  - (6) Building trades contractors with outside storage yards meeting the performance standards and development criteria set forth in Part 4.
  - ~~(9) Essential services, including water, sewer, gas, telephone,~~

~~radio, television and electric, meeting the performance standards and development criteria set forth in Part 4.~~

- (7) Travel trailer parks meeting the performance standards and development criteria set forth in Part 4.
  - (8) Automobile storage yards.
  - (9) Bus, semi-tractor (but not trailer) or truck parking and/or storage.
  - (10) Schools meeting the performance standards and development criteria set forth in Part 4.
- (d) *Minimum lot requirements (width and area).* None, except as otherwise required for certain uses.
- (e) *Maximum lot coverage by all buildings.* None, except as otherwise required for certain uses.
- (f) *Minimum yard requirements.*
- (i) Front--None.
  - (ii) Side--None, ~~if the building on the adjacent lot is built to the property line or if the adjacent lot is vacant. Unless no space is left between buildings on adjacent lots, a space of not less than six feet shall be provided between buildings.~~ However, where the lot is adjacent to a residential district, a minimum setback of 15 feet shall be provided.
  - (iii) Rear--Ten feet.
  - (iv) Where the lot is adjacent to a residential district without an intervening street, a minimum yard of 25 feet shall be provided along private property lines adjoining the residential district. ~~of which 15 feet along the property line adjoining the district shall not be used for principle uses and structures, off street parking loading or unloading, storm water retention/detention, signs, or similar uses, but may be used for required landscaping pursuant to Part 12 of this Chapter. No improvements other than landscaping visual screening or retention may be permitted in the required yard.~~
- (g) *Maximum height of structures.* Sixty feet; ~~provided, however, that~~

~~height may be unlimited where the building is set back on all sides not less than one horizontal foot for each six vertical feet in excess of 60 feet.~~

- V. *Public Buildings and Facilities (PBF) District.* The permitted uses and structures, accessory uses and structures, permissible uses by exception, minimum lot and yard requirements, and maximum lot coverage and height of buildings and structures shall be as provided in Section 656.332.
- B. *Secondary zoning districts.* The following secondary zoning districts may be permitted in the Community/General Commercial Category as depicted on the Future Land Use Maps of the Comprehensive Plan, subject to the district regulations for same.
- (1) Industrial Business Park (IBP); Section 656.321.
  - (2) Agriculture (AGR); Section 656.331.
  - (3) Public Buildings and Facilities (PBF); Section 656.332.
  - ~~(4) Public Buildings and Facilities 3 (PBF-3); Section 656.332.~~
  - (5) Conservation (CSV); Section 656.333.
  - (6) Recreation and Open Space (ROS); Section 656.334.
  - (7) Planned Unit Development (PUD); Section 656.340.

The aforementioned secondary zoning districts may be permitted provided that the supplemental criteria and standards for same specified in Subpart G, Part 3 are met. (Ord. 91-59-148, § 1; Ord. 91-522-167, § 1; Ord. 91-761-410, § 1; Ord. 92-58-30, § 1; Ord. 92-955-674, § 4; Ord. 93-178-112, § 1; Ord. 94-505-349, § 1; Ord. 94-77-412, § 1; Ord. 94-769-462, § 1; Ord. 94-1309-746, § 1; Ord. 95-305-296, § 2; Ord. 96-579-380, § 1; Ord. 97-405-E, § 1; Ord. 1999-242-E, § 1; Ord. 1999-834-E, § 1; Ord. 1999-546-E, § 1; Ord. 2000-743-E, § 1)

**~~Sec. 656.314. Regional Commercial Category.~~**

~~Regional commercial uses serve the City and surrounding areas. Combined service populations generally exceed 80,000 dwelling units. In size and scale, regional commercial development will meet generally the thresholds and guidelines for a development of regional impact (DRI) pursuant to F.S. § 380.06.~~

~~Regional commercial nodes will generally be located with convenient access to transit corridors and within a 30-minute drive time of the service population. Regional commercial uses may only be developed in a nodal pattern. Regional commercial uses~~

~~should about a roadway classified as a principal arterial or higher facility on the adopted Functional Highway Classification Map of the Comprehensive Plan. Sites with two or more boundaries on transportation rights-of-way classified as principal arterials or higher are preferred locations.~~

~~The following primary and secondary zoning districts may be considered in the Regional Commercial Category depicted on the Future Land Use Maps of the Comprehensive Plan.~~

