

## CHAPTER 500. ZONING STANDARDS

### SECTION 528. I-1 LIGHT INDUSTRIAL PARK DISTRICT

#### 528.1. Purpose

The purpose of the I-1 Light Industrial Park District is to provide areas for the establishment of uses necessary for the development of a sound and diversified economic base and to encourage the development of these uses in a manner which will be compatible with the overall area in which located while prohibiting such uses which would interfere with the development of industrial uses or which would adversely affect the surrounding area.

#### 528.2. Permitted Uses

##### A. Principal Uses

Only those industrial, manufacturing, compounding, processing, packaging, or treatment uses and processes from the following listing are permitted when and if they do not represent a health or safety hazard to the community through air, water, and noise pollution, including the production or emission of dust, smoke, refuse matter, toxic or noxious odors, explosives, gas and fumes, excessive noise or vibration, or similar substances and conditions based on determination by the zoning official.

1. Unless otherwise provided in this chapter, all Permitted Uses in the C-3 Commercial/Light Manufacturing District.
2. Building material supplies, storage, and manufacturing.
3. Banks.
4. Boat manufacturing.
5. Carpenter, electrical, plumbing, welding, heating or sheet metal shop, furniture upholstery shop, laundry and clothes cleaning or dyeing establishments, printing shop, or publishing plant.
6. Cold storage and frozen food lockers.
7. Crematory.
8. Dairy products manufacturing.
9. Data processing services.
10. Distributing plants, beverage bottling, and/or distribution.
11. Furniture, decorating materials, and upholstery manufacturing.

12. Rail and highway freight transportation, distribution, and warehousing.
13. Hospitals.
14. Animal hospital or veterinary clinic provided that any such use shall be conducted wholly within a completely enclosed building, except for fenced kennel areas, and further provided that no such fenced kennel area shall be located closer than 1,500 feet to a residential district.
15. Laboratories devoted to research, design, experimentation, processing, and fabrication incidental thereto.
16. Lumber yards.
17. Machine shops.
18. Manufacture or assembly of electrical equipment and appliances, electronic instruments, and devices.
19. Manufacturing of ceramic products, using only previously pulverized clay and kilns fired only by electricity or gas, and the manufacturing of glass products.
20. Manufacturing, compounding, assembling, or treatment of merchandise from the following previously prepared materials: bone, canvas, cellophane, cloth, cork, feathers, felt, fiber, fur, glass, hair, horn, leather, paper, plastics, metals, stone, shell, textiles, tobacco, wax, wood, yarn, and paints.
21. Manufacturing, compounding, processing, packaging, treatment, and distribution of such products as bakery goods, candy, cosmetics, pharmaceuticals, toiletries, food, and kindred products. Retail sales of drugs, pharmaceuticals and medical marijuana treatment center dispensing facilities are prohibited.
22. Manufacture of musical instruments, toys, novelties, rubber or metal stamps, and other small molded rubber products.
23. Parking lots and parking garages.
24. Photographic equipment and supplied manufacturing and processing.
25. Police and fire stations, including helicopter landing facilities.
26. Post office.
27. Professional offices.
28. Radio and television facilities and operations, telephone exchange and transformer stations, and broadcasting or communication towers and facilities.

29. Recycling operations.
30. Restaurants.
31. Shooting ranges - indoors only.
32. Sign manufacturing, including poles.
33. Technical and trade schools.
34. Testing of materials, equipment, and products.
35. Transfer stations.
36. Towing service and connected storage of vehicles.
37. Public transportation terminals.
38. Utility operations (electric and gas company operators; sewer and water authorities).
39. Wholesale, warehousing, and storage.
40. Other uses which are similar or compatible to the permitted uses.
41. Hotels, motels, and condotels.
42. The sale or consumption of alcoholic beverages within Alcoholic Beverage Business Establishments as defined in this Code and as permitted under County, State, and Federal regulations, provided:
  - a. An Administrative Use Permit for the Sale of Alcoholic Beverages is issued in accordance with this Code Section 402.5.B.
  - b. Unless a specific distance waiver is granted by the Planning Commission in accordance with Section 402.5.B.6, no such sale or consumption of alcoholic beverages may occur or be conducted within 1,000 feet of any pre-k through 12<sup>th</sup> grade public or private school, place of religious worship, or County park as measured from the structure used as the proposed Alcoholic Beverage Business Establishment to the nearest property line of the pre-k through 12<sup>th</sup> grade public or private school, place of religious worship, or County park.
  - c. The premises or building in which the alcoholic beverage sales or consumption are to be conducted or occur shall not be used as an adult entertainment establishment.
  - d. Bottle Clubs that hold licenses under Rule 61A-3.049 FAC or the Division of Alcoholic Beverages and Tobacco are prohibited.

