## **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:

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

Use	Use Type	R-1	R-1A	R-2	R-3	RRF ⁵	RPO <sup>6</sup>	C-1 <sup>8</sup>	C-2	REC <sup>29</sup>	CBD	GCR (RLD)	GCR (RMD)	GCN 20	GCC	INS <sup>26</sup>	M-1	M-2
	Curio Shops								Р	1	Р				Р			1
	Decorating								P		P				P			1
	Studio/Shop								ľ									
	Delicatessen						SE <sup>7</sup>											1
	Department Store				+		150		P	+	P				Р	1		+
	Drapery Shops							P 13	P	+	P			Р	P	1		+
	Drug Sales (including						SE <sup>7</sup>	SE	P	+	P			P	D D	1		+
	medical marijuana						35		ľ		ľ			ľ	ľ			
	treatment center																	
	dispensing facilities)																	
	disperising racilities)																	
	Electrical Shops								Р									1
	Florist						SE <sup>7</sup>	P 13	Р		Р			Р	Р			1
	Food Outlet Store						SE <sup>7</sup>	SE						Р	Р			
	Fruit and Vegetables				+	1	15-		P	1	Р					1		+
	Sales (retail, no								[	1	ľ							
	packing)								1	1								
	Furniture Store		1			1			P	1	P				Р	1		+
	Game Room								P		P				P			+
	Gift Shop						SE 7	P 13	P		P			Р	P			+
	Grocery Store						1027	ľ	P		P			i i	P			+
	Gun Sales and Repair							P 13	P		P			Р	P			+
	Hardware Store								Р		Р				Р			
	Heating and Air								Р									
	Conditioning Sales																	
	and Service																	
	Hobby and Craft						SE <sup>7</sup>	P 13	Р		P			P	Р			
	Interior Decorating							P 13	Р		Р			Р	Р			
	Janitorial Supplies								Р									
	Jewelry Store						SE <sup>7</sup>	P 13	Р		Р			Р	Р			
	Leather Goods and						SE <sup>7</sup>	P 13	Р		Р			Р	Р			
	Luggage																	
	Locksmiths							P 13	Р		Р			Р	Р			
	Meat Markets								Р		Р							
	Medical Supplies								Р		Р				Р			
	Mobile Home Sales								Р									
	and Service																	
	Motorcycle Sales and								Р									
	Service																	
	Music Store						SE 10											
	Newsstands							P 13	Р		Р			Р	Р		1	1
	Nurseries								Р	1								1
	Office and/or Business							P 13	Р		Р			Р	Р			1
	Machines								1	1								
	Office and/or Business							P 13	Р		Р			Р	Р			1
	Supplies																	
	Optical Shops								Р		Р				Р			1
	Opticians							P 13	Р		Р			Р	Р			1
	Outdoor Sales									1	SE							T

Use	Use Type	R-1	R-1A	R-2	R-3	RRF ⁵	RPO <sup>6</sup>	C-1 <sup>8</sup>	C-2	REC 29	CBD	GCR	GCR	GCN 20	GCC	INS 26	M-1	M-2
												(RLD)	(RMD)					
	Outdoor Pool Sales							Р						SE				
	Paint/Wallpaper							P 13	Р		Р			Р	Р			
	Pawn Shops								Р		Р			Р	Р			
	Pet Grooming								Р		Р				Р			
	Pet Shops						SE 9		Р						Р			
	Pool Supplies								Р									
	Printing Shops						1		P		Р				Р			
	Professional Offices						Р	P 13	P		P			Р	P			
	Rentals		1				<u>'</u>	<u> </u>	P		P 24			<u>'</u>	<u>'</u>			
	Second Hand Retail		1	+			1		F		F				P	1		1
				+	1	1	1	P 13	P	+	P		<del> </del>	P	P	+	1	1
	Shoe Repair			1				P	1			1	-	۲	· .	1		1
	Shoe Store			-		1			P		Р	-	-		Р			1
	Shopping Center								P		-				<u> </u>			
	Skating Rink								Р						Р			
	Sporting Goods Store						SE 7		P		P				Р			
	Sundries and Notions							SE	Р		Р				Р			
	Shops																	
	Tailor/Dressmaker							P 13	Р		Р			Р	Р			
	Television and Radio								Р		P				Р			
	Sales and Service																	
	Theaters		+						P		Р				Р			
	Toy Stores								Р		Р				Р			
	Upholstery Shops								Р									
	Utility Building Sales								Р									
	Vape Shop/E-Cigarette										SE							
	Store																	
	Watch Repair						SE 7	P 13	Р		Р			Р	Р			
	Wearing Apparel								Р		Р				Р			
	Shops Wholosaling from	1		+	+	1	1	SE 14	+	+	+	-	+		<u> </u>	+	1	+
	Wholesaling from							DE										
Valeta la cont	Sample Stock			+				CF 15	<u></u>		1	1		CF 31	CE 22			1
Vehicular Sales	Automobile Sales,							SE 15	Р					SE <sup>21</sup>	SE 22			
	Service, Repair, and																	
	Rentals			+					P		1	-					1	+
	Boat and Motor Sales and Service								۲									
	Tire Sales and Service		1						P		1							
	SERVICE USES																	
Agricultural Has		I		1	1	I	1	1	1	1	1	1	ı	ı	ı	1	1	Icr
Agricultural Use	Timber Growing, Tree																	SE
	Farming, Nursery, or																	
	Agricultural Related																	
	Businesses																	
Business Service	Parking Lot				SE				Р		Р							
					1				1						<u> </u>			1

