

Sec. 656.322. - Light Industrial Category.

This category includes industrial uses which have fewer objectionable impacts such as noise, odor, toxic chemical and wastes. Types of primary uses include light assembly and manufacturing, packaging, processing including scrap processing, manufacturing of paints, enamels and allied products but not the manufacturing of the resins and other components from which such products are made, concrete batching plants, storage/warehousing including bulk storage of liquids, research and development activities, transportation terminals including freight terminals, radio/T.V. studios, transmission and relay towers, yard waste composting, recycling facilities, business/professional offices, medical clinics, veterinarians, vocational/trade schools and building trade contractors. Secondary uses include railroad yards, truck terminals, bus and rail stations, solid waste management facilities including composting and recycling operations, institutional uses, and public facilities such as trade and technical schools, health clinics, fire stations, utility plants, churches and day care centers; commercial, retail and service establishments, broadcasting studios including transmitters, telephone and cellular phone towers, business as well as professional offices including veterinarians, filling stations, restaurants and similar other supporting commercial uses. The location, type, scale and density/intensity of the supporting and secondary uses shall be compatible with the overall character of the existing, as well as the proposed future development of the area. Residential uses allowed within this category may include single and multi-family residences which were originally designed and legally built as single and multi-family residences prior to adoption of the Comprehensive Plan, but shall not permit new residential units except as otherwise provided for in the Land Development Regulations as accessory uses.

Light industrial uses shall be located in areas designated for such use on the FLUMs. The standards in the Land Development Regulations and the criteria herein only designate locations that may be considered for light industrial uses. Consideration does not guarantee the approval of a particular light industrial use in any given location. Site access to roads classified as collectors or higher on the adopted highway functional classification system map, which is part of the 2010 Comprehensive Plan, is preferred except for sites located within the Jacksonville DIA's jurisdictional boundaries.

Light industrial uses serving as complementary or supporting uses serving other primary land use categories may be permitted in mixed use planned unit developments (PUDs) outside the areas depicted for such use on the FLUMs.

The following primary and secondary zoning districts may be considered in the Light Industry 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) Industrial Business Park (IBP); Section 656.321.
- (2) Industrial Light (IL); Section 656.322.
- (3) Public Building and Facilities-2 (PBF-2); Section 656.332.

These districts permit light industrial uses, offices, public facilities and supporting retail commercial uses described below.

- I. *Industrial Business Park (IBP) District.* The permitted uses and structures, accessory uses and structures, permissible uses by exception, minimum lot and yard requirements, maximum lot coverage, impervious surface ratio, and height of buildings and structures shall be as provided in Section 656.321.

II. *Industrial Light (IL) District.*

(a) *Permitted uses and structures.*

- (1) Wholesaling, warehousing, storage or distribution establishments (but not concrete batch mixing plants) and similar uses.
- (2) Light manufacturing, processing (including food processing but not slaughterhouse), packaging or fabricating.
- (3) Printing, publishing or similar establishments.
- (4) Business and professional offices.
- (5) Service establishments catering to commerce and industry, including linen supply, laundry and dry cleaning plants, freight movers, communications services, business machine services, hiring and union halls, employment agencies, sign companies.
- (6) Restaurants, (regulated by DBPR - Division of Hotels and Restaurants) including retail sale and service of beer and wine for consumption on premises
- (7) Automobile service stations, major repair garages, mobile car detailing, auto laundry, and automated car wash meeting the performance standards and development criteria set forth in Part 4.
- (8) Vocational, technical, trade or industrial schools and similar uses.
- (9) Medical clinics.
- (10) Freight, bus, trucking, shipping or other transportation terminals, commercial parking lots and garages, truck stops, express offices and terminal facilities and telephone exchanges, repair or installation facilities and similar uses.
- (11) Radio or television broadcasting offices, studios, transmitters, telephone and cellular telephone towers.
- (12) Scrap processing, indoor, clean activity, meeting the performance standards and development criteria set forth in Part 4.
- (13) Bulk storage yards, (but not concrete batch mixing plants) including bulk storage of flammable liquids and acids if storage not within a completely enclosed building or structure is visually screened by a six-foot fence or wall not less than 95 percent opaque.
- (14) Building trades contractors with outside storage yards and heavy construction equipment if storage, including heavy construction machinery, not within a completely enclosed building or structure, is visually screened by a six-foot fence or wall not less than 95 percent opaque.
- (15) Outdoor storage yards and lots including auto storage yards (but not scrap processing yards or concrete batch mixing plants) if storage is completely enclosed by a six-foot fence or wall not less than 95 percent opaque.
- (16) Retail outlets in conjunction with wholesaling establishments if the area designated for retail sales does not exceed ten percent of the gross floor area of the building of which it is a part.
- (17) Banks, including drive-thru tellers.
- (18) Recycling facilities meeting the performance standards and development criteria set forth in Part 4.

