
Sec. 3-28. INDUSTRIAL SELECT (ZONE IS)

(a) *Area.* All land designated as Zone IS is subject to the regulations of this Section, as well as Sec. 20.3-10. This industrial district is intended for locations which are not feasible for some light or heavy industrial development because of proximity to residential areas. The regulations for this district are intended to encourage development compatible with surrounding or abutting residential districts, with suitable open space, landscaping, and parking areas. Consequently, development is limited to those administrative, wholesaling, and manufacturing activities that can be carried on in a relatively unobtrusive manner. A site plan conforming to the requirements of this chapter shall be submitted to the Planning and Zoning Department for administrative review and approval prior to obtaining a building permit for all uses within this District.

(b) *Uses Permitted.*

(1) Light industries, with related offices and showrooms, which manufacture, assemble, process, package, store, and distribute small unit products such as optical devices, precision instruments, electronic equipment, toys, fishing tackle, research facilities and laboratories, and the like. Corporate offices which accommodate twenty-five (25) or more employees shall be allowed in this district.

(2) Accessory uses, such as dining and recreational facilities as a convenience to the occupants thereof and their customers and employees, and business offices accessory to the primary industrial use.

(3) All of the above uses are subject to the following provisions:

(i) Are conducted entirely within an enclosed building and include no outside storage or other similar activities.

(ii) Are not dangerous, noxious, or offensive to neighboring uses or the public in general by reason of smoke, odor, noise, glare, fumes, gas, vibration, threat of fire or explosion, emission of particulate matter or radiation.

(iii) Are provided with off-street loading facilities which are located at the rear or side of the building and visually screened from any abutting public or approved private street or residentially zoned property.

(iv) Are provided with off-street parking facilities which are separated from any abutting public or approved private street by at least an eight foot landscaped strip.

- (v) All structures limited to a maximum of thirty thousand (30,000) square feet gross building area. Buildings larger than the maximum may be permitted following a public hearing to determine the adequacy of the site development plan and compatibility with surrounding area so that it will not be detrimental to the general health or welfare of the surrounding area.
- (4) Commercial radio, television and microwave transmission and reception facilities, including their accessory uses.
- (5) Hotels and motels when part of a unified development that is predominantly industrial select in nature.
- (6) Marinas and boatels when part of a unified development that is predominantly industrial select in nature.
- (7) Communication Antennas and Communication Towers, including accessory buildings, tower support and peripheral anchors as governed by the provisions of Section 20.3-46 of the Clay County Land Development Code. (Amended 11/26/96 - Ord. 96-58).

(c) *Conditional Uses.* The following uses are permitted in the IS zoning district, subject to the conditions provided in Section 20.3-5.

- (1) Public assembly.
- (2) Residential dwelling.

(d) *Uses Not Permitted.*

- (1) Any use not allowed in (b) and (c) above.

(e) *Density Requirements.* The maximum density for development on land with the IS zoning classification shall correspond to a floor area ratio (FAR) of fifty (50) percent.

(f) *Lot and Building Requirements.* The principal building(s), accessory structures and other uses shall be located so as to comply with the following minimum requirements.
Rev. 04/22/08

- (1) Side lot line setbacks on property which abuts residential or agricultural districts shall be not less than twenty-five (25) feet. If it is a corner lot, the side lot line setback shall be the same as the front lot line setback.
- (2) Rear lot line setbacks shall be twenty (20) feet, or twenty-five (25) feet from multi-family and single-family residences. If the rear yard does not abut a public street, then access shall be not less than 20 feet in width and shall be unobstructed at all times.
- (3) Front lot line setbacks shall in no case be less than 25 feet.
- (4) All structures shall be set back a minimum of 50 feet landward from the ordinary high water line or mean high water line, whichever is applicable; for waters designated as

Aquatic Preserves or Outstanding Florida Waters, the setback will be 100 feet. These setbacks shall not apply to structures on lots or parcels located landward of existing bulkheads permitted by the St. Johns River Water Management District or Florida Department of Environmental Protection.

- (5) Where a district is adjacent to a lot line of property of a residential or agricultural classification, no materials, garbage containers, or refuse shall be allowed nearer than 15 feet to such a residential or agricultural district. Garbage or refuse shall be screened so as not to be readily visible.
- (6) *Off-Street Parking.* Visitors and customers may be placed in the front. Parking shall be at the side or rear for employees. All parking lots shall be paved. The off-street parking area shall be a minimum of 1.1 spaces per employee at the largest shift. This determination would include, but not be limited to, plans for expansion and type of use in terms of intensity of employment. Each space shall be at least 10 feet by 20 feet. The adequacy of parking provisions will be determined when the site plan is submitted for a building permit.
- (7) Visual Barrier: Proposed non-residential development shall be buffered from adjacent land within the residential land use categories identified in Section 20.3-8 with a ten (10) foot landscaped area, minimum six (6) foot high opaque barrier (fence or vegetation) and tree planting thirty (30) feet on center. For all development commenced on or after January 28, 2003, the provisions of this subsubsection shall not apply. For developments that commence after this date, the provisions of Article VI of the Clay County Land Development Code (the Tree Protection and Landscaping Standards) will apply. (Rev. 02/08/11)

