

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.