

**ORDINANCE NO. O-10-2023**

**AN ORDINANCE OF THE CITY OF GREEN COVE SPRINGS, FLORIDA, AMENDING CHAPTER 117 OF THE CITY CODE; AMENDING CHAPTER 117 SECTION 117-3 LIST OF PERMITTED TO INCLUDE CONVENIENCE RETAIL STORES WITH AND WITHOUT GAS PUMPS AS A PERMITTED USE IN THE COMMERCIAL HIGH INTENSIVE LAND USE (CHI), C-2 GENERAL COMMERCIAL ZONING DISTRICT; AMENDING SECTION 117-253 (2) TO ALLOW CONVENIENCE STORES WITH AND WITHOUT GAS PUMPS AS A PERMITTED USE IN THE COMMERCIAL HIGH INTENSIVE LAND USE (CHI), C-2 GENERAL COMMERCIAL ZONING DISTRICT; PROVIDING FOR CONFLICTS, SEVERABILITY AND SETTING AN EFFECTIVE DATE.**

**WHEREAS**, the City Code was adopted to promote the health, safety, morals and general welfare of the community; and

**WHEREAS**, the Green Cove Springs City Council has determined that this amendment is consistent with the Comprehensive Plan, is in the best interest of the public, and will promote the public health, safety and welfare of the city.

**NOW, THEREFORE BE IT ENACTED BY THE CITY COUNCIL OF GREEN COVE SPRINGS, FLORIDA AS FOLLOWS:**

**Section 1. That Chapter 117 Sec. 117-3 shall be amended as follows:**

a) Permitted use table.

Use	Use Type	R-1	R-1A	R-2	R-3	RRF <sup>5</sup>	RPO <sup>6</sup>	C-1 <sup>8</sup>	C-2	REC <sup>29</sup>	CBD	GCR (RLD)	GCR (RMD)	GCN <sup>20</sup>	GCC	INS <sup>26</sup>	M-1	M-2	
Category																			
RESIDENTIAL USES																			
Residential Operation	Home Occupation <sup>1</sup>	SE	SE	SE	SE		P	P	P			SE	SE	P	P				
Residential Type	Mobile Home Park				SE <sup>3</sup>														
	Multifamily Dwelling			SE <sup>2</sup>	P <sup>4</sup> /SE <sup>32</sup>	P					P		SE <sup>2</sup>	P <sup>2</sup>	P <sup>23</sup>				
	Single-family Dwelling, Detached	P	P	P	P	P	P	P	P		P	P	P	P	P				
	Single-family Dwelling, Attached			SE <sup>2</sup>	SE <sup>2</sup>	P	P	P	P		P		SE <sup>2</sup>	P <sup>2</sup>	P <sup>2</sup>				
	Two-family dwelling			SE <sup>2</sup>	P	P													
RETAIL USES																			
General Retail	Antiques							P <sup>13</sup>	P		P			P	P				
	Appliance Sales and Rentals								P		P				P				
	Art Supplies						SE <sup>7</sup>	P <sup>13</sup>	P		P				P	P			
	Automobile Parts								P						SE	SE			
	Bait and Tackle								P										
	Bakery						SE <sup>12</sup>		P		P					P			
	Bicycle Sales and Service								P		P					P			
	Billiards								P		P					P			
	Book/Stationery Store							P <sup>13</sup>	P		P			P	P				
	Brewpub										P								
	Bowling Alley								P										
	Building Supplies and Materials								P										
	Cabinet Shops								P										
	Cameras and Photographic Supplies						SE <sup>7</sup>	P <sup>13</sup>	P		P				P	P			
	Carpet Outlets								P										
	Ceramic Sales and Studios								P		P					P			
	Cigar and Smoke Shops								P <sup>13</sup>	P		P			P	P			
	Clock Shops								P <sup>13</sup>	P		P			P	P			
	Clothing Shops								P		P					P			
	Commercial Retail Packaging and Mail										P					P			
	Convenience Stores (no gas pumps)								P <sup>13</sup>	P		P			P	P			
	Convenience Stores (with gas pumps)								SE	P					SE	SE			

