

### **Sec. 656.323. Heavy Industrial Category.**

Heavy industrial uses are generally likely to produce adverse physical and environmental impacts such as noise, land, air and water pollution and transportation conflicts. Accordingly, compatibility of heavy industrial developments with surrounding land uses is a major concern. The type of uses and activities allowed in the Heavy Industrial Category includes mining, heavy manufacturing repair and other uses similar in character along with necessary supporting uses. Heavy industrial land uses must be buffered by other less intense transitional land uses, such as office, light industry or open space, etc., to protect residential and other sensitive land uses, i.e., schools, health care facilities, etc. Heavy industries must be located with convenient access to the transportation network which includes major highways, railroads, airports and port facilities. Site access to roads classified as arterials or higher on the adopted Functional Highway Classification Map of the Comprehensive Plan, is preferred except for sites located within planned industrial parks. Sites with railroad access and frontage on two highways are preferred locations for heavy industrial development.

The following primary and secondary zoning districts may be considered in the Heavy Industrial 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) **Industrial Heavy (IH); Section 656.323.**
- (4) Public Buildings and Facilities-1 (PBF-1); Section 656.232.
- (5) Public Buildings and Facilities-2 (PBF-2); Section 656.232.

Land uses which are allowed within the above districts include mining, heavy manufacturing, repair, fabrication, assembly, packaging, processing and distribution operations. Railroad switching yards, solid waste management facilities, utility plants and similar other uses are also permitted, along with supporting commercial and institutional uses. A detailed description of the uses which are permitted or are permissible by exception in these districts is given 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.* 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 656.322.
- III. ***Industrial Heavy (IH) District.***

(a) *Permitted uses and structures.*

- (1) An industrial, manufacturing, distribution, storage or wholesaling use which is otherwise lawful, except those uses listed hereunder as being permissible only by exception.
- (2) Railroad switching facilities and repair and storage areas for railway equipment.
- (3) Service establishments catering to commerce and industry, including, linen supply, laundry and dry cleaning plants, freight movers, communications services, business machine services, sign companies, restaurants (including drive-thru restaurants), the retail sale and service of beer and wine, hiring and union halls, employment agencies, and day labor pools.

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- (4) Automobile service stations, major repair or service garages, truck stops, mobile car detailing, auto laundry, and automated car washes meeting the performance standards and development criteria set forth in Part 4, and similar uses.
  - (5) Freight, trucking, shipping or other transportation terminals.
  - (6) Outdoor storage yards and lots including automobile wrecking or storage yards and junkyards (but not scrap processing yards) if storage is completely enclosed by a six-foot fence or wall not less than 95 percent opaque.
  - (7) Scrap processing, indoor, clean activity, meeting the performance standards and development criteria set forth in Part 4.
  - (8) Bulk storage of flammable liquids, but not refining or processing 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 solid.
  - (9) Trade and technical training facilities.
  - (10) All types of professional and business offices.
  - (11) Medical and dental offices and medical clinics.
  - (12) Establishments for the retail sale of heavy machinery and equipment, boats, farm equipment, machinery supplies, lumber and building supplies and similar uses.
  - (13) Concrete batch mixing plants.
  - (14) Recycling facilities and yards meeting the performance standards and development criteria set forth in Part 4.
  - (15) Essential services, including water, sewer, gas, telephone, radio and electric, meeting the performance standards and development criteria set forth in Part 4.
  - (16) Yard waste composting facility including the mulching process, meeting the performance standards and development criteria set forth in Part 4.
  - (17) Establishments engaged in the manufacturing of paints, varnishes, lacquers, enamels and shellac, putties, wood fillers and sealers, paint and varnish removers, paint brush cleaners and allied products, but excluding therefrom the manufacturing of the resins and other components from which such products are manufactured.
  - (18) Waste tire site, waste tire processing center, or tire recycling, as defined in Rule 62-701, Florida Administrative Code (Solid Waste Management Facilities) and Section 403.717, Florida Statutes (Waste tire and lead-acid battery requirements).
- (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) *The following uses are permitted by right within an Industrial Sanctuary or otherwise permissible by exception.*
- (1) Scrap processing, outdoor, unclean activity meeting the performance standards and development criteria set forth in Part 4.

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- (2) Facilities for recycling construction demolition debris, meeting the performance standards and development criteria set forth in Part 4.
  - (3) Explosives manufacturing or storage.
  - (4) Paint, oil (including linseed), shellac, turpentine, lacquer or varnish manufacture.
  - (5) Paper and pulp manufacture.
  - (6) Petroleum refining.
  - (7) Outdoor storage of scrap or processed scrap generated through scrap processing, indoor, clean activity.
  - (8) Care centers meeting the performance standards and development criteria set forth in Part 4.
  - (9) Construction and demolition recycling facilities.
  - (10) Churches, including a rectory and similar uses, meeting the performance standards and development criteria set forth in Part 4.
  - (11) Essential services, including water, sewer, gas, telephone, radio and electric, meeting the performance standards and development criteria set forth in Part 4.
- (d) *Permissible uses by exception.*
- (1) Establishments or facilities which include the retail sale and service of alcoholic beverages for either on-premises or off-premises consumption, or both.
  - (2) Commercial retail and service establishments in support of an industrial use.
  - (3) Hazardous waste transfer stations, meeting the performance standards and development criteria set forth in Part 4.
  - (4) Sanitary landfills and construction and demolition debris landfills meeting the performance standards and development criteria set forth in Part 4.
  - (5) Mining.
  - (6) Automobile service stations, major repair or service garages, truck stops, manual car wash, and similar uses.
- (e) *Minimum lot requirements (width and area).* None.
- (f) *Maximum lot coverage by all buildings.* None. *Impervious surface ratio* as required by Section 654.129.
- (g) *Minimum yard requirements.* None.
- (h) *Maximum height of structures.* None.
- (i) *Limitations on permitted or permissible uses by exception.* All of the permitted and permissible uses by exception in the IH District are subject to the provision that noise levels from an activity shall not exceed 75 dbA at a point where the district adjoins a commercial district and 65 dbA at a point where the district adjoins a residential district.
- IV. *Public Buildings and Facilities (PBF) Districts.* 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.

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B. *Secondary zoning districts.* The following secondary zoning districts may be permitted in the Heavy 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) Agriculture (AGR); Section 656.331.
- (4) Conservation (CSV); Section 656.333.
- (5) 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, § 2; Ord. 92-955-674, § 5; Ord. 94-450-275, § 1; Ord. 94-436-709, § 1; Ord. 2007-560-E, § 1; Ord. 2009-872-E, § 1; Ord. 2015-100-E, § 3; Ord. 2017-231-E, § 3; Ord. 2019-375-E, § 1)