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

Use	Use Type	R-1	R-1A	R-2	R-3	RRF 5	RPO <sup>6</sup>	C-1 <sup>8</sup>	C-2	REC <sup>29</sup>	CBD	GCR (RLD)	GCR (RMD)	GCN 20	GCC	INS <sup>26</sup>	M-1	M-2
	Health Spa								Р		Р				Р			1
	Laundries/Laundroma								Р		SE							
	Licensed Masseurs								Р									1
	Mini-Warehouse								SE				1				Р	Р
	Palmist/Psychic								SE								ľ	†
	Well Drilling and Pump								P									1
	Services								ľ									
	EDUCATION/RECREATION	ON/SOCIA	L USES				-							-				
Community Service		SE	SE	SE	SE		SE	SE	SE			SE	SE			Р		
Community Service	Child Care	SE	SE	SE	SE		SE	SE	SE		SE	SE	SE	Р	Р	P		1
	Church	SE	SE	SE	SE	P	SE	SE	SE		SE	SE	SE	P	P	P		+
	Group Care Home	J.	J.	135	SE	<u> </u>	135	152	- J.		JL	152	155	i	ľ	<u> </u>		+
	Nursing Home				SE		1		SE		SE		1					+
Educational Use	Pre-school			SE	SE		SE		JL	+	JL .		SE	Р	Р	P		+
Laacadonal OSC	Private School			125	150		150	+	1	+	SE	+	15-	+	<del> </del>	P		+
	School, elementary &						SE				JL					P		+
	secondary						)SE					1				l'		
	School, post-						SE			+		1				P		+
	secondary						اح											
	Vocational, Technical,				+		1	+		+						D	D	D
	Trade, or Industrial																	ľ
Recreational Use	School				+			+	SE	+		+	1	1		+		+
Recreational USE	Adult								SE									
	Arcade/Electronic																	
	Game Center				+			+	SE	_		+				+		+
	Athletic Complex						65		SE									+
	Clubs/Lodges/Fraterna						SE											
	l Organizations	P	P	P	P	-		+				P	P	1				+
	Country club	<u>'</u>	P	IP	P				P		P	P	IP		P			+
	Dance/Music/Gymnast								P		P				P			
	ics Studio				+			+	65				+					┼──
	Go-Cart Track	Р	Р	P	P				SE	_		P	P			+		CF 38
	Golf Course	Р	P	IP	P		_	_		P		P	P					SE <sup>28</sup>
	Public Recreational									IP .								
	Uses				_			_	SE 10	_			1					┼──
	Race Tracks				+		-	+	SE 18							<del> </del>		
	Recreational Facility				1			1		1		1		1	1	Р	1	
D. I.P. H.	PUBLIC USES	ı	1	1	1	1	_	1	ler	_	1	1	_	1	1	_	1	
Public Use	Bus Passages, Parcel								SE	1								
	Pick-ups and terminals																	
	Governmental Uses														Р	Р		1
	Public Utilities			1	1			1	1			1			Р	Р		1
	Ancillary Public														Р	Р		T
	Facilities											1						
	HEALTH CARE USES	•	•	•	•	•	•			•	•	•	•	•		•		
Health Care Use	Convalescence Facility				SE				SE		SE							
	Dontal Clinin			+	+		SE	P 13	P	+	P	+	+	P	P	+		+
	Dental Clinic			+	+	-	) DE	F	Tr Tr	+	r	+	+	1		CE 27	+	+
	Emergency Shelter								1	_1				1	1	SE 32		1

