

DIVISION 16. - M-AP AIRPORT LIGHT INDUSTRIAL DISTRICT

Footnotes:

--- (13) ---

Editor's note— Ord. No. 2-2015, § 1, adopted Feb. 9, 2015, amended Div. 16 in its entirety to read as herein set out. Former Div. 16, §§ 102-781—102-788 was entitled "M-AP Airport-Industrial District", and derived from Code: 1977, §§ 111.18(a)—(h); Ord. No. 11-2011, § 6, adopted Feb. 28, 2011; Ord. No. 26-2011, § 5, adopted Aug. 22, 2011; and Ord. No. 15-2014, § 5, adopted Aug. 11, 2014.

Sec. 102-781. - Purpose.

The purpose of the M-AP Airport Light Industrial District shall be to promote the harmonious arrangement and development of land uses surrounding an airport, to encourage the types of development having maximum compatibility with aircraft operations, and to protect and promote the public utility of the airport. This district shall be applied to airport landing areas and to other surrounding areas closely related to airport boundaries and/or operations.

(Ord. No. 2-2015, § 1, 2-9-2015)

Sec. 102-782. - Uses permitted.

- (a) In the M-AP Airport Light Industrial District, no building, structure, or land shall be used for any purpose except the following:
- (1) *Airports and related airport uses*: Airports may include, but not be limited to, locations of landing fields, aircraft hangars and repair facilities, administration buildings, passenger and freight terminals, control towers, aviation plots, fuel storage areas, navigation equipment, approach and clear zones, and other facilities essential to the operation of airports for private and public aircraft. Related airport uses may include, but not be limited to, those necessary to provide service and convenience goods principally to airline passengers and those uses generally associated with airport operations including aircraft and aircraft parts manufacture, air freight terminals, aviation and airline schools, aircraft repair shops, aerial survey offices, aircraft sales, equipment and parts storage, aviation research and testing laboratories, and airline catering services.
 - (2) *Light Industrial Businesses*: Manufacturing, warehouse/distribution, processing and bottling plants, agribusiness and nutraceuticals, product fabrication and/or assembly facilities, and alternative energy production.
 - (3) *Business Park Facilities*: Scientific laboratories, research-and-development enterprises, warehouses with associated sale showrooms, corporate headquarters, technical and medical service establishments, and related educational facilities.
 - (4) *Businesses Requiring Outdoor Storage*: Commercial uses which have a need for outdoor storage of materials and/or products, such as heavy-equipment sales/repair, automobile body repair, recycling operations or parking of large-vehicles.
 - (5) *Non-On-Site Service Businesses*: Businesses where the main activity is to provide a service at a site other than where the business is located. Such businesses include construction and product-servicing businesses, builders and contractors, lawn care and landscaping services, well drilling and pump services,

and product-delivery services.

- (6) *Industrially Related Support Uses*: Training facilities, union halls, and other industrial support-businesses and facilities that provide support and services to industrial and airport businesses.
 - (7) Railroad and truck terminals.
 - (8) Agriculture, including horticulture, forestry, citrus groves, truck farming, and pastures with such buildings as are incidental thereto.
 - (9) Public parks and recreation facilities operated by the city.
 - (10) Public works and facilities operated by the city, the county, or the state, including agencies thereof.
 - (11) *Churches*: Churches, their customary accessory uses and educational buildings.
- (b) Notwithstanding subsection (a), all new uses within the M-AP Airport Light Industrial District shall be reviewed by the Hillsborough County Aviation Authority to assure compliance with F.S. § 333.03. No uses shall be allowed within a Runway clear zone, as defined by F.S. § 333.01, which are incompatible with normal airport operations or endanger public health, safety, and welfare by resulting in congregations of people, emissions of light or smoke, or attraction of birds.
- (c) Educational facilities for public or private schools (K—12) shall be prohibited within the M-AP Airport Light Industrial District.

(Ord. No. 2-2015, § 1, 2-9-2015; Ord. No. 29-2023, § 3, 9-11-2023)

Sec. 102-783. - Special requirements.

In the M-AP Airport Light Industrial District, the following special requirements shall apply to each permitted use:

- (1) Lighting shall be in accordance with the following:
 - a. A pulsating, flashing, rotating, oscillating, or other type of lighting intended as an attention-getting device shall be expressly prohibited.
 - b. Floodlights, spotlights, or other lighting device shall be so arranged or shielded as not to cast illumination in an upward direction above an imaginary line extended from the light source parallel to the ground.
 - c. Any light which constitutes a "misleading light" within the meaning of TSO-N19 or such other regulations as may be thereafter duly adopted by the Civil Aeronautics Administration is expressly prohibited.
- (2) Radio and electronic uses shall be in accordance with the following:
 - a. Any radio or electronic device shall be permitted only in conjunction with a valid license therefor or other authorization as may be issued by the Federal Communications Commission.
 - b. Any radio or electronic device, the operation of which would violate any rules or regulations of the Federal Communications Commission, is expressly prohibited.

(Ord. No. 2-2015, § 1, 2-9-2015)

Sec. 102-784. - Area requirements.

In the M-AP Airport Light Industrial District, the following area requirements shall apply to each permitted use except for uses located upon property of the county aviation authority:

- (1) *Maximum building height.* The maximum building height shall be 35 feet except where a lesser height is provided by the officially adopted airport zoning map and regulations for airport facilities within the county.
- (2) *Lot coverage.* No building or structure shall cover more than 50 percent of the total lot area.
- (3) *Building site area.* All uses within the M-AP district shall meet the building site area regulations as provided in Section 102-657.
- (4) *Buffering requirements.* Upon any lot abutting a residential district, there shall be provided a continuous buffer with a minimum height of six feet, except that no such buffer shall extend nearer to a street right-of-way line than the established building line of the adjoining residential lot. The buffer shall be a compact evergreen hedge or other type of similar foliage screening with a minimum width of five feet or shall be a solid fence or masonry wall. No outdoor storage is permitted without buffering, as required in Division 10 of Article VII, of Chapter 102, Plant City Code.
- (5) *Office Building required.* An office building must be on the property, utilized for conducting business. This subsection shall not apply to utility structures and substations, fueling facilities, and vehicle parking lots for nearby businesses.

(Ord. No. 2-2015, § 1, 2-9-2015; Ord. No. 29-2023, § 4, 9-11-2023)

Sec. 102-785. - Reserved.

Sec. 102-786. - Off-street parking.

In the M-AP Airport Light Industrial District, off-street parking shall be in accordance with Division 11 of Article VII of this Chapter.

(Ord. No. 2-2015, § 1, 2-9-2015)

Sec. 102-787. - Buffering and landscaping.

In the M-AP Airport Light Industrial District, buffering and landscaping shall be in accordance with Division 10 of Article VII of this Chapter.

(Ord. No. 2-2015, § 1, 2-9-2015)

Sec. 102-788. - Locational criteria and development standards.

In the M-AP Airport Light Industrial District, the locational criteria and development standards for industrial uses as required in Subdivision II of Division 9 of Article VII of this Chapter shall be complied with.

(Ord. No. 2-2015, § 1, 2-9-2015)

Sec. 102-789. - Nuisances.

In the M-AP Airport Light Industrial District, the use shall not create any nuisance, including unreasonable dust, odors, noise, vibration, glare, smoke, or any visual fumes and vapors.

(Ord. No. 2-2015, § 1, 2-9-2015)

Secs. 102-790—102-799. - Reserved.