B. Accessory Uses

1. Accessory uses customarily incidental to an allowed principal use.
2. Living quarters for guards, custodians, and caretakers when such facilities are accessory uses to the primary occupancy of the premises.
3. Parking lots and parking garages.
4. Restaurant, cafeteria, or recreational facilities for employees and other customary accessory uses for industrial uses.
5. Signs in accordance with this Code.

528.3. Conditional Uses

- A. Aircraft and helicopter landing fields subject to approval by the Federal Aviation Administration and compliance with appropriate State and local laws, provided that no such aircraft landing field or helicopter pad be located closer than 1,000 feet from the closest property line of a school that provides a curriculum of elementary or secondary academic instruction, including kindergarten, elementary, middle, or high schools.
- B. Automobile race tracks.
- C. Medical waste disposal facilities.
- D. Auction houses.
- E. Construction and demolition debris disposal facilities subject to all local, State, and Federal regulations.
- F. Yard trash disposal facilities.
- G. Wholesale storage of chemicals, gasoline, or liquefied petroleum gas.
- H. Wastewater treatment plants, except when accessory to a development.
- I. Mining and/or reclamation including, but not limited to, the mining or extraction of limestone; clay; sand; natural gas; oil; and organic soils to all local, State, and Federal regulations.
- J. Community Gardens, Market Gardens and Community Farms in accordance with this Code, Section 530.23.

528.4. Special Exceptions

- A. Solar Facility as a principal use
- B. Free-Standing Recreational Vehicle/Boat Storage in compliance with Section 1105 of this Code

528.5. **Performance Standards**

Industrial activities shall be in conformance with standards established by the County. Industrial activities shall emit no obnoxious, toxic, or corrosive dust, dirt, fly ash, fumes, vapors, or gases which can cause any damage to human health, to animals or vegetation, or to other forms of property, or which can cause any soiling or staining of persons or property at any point beyond the lot line of the use creating the emission; discharge no smoke of a consistency which will restrict the passage of sunlight beyond the property line; emit any obnoxious odor perceptible beyond the lot boundaries; produce no heat or glare perceptible beyond the lot boundaries; produce no electromagnetic radiation or radioactive emission injurious to human beings, animals, or vegetation (electromagnetic radiation or radioactive emissions shall not be of an intensity that interferes with the use of any other property); discharge of any untreated potentially dangerous effluent from plant operations into local surface or subsurface drainage courses. Any development activities occurring adjacent to existing agricultural uses shall provide adequate buffering against discharges and emissions listed above, generated by the ongoing agricultural use.

528.6. **Storage and Waste Disposal**

- A. All outdoor facilities for fuel, raw materials, and products and all fuel, raw material, and products stored outdoors shall be enclosed by an approved safety fence and visual screen and shall conform to all yard and fencing requirements imposed upon the main building in this district.
- B. No materials or wastes shall be deposited upon a lot in such form or manner that they may be transferred off the lot by normal natural causes or forces, nor shall any substance which can contaminate a stream or watercourse or otherwise render such stream or watercourse undesirable as a source of water supply or recreation, or which will destroy aquatic life, be allowed to enter any stream or watercourse.
- C. All materials or wastes which might cause fumes or dust or which constitute a fire hazard or which may be edible or otherwise attractive to rodents or insects shall be stored outdoors only if enclosed in containers which are adequate to eliminate such hazards.

528.7. **Area and Lot Width Regulations**

- A. Lot Area:
  - 1. If within a platted industrial park: 15,000 square feet.
  - 2. If not within a platted industrial park: 20,000 square feet.
- B. Lot width: 100 feet.

528.8. **Coverage Regulations**

Lot coverage. All buildings, including accessory buildings, shall not cover more than fifty (50) percent of the lot.