Use	Use Type	R-1	R-1A	R-2	R-3	RRF <sup>5</sup>	RPO <sup>6</sup>	C-1 <sup>8</sup>	C-2	REC <sup>29</sup>	CBD	GCR (RLD)	GCR (RMD)	GCN <sup>20</sup>	GCC	INS <sup>26</sup>	M-1	M-2
	Curio Shops								P		P				P			
	Decorating Studio/Shop								P		P				P			
	Delicatessen						SE <sup>7</sup>											
	Department Store								P		P				P			
	Drapery Shops							P <sup>13</sup>	P		P			P	P			
	Drug Sales (including medical marijuana treatment center dispensing facilities)						SE <sup>7</sup>	SE	P		P			P	P			
	Electrical Shops								P									
	Florist						SE <sup>7</sup>	P <sup>13</sup>	P		P			P	P			
	Food Outlet Store						SE <sup>7</sup>	SE						P	P			
	Fruit and Vegetables Sales (retail, no packing)								P		P							
	Furniture Store								P		P				P			
	Game Room								P		P				P			
	Gift Shop						SE <sup>7</sup>	P <sup>13</sup>	P		P			P	P			
	Grocery Store								P		P				P			
	Gun Sales and Repair							P <sup>13</sup>	P		P			P	P			
	Hardware Store								P		P				P			
	Heating and Air Conditioning Sales and Service								P									
	Hobby and Craft						SE <sup>7</sup>	P <sup>13</sup>	P		P			P	P			
	Interior Decorating							P <sup>13</sup>	P		P			P	P			
	Janitorial Supplies								P									
	Jewelry Store						SE <sup>7</sup>	P <sup>13</sup>	P		P			P	P			
	Leather Goods and Luggage						SE <sup>7</sup>	P <sup>13</sup>	P		P			P	P			
	Locksmiths							P <sup>13</sup>	P		P			P	P			
	Meat Markets								P		P							
	Medical Supplies								P		P				P			
	Mobile Home Sales and Service								P									
	Motorcycle Sales and Service								P									
	Music Store						SE <sup>10</sup>											
	Newsstands							P <sup>13</sup>	P		P			P	P			
	Nurseries								P									
	Office and/or Business Machines							P <sup>13</sup>	P		P			P	P			
	Office and/or Business Supplies							P <sup>13</sup>	P		P			P	P			
	Optical Shops								P		P				P			
	Opticians							P <sup>13</sup>	P		P			P	P			
	Outdoor Sales										SE							



Use	Use Type	R-1	R-1A	R-2	R-3	RRF <sup>5</sup>	RPO <sup>6</sup>	C-1 <sup>8</sup>	C-2	REC <sup>29</sup>	CBD	GCR (RLD)	GCR (RMD)	GCN <sup>20</sup>	GCC	INS <sup>26</sup>	M-1	M-2
	Parking Garage								P									
	Pest Control Service Establishments																P	P
	Radio or TV Broadcasting Offices, Studios, Transmitters, or Antennas																P	P
	Television and Radio Studios (excluding transmission equipment)						SE <sup>11</sup>		P									
Eating or Drinking Establishment	Alcoholic beverages (all types, sale and service) for on-premises consumption								SE		SE				SE			SE
	Alcoholic beverages for off-premises consumption							SE					SE <sup>31</sup>	SE				
	Brewpub										SE							
	Restaurants (with drive-through)								P					SE	P			
	Restaurants (without drive-through)						SE <sup>7</sup>	SE	P		P			P	P			SE
Hospitality and Tourism	Art Gallery or Studio										P			P	P			
	Hotel/Motel								P		P				P			
	Museum										P			P	P			
Office Use	Building Trade Contractors with Fleet Parking On-Site																	
	Financial Institutions (with drive-through)								P		P				P			
	Financial Institutions (without drive-through)							P <sup>13</sup>	P		P			P	P			
	Office Space for Building Trades Contractor with No Fleet Parking On-Site										P							
	Professional Offices						P	P <sup>13</sup>	P		P			P	P		P	P
Personal Service	Barbershops/Beauty Shops							P <sup>13</sup>	P		P			P	P			
	Dry Cleaners						SE <sup>7</sup>		P		P				P			
	Funeral Homes							P <sup>13</sup>	P		P			P	P			