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

~~(1) Commercial Community/General 1 (CCG-1); Section 656.313.~~

~~(2) Commercial Regional (CR); Section 656.314.~~

~~The Regional Commercial Category offers a full range of shopping goods, including general merchandise, apparel, home furnishings and related items community and neighborhood commercial uses and projects may be developed as part of a regional commercial node. Office, other service commercial, entertainment and residential uses may be developed within retail projects, as supporting freestanding uses within the area of the regional commercial node, or as autonomous office professional use projects. Freestanding retail and other supporting uses developed in and around a primary regional commercial shopping center will be sited within the area of the regional commercial node.~~

~~I. *Commercial Community/General (CCG-1) District.* The permitted uses and structures, accessory uses and structures, permissible uses by exception, minimum lot and yard requirements, and minimum lot coverage and height of buildings and structures shall be as provided in Section 656.313.~~

~~II. *Commercial Regional (CR) District.*~~

~~(a) *Permitted uses and structures.*~~

~~(1) Retail outlets for sale of food and drugs, wearing apparel, toys, sundries and notions, books and stationery, leather goods and luggage, jewelry (including watch repair but not pawnshops), art, cameras or photographic supplies (including camera repair), sporting goods, hobby shops and pet shops (but not animal boarding kennels), musical instruments, florist or gift shops, delicatessens, bakeries (but not wholesale bakeries), home furnishings and appliances (including repair incidental to sales), office equipment or furniture, antiques (but not secondhand~~

~~merchandise), hardware.~~

- ~~(2) Service establishments such as barber or beauty shops, shoe repair shops, restaurants, interior decorators, reducing salons or gymnasiums, tailors or dressmakers.~~
- ~~(3) Banks, loan companies, mortgage brokers, stockbrokers and similar financial institutions.~~
- ~~(4) All types of professional and business offices.~~
- ~~(5) Commercial indoor recreational or entertainment facilities such as billiard parlors, theaters (including motion picture theaters but not open air theaters), games rooms and similar uses.~~
- ~~(6) Art galleries, museums, dance, art or music studios, vocational, trade or business schools and similar uses.~~
- ~~(7) An establishment or facility which includes the retail sale and service of all alcoholic beverages including liquor, beer or wine for off-premises consumption or for on-premises consumption in conjunction with the service of food which is ordered from a menu and prepared or served for pay for consumption on premises.~~
- ~~(8) Medical or dental offices and clinics.~~
- ~~(9) Daycare centers or care centers meeting the performance standards and development criteria set forth in Part 4.~~
- ~~(10) Schools meeting the performance standards and development criteria set forth in Part 4.~~
- ~~(11) Essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4.~~
- ~~(b) *Permitted accessory uses and structures.* See Section 656.403.~~
- ~~(c) *Permissible uses by exception.*~~
- ~~(1) An establishment or facility which includes the retail sale and service of all alcoholic beverages including liquor, beer or wine for on-premises consumption and off-premises consumption or both.~~

- ~~\_\_\_\_\_ (2) Bottle clubs as defined in Section 656.802(e).~~
- ~~\_\_\_\_\_ (3) Essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4.~~
- ~~\_\_\_\_\_ (d) *Minimum lot requirements.* None.~~
- ~~\_\_\_\_\_ (e) *Maximum lot coverage by all buildings.* None.~~
- ~~\_\_\_\_\_ (f) *Minimum yard requirements.*~~
- ~~\_\_\_\_\_ (i) Front None.~~
- ~~\_\_\_\_\_ (ii) Side None.~~
- ~~\_\_\_\_\_ (iii) Rear Ten feet.~~
- ~~\_\_\_\_\_ (g) *Maximum height of structures.* Sixty feet; provided, however, that height may be unlimited where the building is set back on all sides not less than one horizontal foot for each six vertical feet in excess of 60 feet.~~
- ~~\_\_\_\_\_ (h) *Minimum zoning district size.* 40 acres.~~
- ~~\_\_\_\_\_ B. *Secondary zoning districts.* The following secondary zoning districts may be permitted in the Regional Commercial Category as depicted on the Future Land Use Maps of the Comprehensive Plan, subject to the district regulations for same:~~
  - ~~\_\_\_\_\_ (1) Residential High Density A (RHD-A); Section 656.307.~~
  - ~~\_\_\_\_\_ (2) Residential High Density B (RHD-B); Section 656.307.~~
  - ~~\_\_\_\_\_ (3) Commercial Residential Office (CRO); Section 656.311.~~
  - ~~\_\_\_\_\_ (4) Commercial Community/General 2 (CCG-2); Section 656.313.~~
  - ~~\_\_\_\_\_ (5) Industrial Business Park 1 (IBP-1); Section 656.321.~~
  - ~~\_\_\_\_\_ (6) Public Building and Facilities 1 (PBF-1); Section 656.332.~~
  - ~~\_\_\_\_\_ (7) Public Building and Facilities 2 (PBF-2); Section 656.332.~~
  - ~~\_\_\_\_\_ (8) Public Building and Facilities 3 (PBF-3); Section 656.332.~~

