

**INTRODUCED BY:
COUNCILOR PARDEE**



ORDINANCE NO. 2008-XX

A BILL TO BE ENTITLED

AN ORDINANCE OF THE CITY OF NEPTUNE BEACH, FLORIDA, AMENDING THE CODE OF ORDINANCES CHAPTER 27 UNIFIED LAND DEVELOPMENT REGULATIONS, ARTICLE I, IN GENERAL, SECTION 27-15, DEFINITIONS, ARTICLE IV, LAND USE, SECTION 27-225, USES EXPRESSLY PROHIBITED WITHIN ZONING DISTRICTS, TABLE 27-226-1 AND PROVIDING AN EFFECTIVE DATE.

Whereas, the City Council of the City of Neptune Beach, Florida has determined that it is necessary to amend the following:

Now, Therefore, be it ordained by the City Council of Neptune Beach, Florida:

Section 1. Chapter 27, Section 27-15, Definitions, is hereby amended as follows:

Sec. 27-15. Definitions.

Gas station, automotive or service station means any building, structure, or land used for the dispensing, sale or offering for sale at retail of any automotive or alternative fuels, oils, or accessories with or without any automotive servicing.

Section 2. Chapter 27, Section 27-225, Uses expressly prohibited within zoning districts, is hereby amended as follows:

Sec. 27-225. Uses expressly prohibited within zoning districts.

The following uses are expressly prohibited within the zoning districts as provided for below:

- (1) *R-1, R-2, R-3, R-4, and R-5 districts* : In addition to the provisions of subsection 27-226(d) below, the following uses are expressly prohibited: short term rentals and all commercial activities, except home occupations as provided for in article 5.
- (2) *C-1, C-2*: Residential dwellings, mini-warehouses, gas stations, drive-in restaurants.
- (3) *C-3*: Residential dwellings, mini-warehouses, ~~gas stations~~.
- (4) *CBD district*: Mini-warehouses, gas stations, drive-in restaurants.

(Ord. No. 2004-10, § 1, 10-4-04; Ord. No. 2007-07, § 2, 6-4-07)

	Carry-out and delivery restaurant							P	P		
	Fast food restaurant							E	E	E	
	Interior service restaurant							P	P	P	
	Outdoor seating							E	E	E	
Service Establishment											
	Office							P	P	P	P
	Medical/dental clinic							P	P	P	P
	Veterinary clinic							P	P	P	P
	Funeral establishment							P	P	P	
Wholesale Sales											
	Wholesale sales-On-site storage of stock								E	P	
	Wholesale sales-No on-site storage of stock							P	P	P	
Shopping Center								P	P		
Retail Sales											
	Retail, general							P	P	P	
	Retail, furniture and appliance							P	P	E	
	Kiosk sales							E	E	E	

Uses											
	Worship facility	E	E	E	E	E	E	E	E	E	
	Social, fraternal club and lodge, union hall						E	E	E	E	
	Library, museum, art gallery						E	P	P	P	
	City Community center	E	E	E	E	E	E	P	P	P	
Recreation, Amusement, and Entertainment											
	Public park/recreation area	P	P	P	P	P	P	P	P	P	
	Bowling alley							P	P		
	Skating rink							P	P		
	Billiard and pool hall							P	P	P	
	Arcade							P	P	P	
	Miniature golf							P	P	P	
	Indoor athletic and exercise facilities							P	P	E	
	Tennis, handball, or racquetball facility							P	P		
	Theater							E	P	P	
	Night club							E	P	P	

	Private club							E	P	P	
	Bar/tavern							E	P	P	
Utilities		E	E	E	E	E	E	E	E	E	
Radio and Television Broadcasting Studio								P	P		
Light Manufacturing								E	E		
LEGEND: P=Permitted Use E=Permitted with special exception											

(Ord. No. 2006-10, § 2, 6-5-06; Ord. No. 2007-01, § 1, 3-5-07)