528.9. **Yard Regulations**

The following minimum building line setbacks measured from the property lines are required in yard areas listed below unless otherwise specified:

- A. Front: Twenty-five (25) feet.
- B. Side: Fifteen (15) feet each side.
- C. Rear: Minimum of twenty-five (25) feet in depth. Rear yards may be reduced to zero when the rear property line coincides with a railroad siding; however, no trackage shall be located nearer than 400 feet from any residential district.
- D. An open yard of not less than 150 feet in width shall be provided along each I-1 Light Industrial Park District boundary which abuts any district other than agricultural, commercial, or industrial districts. Such open yards shall be in lieu of front, side, or rear yards on that portion of lots which abut district boundaries. The seventy-five (75) feet of such yard nearest the district boundary shall not be used for any processing activity, building, parking, or structure other than fences, walls, drainage facilities, or signs and shall be improved and maintained with a landscaped buffer strip in accordance with this Code. The remaining seventy-five (75) feet of the said open yard shall not be used for processing activities, buildings, or structures other than off-street parking lots for passenger vehicles, fences, or walls.
- E. For internal lots within a platted industrial park:
  - 1. Front: Twenty (20) feet.
  - 2. Side: Five (5) feet each side.
  - 3. Rear: Ten (10) feet.

528.10. **Height Regulations**

The maximum building height shall be four (4) stories or sixty (60) feet, except in an Urban Service Area where there is no maximum building height. For exceptions, see this Code, Chapter 500, Supplemental Regulations.

528.11. **On-Site Parking Regulations**

On-site parking shall be provided in accordance with this Code, Section 907.1.

528.12. **Development Plan**

Development plans shall be submitted in accordance with this Code, Chapter 400.

## CHAPTER 500. ZONING STANDARDS

### SECTION 527. C-3 COMMERCIAL/LIGHT MANUFACTURING DISTRICT

#### 527.1. Purpose

The purpose of the C-3 Commercial/Light Manufacturing District is to provide for the development of business uses on suitable lands, recognize that certain commercial and manufacturing uses are compatible and can be intermingled with each other and surrounding dissimilar uses, and to provide standards and guidelines for the selection of qualified businesses. The district is primarily intended for business characterized by low land coverage, absence of objectionable external effects with adequate setbacks, attractive building design, and properly landscaped sites and parking areas.

#### 527.2. Applicability

The zoning of C-3 Commercial/Light Manufacturing districts may be permitted, subject to the requirements of the Comprehensive Plan, only on land designated as IL (Industrial - Light) or IH (Industrial - Heavy) on the Comprehensive Future Land Use Plan Map, ROR (Retail/Office/Residential) where C-3 Commercial/Light Manufacturing Specific Uses only are proposed, MU (Mixed Use), or COM (Commercial), where C-3 Commercial/Light Manufacturing Specific Uses only are proposed.

#### 527.3. Permitted Uses

##### A. Principal Uses

1. Businesses with related offices and showrooms, which manufacture, assemble, process, package, store, and/or distribute small unit products, such as optical devices, tool and die manufactures, electronic equipment, precision instruments, and toys.
2. Warehouses and wholesale distribution centers, including related offices and showrooms, but not to include highway freight transportation and warehousing and wholesale or retail of gasoline or liquefied petroleum gases (propane).
3. Professional and administrative offices.
4. Printing, publishing, engraving, and related reproductive processes.
5. Cabinet and carpentry shops.
6. Research laboratories.
7. Schools for business or industrial training.
8. Shooting and archery ranges, indoors only.

9. Restaurants, except drive-in and drive-through restaurants.
10. Radio or television station, including studios, offices, and broadcasting towers.
11. Financial institutions, banks, etc.
12. Public service facilities, such as police, fire stations, and post office.
13. Garment assembly and sewing.
14. Medical, dental, photographic, or similar laboratories, clinics or hospitals, and fitness centers.
15. Ornamental iron manufacturing.
16. Parking lots and parking garages.
17. Welding shops.
18. Machine shops.
19. Sheet metal shops.
20. Data processing services.
21. Other uses which are similar or compatible to the permitted uses.
22. Contractor's office and storage.
23. Pest control office and storage.
24. Residential treatment and care facilities.
25. Hotels, motels, and condotels.
26. Single-family unit which is accessory to a principal use and located on the same lot.
27. Telephone exchange and transformer stations. Television facilities and operations, including studios, offices, and broadcasting towers.
28. Community Gardens, Market Gardens and Community Farms in accordance with this Code, Section 530.23.
29. Automobile towing services and connected storage of vehicles. All storage shall be located to the rear of the building and must be adequately buffered or fenced from adjoining properties and the street or right-of-way, pursuant to this Code. There shall be no outside display or sale of parts or tires.