~~————— (9) ——— Conservation (CSV); Section 656.333.~~

~~————— (10) ——— Planned Unit Development (PUD); Section 656.340.~~

~~The aforementioned secondary zoning districts may be permitted provided that the supplemental criteria and standards for same specified in Subpart G, Part 3 are met. (Ord. 91-59-148, § 1; Ord. 91-761-410, § 1; Ord. 96-730-461, § 1)~~

**Sec. 656.315. Central Business District Category.**

This is a mixed land use category that is coterminous with the jurisdictional area of the Jacksonville Downtown Development Authority (DDA). The category allows medium to high-density residential (including loft apartments), commercial, industrial, institutional, recreational, and entertainment uses, as well as transportation and communication facilities. Loft apartments consisting of residential units within large, formerly nonresidential buildings converted or partially converted to residential purposes will be permitted throughout the Central Business District Category in all zoning districts. All the area in the Central Business District is included within the boundaries of the development of regional impact (DRIs) for the downtown area. The exact location, distribution, and density/intensity of various types of land use in the DDA's jurisdictional area is guided by the master development plans approved as part of the DRIs for the downtown area.

In addition to the zoning district regulations for the Central Business District Category, a Downtown Overlay Zone is included in Subpart H, Part 3, herein. The overlay zone includes supplementary regulations over and above the zoning district regulation for the area. The following primary and secondary zoning districts may be considered in the Commercial Central Business District Category as depicted on the Future Land Use Maps of the 2010 Comprehensive Plan.

- A. *Primary zoning districts.* The primary zoning districts shall include the following:
  - (1) Residential Medium Density-E (RMD-E); Section 656.306.
  - (2) Residential High Density-A (RHD-A); Section 656.307.
  - (3) Residential High Density-B (RHD-B); Section 656.307.
  - (4) Commercial Residential and Office (CRO); Section 656.311.
  - (5) Commercial Community/General-1 (CCG-1); Section 656.313.
  - (6) Commercial Community/General-2 (CCG-2); Section 656.313.

- (7) Commercial Central Business District (CCBD); Section 656.315.
- (8) Industrial Business Park-1 (IBP-1); Section 656.321.
- (9) Industrial Business Park-2 (IBP-2); Section 656.321.
- (10) Industrial Light (IL); Section 656.322.

The district requirements for the Commercial Central Business District (CCBD) zoning district are specified below. RMD-E, RHD-A, RHD-B, CCG-1, CCG-2, IBP-1, IBP-2 and IL districts located in Central Business District areas shall be subject to the district regulations for same specified in the Zoning Code.

- I. *Residential Medium Density-E (RMD-E) District.* The permitted uses and structures, accessory uses and structures, permissible uses by exception, minimum lot and yard requirements, and maximum lot coverage and height of buildings and structures shall be as provided in Section 656.306.
- II. *Residential High Density-A (RHD-A) and Residential High Density-B (RHD-B) Districts.* The permitted uses and structures, accessory uses and structures, permissible uses by exception, minimum lot and yard requirements, and maximum lot coverage and height of buildings and structures shall be as provided in Section 656.307.
- III. *Commercial Residential and Office (CRO) District.* The permitted uses and structures, accessory uses and structures, permissible uses by exception, minimum lot and yard requirements, and maximum lot coverage and height of buildings and structures shall be as provided in Section 656.311.
- IV. *Commercial Community/General-1 (CCG-1) and Commercial Community/General-2 (CCG-2) Districts.* The permitted uses and structures, accessory uses and structures, permissible uses by exception, minimum lot and yard requirements, and maximum lot coverage and height of buildings and structures shall be as provided in Section 656.313.
- V. *Commercial Central Business (CCBD) District.*
  - (a) *Permitted uses and structures.*
    - (1) Retail outlets for sale of food and drugs, wearing apparel, toys, sundries and notions, books and stationery and newsstands, leather goods and luggage, jewelry stores, watch repairs and pawnshops, art, camera and photographic supplies (including camera repair), sporting goods, hobby shops, and pet shops (but not including animal kennels or

veterinarians), musical instruments, florist or gift shops, delicatessens, bakeries, home furnishings and appliances (including repair incidental to sale), office merchandise in completely enclosed buildings, hardware, new automobile parts (including rebuilt parts but not installation, repair or rebuilding of parts) and accessories and similar uses.