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	Health Spa								P		P				P				
	Laundries/Laundromats								P		SE								
	Licensed Masseurs								P										
	Mini-Warehouse								SE								P	P	
	Palmist/Psychic								SE										
	Well Drilling and Pump Services								P										
EDUCATION/RECREATION/SOCIAL USES																			
Community Service	Adult Day Care	SE	SE	SE	SE		SE	SE	SE			SE	SE			P			
	Child Care	SE	SE	SE	SE		SE	SE	SE		SE	SE	SE	P	P	P			
	Church	SE	SE	SE	SE	P	SE	SE	SE		SE	SE	SE	P	P	P			
	Group Care Home				SE														
	Nursing Home				SE				SE		SE								
Educational Use	Pre-school			SE	SE		SE						SE	P	P	P			
	Private School										SE					P			
	School, elementary & secondary						SE									P			
	School, post-secondary						SE									P			
	Vocational, Technical, Trade, or Industrial School															P	P	P	
Recreational Use	Adult Arcade/Electronic Game Center								SE										
	Athletic Complex								SE										
	Clubs/Lodges/Fraternal Organizations						SE												
	Country club	P	P	P	P							P	P						
	Dance/Music/Gymnastics Studio								P		P				P				
	Go-Cart Track								SE										
	Golf Course	P	P	P	P							P	P					SE <sup>28</sup>	
	Public Recreational Uses									P									
	Race Tracks								SE <sup>18</sup>										
	Recreational Facility															P			
PUBLIC USES																			
Public Use	Bus Passages, Parcel Pick-ups and terminals								SE										
	Governmental Uses														P	P			
	Public Utilities														P	P			
	Ancillary Public Facilities														P	P			
HEALTH CARE USES																			
Health Care Use	Convalescence Facility				SE				SE		SE								
	Dental Clinic						SE	P <sup>13</sup>	P		P			P	P				
	Emergency Shelter															SE <sup>32</sup>			







**Section 2. That Chapter 117, Sec. 117-253 (2) shall be amended as follows:**

**Sec. 117-443. Permitted uses.**

The following are permitted uses in the central business district (CBD); all uses must be in a totally enclosed building:

(1) Any use permitted in the C-1 district.

(2) The following retail and service establishments and any determined similarly like or type uses not specifically described below: appliance sales and rentals, art galleries, museums, studios, bakeries, bicycle sales and service, billiards, ceramic sales and studios, clothing shops, **convenience stores with and without gas pumps**, curio shops, dance, music, gymnastic studios, decorating studios and shops, department stores, drug sales including medical marijuana treatment center dispensing facilities, dry cleaners, financial institutions (including drive-through facilities), fruit and vegetable sales (retail, no packing), furniture stores, game rooms, grocery store, hardware stores, health spas, hotels, motels, multifamily residential development, , meat markets, medical supplies, optical shops, , pet shops, pet grooming, printing shops, rentals (excluding heavy equipment), restaurants with inside and or outside seating, shoe stores, sporting goods stores, sundries and notions shops, television and radio sales and service, theaters, toy stores, veterinarian clinics (within enclosed building), wearing-apparel shops, parking lots, commercial retail packaging and mail service businesses, and office spaces for building trade contractors with no fleet parking onsite.

**INTRODUCED AND APPROVED AS TO FORM ONLY ON THE FIRST READING BY THE CITY COUNCIL OF THE CITY OF GREEN COVE SPRINGS, FLORIDA, ON THIS 7<sup>th</sup> DAY OF MARCH 2023.**

**CITY OF GREEN COVE SPRINGS, FLORIDA**

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Daniel M. Johnson, Mayor

ATTEST:

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Erin West, City Clerk

**PASSED ON SECOND AND FINAL READING BY THE CITY COUNCIL OF THE CITY OF GREEN COVE SPRINGS, FLORIDA, THIS 21st DAY OF MARCH 2023.**

**CITY OF GREEN COVE SPRINGS, FLORIDA**

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Daniel M Johnson, Mayor

ATTEST:

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Erin West, City Clerk

APPROVED AS TO FORM:

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L. J. Arnold, III, City Attorney