- (19) Retail sales of heavy machinery, farm equipment and building materials including outside display.
 - (20) Essential services, including water, sewer, gas, telephone, radio and electric, meeting the performance standards and development criteria set forth in Part 4.
 - (21) Veterinarians, animal boarding, and dog parks meeting the performance standards and development criteria set forth in Part 4.
- (b) *Permitted accessory uses.*
- (1) See Section 656.403.
 - (2) Residential facilities (including not more than one mobile home) located on the same premises as an industrial use for the use of watchmen or caretakers whose employment requires residence on the premises.
- (c) *Permissible uses by exception.*
- (1) An industrial or commercial use which is not otherwise permitted or permissible in this Zoning Code, except the following:
 - (i) Acid, chemical, fertilizer or insecticide manufacture or storage.
 - (ii) Explosives manufacturing or storage.
 - (iii) Paint, oil (including linseed), shellac, turpentine, lacquer or varnish manufacture.
 - (iv) Paper and pulp manufacture.
 - (v) Petroleum refining.
 - (vi) Stockyards or feeding pens and livestock auctions.
 - (vii) A use which is potentially dangerous, noxious or offensive to neighboring uses or the public in general by reason of smoke, odor, noise, flare, fumes, gas, vibration, threat of fire or explosion, emission of particulate matter or radiation.
 - (2) Recycling facilities and yards meeting the performance standards and development criteria set forth in Part 4.
 - (3) Care centers meeting the performance standards and development criteria set forth in Part 4.
 - (4) Churches, including a rectory and similar uses, meeting the performance standards and development criteria set forth in Part 4.
 - (5) Retail sales and service of all alcoholic beverages for either off-premises consumption or on-premises consumption or both.
 - (6) Retail sales including outside display.
 - (7) Yard waste composting facility including the mulching process, meeting the performance standards and development criteria set forth in Part 4.
 - (8) Indoor facilities operated by a licensed pari-mutuel permitholder, adult arcade amusement centers operated by a licensed permitholder, or game promotions or sweepstakes utilizing electronic equipment, meeting the performance standards and development criteria set forth in Part 4,

- drawings by chance conducted in connection with the sale of a consumer product or service utilizing electronic equipment, meeting the performance standards and development criteria set forth in Part 4, and similar uses.
- (9) Manual car wash.
 - (10) Fitness centers.
- (d) *Minimum lot requirements (width and area).* None.
 - (e) *Maximum lot coverage by all buildings.* None. *Impervious surface ratio* as required by Section 654.129.
 - (f) *Minimum yard requirements.* None.
 - (g) *Maximum height of structures.* None.
 - (h) Limitations on permitted and permissible uses by exception. All of the permitted and permissible uses by exception in the IL Zoning District, other than outside storage shall be conducted within an enclosed building.
- III. *Public Building and Facilities-2 (PBF-2) District.* The permitted uses and structures, accessory uses and structures, permissible uses by exception, minimum lot and yard requirements, maximum lot coverage, impervious surface ratio, 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 Light Industrial Category as depicted on the Future Land Use Maps of the Comprehensive Plan, subject to the district regulations for same.
- (1) Commercial Community/General-1 (CCG-1); Section 656.313.
 - (2) Commercial Community/General-2 (CCG-2); Section 656.313.
 - (3) Public Buildings and Facilities-1 (PBF-1); Section 656.332.
 - (4) Agriculture (AGR); Section 656.331.
 - (5) Conservation (CSV); Section 656.333.
 - (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. 91-761-410, § 1; Ord. 91-1290-590, § 1; Ord. 2007-560-E, § 1; Ord. 2010-326-E, § 5; Ord. 2012-364-E, § 10; Ord. 2015-100-E, § 3; Ord. 2015-782-E, § 4; Ord. 2017-318-E, § 18; Ord. 2018-75-E, § 6; Ord. 2019-375-E, § 1)