

**PDF Zoning Ordinance for Jacksonville, Florida**  
Commercial Community/General-2 (CCG-2) District.

(a) *Permitted uses and structures.*

- (1) Commercial Retail Sales and Service Establishments
- (2) Retail sales of 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.
- (3) Service stations, truck stops, car wash, major automotive repair, car or truck rental, restaurants, laundromat or dry cleaners, veterinarians, animal boarding kennels.
- (4) Commercial, recreational and entertainment facilities such as carnivals or circuses, theaters (including open-air theaters), skating rinks, athletic complexes, arenas, auditoriums, convention centers, go-cart tracks, driving ranges, indoor and outdoor facilities operated by a licensed pari-mutuel permit holder, 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, distributorship business 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
- (11) Hospital, nursing homes, assisted living facilities, group care homes, housing for the elderly or orphans and similar uses.
- (12) Boatyards.
- (13) Racetracks for animals or vehicles.
- (14) Light manufacturing, processing (including food processing but not slaughterhouse), packaging or fabricating.
- (15) Off-street commercial parking lots
- (16) Retail outlets for sale of used wearing apparel, toys, books, luggage, jewelry, cameras, sporting goods, home furnishing and appliances, furniture and similar uses.
- (17) Recycling collection points
- (18) Essential services, including water, sewer, gas, telephone, radio, television and electric

- (19) Churches, including a rectory or similar use.
  - (20) Personal property storage establishments.
  - (21) Vocational, trade and business schools.
  - (22) Banks, including drive-thru tellers.
  - (23) Dancing entertainment establishments not serving alcohol. This provision shall not supersede any other approvals or requirements for such use found elsewhere in this Chapter or elsewhere in the Ordinance Code.
  - (24) Residential treatment facilities or emergency shelter.
  - (25) Rescue missions.
  - (26) Day labor pools.
  - (27) Crematories.
  - (28) An establishment or facility which includes the retail sale and service of all alcoholic beverages including liquor, beer or wine for on-premises consumption.
  - (29) Building trades contractors with outside storage yards.
  - (30) Travel trailer parks.
  - (31) Automobile storage yards.
  - (32) Bus, semi-tractor (but not trailer) or truck parking and/or storage.
  - (33) Schools.
- (b) *Minimum lot requirements (width and area).* None, except as otherwise required for certain uses.
- (c) *Maximum lot coverage by all buildings.* None, except as otherwise required for certain uses.
- (d) *Minimum yard requirements.*
- (i) Front--None.
  - (ii) Side--None,
  - (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. No improvements other than landscaping, visual screening or retention may be permitted in the required yard.
- (e) *Maximum height of structures.* Sixty feet.