30. The sale or consumption of alcoholic beverages within Alcoholic Beverage Business Establishments as defined in this Code and as permitted under County, State, and Federal regulations, provided:
- a. An Administrative Use Permit for the Sale of Alcoholic Beverages is issued in accordance with this Code Section 402.5.B.
  - b. Unless a Specific Distance Waiver is granted by the Planning Commission in accordance with Section 402.5.B.6, no such sale or consumption of alcoholic beverages may occur or be conducted within 1,000 feet of any pre-k through 12<sup>th</sup> grade public or private school, place of religious worship, or County park as measured from the structure used as the proposed Alcoholic Beverage Business Establishment to the nearest property line of the pre-k through 12<sup>th</sup> grade public or private school, place of religious worship, or County park.
  - c. The premises or building in which the alcoholic beverage sales or consumption are to be conducted or occur shall not be used as an adult entertainment establishment.
  - d. Bottle Clubs that hold licenses under Rule 61A-3.049 FAC or the Division of Alcoholic Beverages and Tobacco are prohibited.

B. Accessory Uses

- 1. Accessory uses customarily incidental to an allowed principal use.
- 2. Signs in accordance with this Code.

527.4. Conditional Uses

- A. Public utility substations and relay facilities and other conforming uses within the confines of an enclosed building which do not cause an undue nuisance or adversely affect existing structures, uses, or residents.
- B. Aircraft landing fields and helicopter pads subject to approval by the Federal Aviation Administration and compliance with appropriate State and local laws, provided that no such aircraft landing field or helicopter pad be located closer than 1,000 feet from the closest property line of a school that provides a curriculum of elementary or secondary academic instruction, including kindergarten, elementary, middle, or high schools.
- C. Mining and/or reclamation including, but not limited to, the mining or extraction of limestone, clay, sand, natural gas, oil, and organic soils subject to all local, State, and Federal regulations.
- D. Medical waste disposal facilities.

- E. Auction houses.
- F. Construction and demolition debris disposal facilities subject to all local, State, and Federal regulations.
- G. Yard trash disposal facilities.
- H. Wastewater treatment plants, except when accessory to a development.

527.5. **Special Exceptions**

- A. Solar Facility as a principal use
- B. Free-Standing Recreational Vehicle/Boat Storage in compliance with Section 1105 of this Code.

527.6. **Area and Lot-Width Regulations**

- A. Minimum Lot Size: 20,000 Square Feet
- B. Minimum Lot Width: 100 Feet

527.7. **Coverage Regulations**

All buildings, including accessory buildings, shall not cover more than fifty (50) percent of the lot.

527.8. **Yard Regulations**

The following minimum building line setback shall be:

- A. Front: twenty (20) feet.
- B. Seventy-five (75) feet from any adjoining property not zoned commercial or industrial, side or rear.
- C. Side: Where two (2) or more commercial and/or industrial districts adjoin side-to-side, no side setback shall be required.
- D. Rear setback requirements shall be fifteen (15) feet from the rear lot line, except as prescribed in B above.

527.9. **Height Regulations**

The maximum building height in this classification shall be sixty (60) feet, except in an Urban Service area where there is no maximum building height. For exceptions, see this Code, Chapter 500, Supplemental Regulations.

527.10. **Performance Standards**

All activities shall be in conformance with standards established by the County, State, and Federal government. Activities shall emit no obnoxious, toxic, or corrosive dust, dirt, fly ash, fumes, vapors, or gases which can cause any damage to human health, animals, vegetation, or to other forms of property, or which can cause any soiling or staining of persons or property at any point beyond the lot line of the use creating the emission; discharge no smoke of a consistency which will restrict the passage of sun light beyond the property line; emit any obnoxious odor perceptible beyond the lot boundaries; produce no heat or glare perceptible beyond the lot boundary; produce no electromagnetic radiation or radioactive emission injuries to human beings, animals, or vegetation (electromagnetic radiation or radioactive emissions shall not be of any intensity that interferes with the use of any property); or discharge of any untreated, potentially dangerous effluent from operations and to local surface or subsurface drainage courses. Any development activities occurring adjacent to existing agricultural uses shall provide adequate buffering against discharges and emissions listed above and generated by the ongoing agricultural use.

527.11. **On-Site Parking Regulations**

On-site parking shall be provided in accordance with this Code, Section 907.1.

527.12. **Development Plan**

Development plans shall be submitted in accordance with this Code, Chapter 400.