- (2) Service establishments such as barber or beauty shops, shoe repair shops, restaurants (but not drive-in or drive-through restaurants), interior decorators, reducing salons or gymnasiums, tailors or dressmakers, dry cleaning and laundry package plants in completely enclosed buildings using nonflammable liquids such as perchlorethylene and with no odor, fumes or steam detectable to normal senses from off the premises, radio and television broadcasting offices and studios (but not antenna or transmitting facilities), funeral homes, marinas, blueprinting, job printing, newspapers, radio and television repair shops, travel agencies, employment offices (but not day labor pools) and similar uses.
- (3) Banks (but not drive-thru tellers), loan companies, mortgage brokers, stockbrokers and similar financial institutions.
- (4) All types of professional and business offices, union halls and similar uses.
- (5) Commercial, recreational or entertainment facilities in completely enclosed buildings such as billiard parlors, bowling alleys, swimming pools, skating rinks, dance halls, theaters and similar uses.
- (6) Art galleries, museums, community centers, convention centers, dance, art or music studios, and vocational, trade or business schools, colleges and universities and similar uses.
- (7) Establishments or facilities which include the retail sale and service of alcoholic beverages for either on-premises or off-premises consumption, or both.
- (8) Wholesaling from sample stocks only, if no manufacturing or storage for distribution is permitted on premises.
- (9) Automobile parking garages and lots.

- (10) Hotels and motels.
  - (11) Minor service garages.
  - (12) Multiple-family dwellings.
  - (13) Housing for the elderly.
  - (14) Homes for the aged or orphans.
  - (15) Hospitals, sanitariums and similar uses.
  - (16) Drive-in or drive-thru restaurants, subject to the following conditions:
    - (i) Adequate off-street area shall be provided for the stacking of vehicles using the area to keep traffic flow off the public rights-of-way.
    - (ii) Vehicular ingress and egress shall be limited to major or secondary streets.
  - (17) Drive-thru teller banks, subject to the following conditions:
    - (i) Adequate off-street area shall be provided for the stacking of vehicles.
    - (ii) Vehicular ingress and egress shall be limited to the adjacent major or secondary streets.
  - (18) Recycling collection points meeting the performance standards and development criteria set forth in Part 4.
  - (19) Private clubs.
  - (20) Essential services, including water, sewer, gas, telephone, radio and electric, meeting the performance standards and development criteria set forth in Part 4.
- (b) *Permissible use by exception.*
- (1) Automobile service stations (but not repair or service garage or transmission repair shop) meeting the performance standards and development criteria set forth in Part 4.

- (2) Day care centers or care centers meeting the performance standards and development criteria set forth in Part 4.
  - (3) Essential services, including water, sewer, gas, telephone, radio and electric, meeting the performance standards and development criteria set forth in Part 4.
  - (4) Churches, including a rectory and similar uses.
  - (5) Blood donor stations, plasma centers, and similar uses.
  - (6) Rooming houses.
- (c) *Permitted accessory uses.* See Section 656.403.
  - (d) *Minimum lot requirements (width and area).* None, except as specifically required for certain uses.
  - (e) *Maximum lot coverage by all buildings.* None, except as specifically required for certain uses.
  - (f) *Minimum yard requirements.* None, except as specifically required for certain uses.
  - (g) *Maximum height of structures.* None, except as specifically required for certain uses.
- VI. *Industrial Business Park-1 (IBP-1) and Industrial Business Park-2 (IBP-2) Districts.* The permitted uses and structures, accessory uses and structures, permissible uses by exception, minimum lot and yard requirements, and maximum lot coverage and height of buildings and structures shall be as provided in Section 656.321.
- VII. *Industrial Light (IL) District.* The permitted uses and structures, accessory uses and structures, permissible uses by exception, minimum lot and yard requirements, and maximum lot coverage and height of buildings and structures shall be as provided in Section 656.322.
- B. *Secondary zoning districts.* The following secondary zoning districts may be permitted in the Central Business District Category as depicted on the Future Land Use Maps of the Comprehensive Plan, subject to the district regulations for same.
- (1) Public Buildings and Facilities-1 (IBP-1); Section 656.332.
  - (2) Public Buildings and Facilities-2 (IBP-2); Section 656.332.

(3) Conservation (CSV); Section 656.333.

(4) Planned Unit Development (PUD); Section 656.340.

The aforementioned secondary zoning districts may be permitted, provided that the supplemental criteria and standards for same specified in Subpart G, Part 3 are met. (Ord. 91-59-148, § 1; Ord. 91-761-410, § 1; Ord. 2000-55-E, § 1; Ord. No. 2003-755-E, § 10)