Use	Use Type	R-1	R-1A	R-2	R-3	RRF ⁵	RPO 6	C-1 <sup>8</sup>	C-2	REC <sup>29</sup>	CBD	GCR (RLD)	GCR (RMD)	GCN 20	GCC	INS <sup>26</sup>	M-1	M-2
	Hospital						SE	SE	SE		SE			SE	Р	Р		1
	Medical/Dental						SE	P 13	Р		Р			Р	Р			
	Laboratories																	
	Medical Clinic						SE	P 13	Р		Р			Р	Р			
	Nursing Home				SE		-		SE		SE		1	Ť.	1			1
	Veterinarian Clinics				1			P 13	P		P 25			Р	Р			1
	INDUSTRIAL USES	1		-1			-	_l'			1:	_!	-		1.			
High-Impact Industrial Use	Boat and Ship												1					ТР
I ng. mpace maastrial osc	Manufacturing,																	ľ
	Distributions, Sales,																	
	and Storage Container												1			1		P
	Manufacturing																	- ['
	Fuel Sales and																	P
	Services																	- ['
	Manufacturing, Sales,									1			1			+		P
	and Distribution of																	
	Concrete Products,																	
	Plastic Products,																	
	Fiberglass Products,																	
	Wood Products,																	
	Gypsum Products, and	I I																
	Foam Products;																	
	Metal Fabrication		1	1														P
	Shops																	
	Port and Related																	Р
	Activities																	
Low-Impact Industrial Use	Aviation Related																	Р
-	Facilities, Storage, and																	
	Production																	
	Boatyard								SE									
	Building Trades								SE									
	Contractor with																	
	Outside Storage Yard																	
	and Heavy																	
	Construction																	
	Equipment																	
	Bulk Storage Yard								SE 17								Р	Р
	Clinics, in connection																P	P
	with industrial activity																	ľ
	With industrial activity																	
	Distribution	<u> </u>		1		+				+	1	1	1	1		+	P	P
	Establishment									1						1	ľ	ſ
	Fabricators	<del>                                     </del>		+	+	+			SE 19	+	+		+	1	1	+		+
	Food Processing,	1				+			J.				1		1	+		P
										1						1		[
	Storage and									1						1		1
	Distribution Light Manufacturing	+	-	+		+	-		SE 16	+	+	+	+	+		+	P	P
		1			_	+			SE	+	+		+			+	P 27	P 27
	Outdoor Storage	1		+	+	+		-		+	+		+	1	-	+	P *′	
	Packaging Facilities																	Р

Use	Use Type	R-1	R-1A	R-2	R-3	RRF ⁵	RPO 6	C-1 8	C-2	REC 29	CBD	GCR	GCR	GCN 20	GCC	INS 26	M-1	M-2
												(RLD)	(RMD)					
	Printing/Lithographing																Р	Р
	/Publishing Railroad Rights-of-Way																Р	Р
	Research, experimental testing																P	P
	laboratories Storage Trailers for																	P
	sale or rental Truck Facilities																	P
	Warehouse/Storage Welding Shop								SE SE								P	IP IP
	Wholesale								SE								Р	P

## 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 APPROVE	D AS TO FORM ONLY	ON THE FIRST REA	ADING BY THE
CITY COUNCIL OF THE CITY	OF GREEN COVE SPRIN	IGS, FLORIDA, ON T	THIS 7th DAY OF
MARCH 2023.			

	CITY OF GREEN COVE SPRINGS, FLORIDA
	Daniel M. Johnson, Mayor
ATTEST:	
Erin West, City Clerk	
	IAL READING BY THE CITY COUNCIL OF THE CITY OF IDA, THIS 21st DAY OF MARCH 2023.
	CITY OF GREEN COVE SPRINGS, FLORIDA
	Daniel M Johnson, Mayor
ATTEST:	
Erin West, City Clerk	
APPROVED AS TO FORM:	
L. J. Arnold, III, City Attorney	