(g) *Other Requirements.*

- (1) Access for emergency vehicles shall be 20 feet in width and unobstructed at all times.
- (2) *Landscaping.* Except as otherwise provided, all portions of any lot not otherwise covered with natural cover, buildings, or parking lots shall be graded, drained, and landscaped with trees, shrubs, and planted ground cover. Side and rear yard: 20 foot buffer areas shall be planted with trees or hedges as a screen and maintained by the property owner. Such screen shall not be less than three feet at the time of planting and reach a height of six feet within three years.
- (3) *Lighting and Utilities.* Shaded light sources shall be used to illuminate signs, facades, buildings, parking and loading areas, and shall be so arranged as to eliminate glare from roadways and streets, and shall be directed away from properties lying outside the district. Shaded light sources are lighting elements shielded with an opaque shade to direct the light. No neon lights, intermittent, or flashing lights or such lighted signs shall be allowed. All telephone lines shall be placed underground. Secondary electrical distribution lines serving individual installations shall be placed underground. Other high voltage electric lines may be placed underground or on poles, provided that poles are located on private property and have provisions for street lighting brackets. Where underground distribution is utilized, transformers shall be placed on the ground and contained in pad mounts, enclosures, or vaults. Where

enclosures or vaults are used, the construction and design shall be compatible with the primary building. The developer must provide landscaping with shrubs and plants to screen pad mounted transformers except for the area in front of the transformer door opening. Small 15KVA transformers may be pole mounted for limited low-power use where circuitry through a pad mount or vault is not available.

(h) *General Provisions.*

- (1) With respect to any parcel zoned IS on August 27, 2002, any use permitted under this section may be undertaken or continued thereon and may lawfully continue thereafter.
- (2) With respect to any parcel zoned IS on August 27, 2002, any non-conforming use then in existence thereon may lawfully continue thereafter, subject to the provisions and limitations set forth in Section 20.3-11 hereof.
- (3) No parcel shall be rezoned to IS unless application therefore has been filed on or before August 27, 2002. This prohibition shall not apply to parcels within any development of regional impact under Chapter 380, Florida Statutes, for which a development order has been issued prior to August 27, 2002, provided that such development order is in effect at the filing of such application, and IS is specifically authorized thereunder. (amended 8/02 – Ord. 02-45)

Sec. 3-29. **LIGHT INDUSTRIAL (ZONE IA)**

(a) *Area.* All land designated as Zone IA is subject to the regulations of this Section and Sec. 20.3-10. Such areas are established to provide for the development of industrial activities of a light manufacturing and wholesaling nature. A site plan conforming to the requirements of this section shall be submitted to the Planning and Zoning Department for administrative review and approval prior to obtaining a building permit for all uses within this District.

(b) *Uses Permitted.*

(1) All uses permitted in Sec. 20.3-28.

(2) Bottling beverages; cabinet making; carpentry; cold storage warehouses and precooling plants; engines - gas, gasoline, steam, and oil - sales and service; farm machinery sales and service and storage; fruit packing and preserving; ice plants; leather goods manufacturing, excluding tanning; sharpening and grinding shops; manufacturing and assembly of clothing and garments; scientific, electrical, and optical equipment; souvenirs and novelties; testing laboratories; fabrication of materials used in the building trades; boat or yacht repairing or overhauling; canning factories for fruits and vegetables; furniture manufacture; machine shops; mattress and bedding manufacture and sales; metalizing processes; novelty works; ornamental metal work shops; and similar uses.

(3) Accessory uses such as dining and recreational facilities as convenience to occupants thereof and their customers and employees, and business offices accessory to the primary industrial use.

(4) Textile, hosiery, and weaving mills, provided they are not located closer than 300 feet to any residential district.

(5) Private utility services as follows:

(i) Telephone exchange buildings;

(ii) Gas and water regulations substations;

(iii) Electric power and light substations;

(iv) Water tower, storage tank, reservoir, water treatment plant.

(6) Marine facilities.

(7) Boatyard. This facility is intended to provide complete construction and repair facilities for all manner of marine craft in addition to such dry storage as may be found complimentary to the primary use. Docking of pleasure craft for residential purposes is prohibited.

(8) Marina/Boatyard. The purpose of this operation is to provide boat repair and storage services. The fueling of resident and transient craft is permitted. Docking of pleasure

craft for residential purposes is considered as an accessory use.

(9) Incinerators as accessory to the principal use and exempt from the provisions of Sec. 20.3-44.

(10) Commercial radio, television, microwave transmission and relay station and accessory buildings.

(11) Communication Antennas and Communication Towers, including accessory buildings, tower support and peripheral anchors as governed by the provisions of Section 20.3-46 of the Clay County Land Development Code. (Amended 11/26/96 - Ord. 96-58).

(12) Warehouses and associated offices

(c) *Conditional Uses.* The following uses are permitted in the IA zoning district, subject to the conditions provided in Section 20.3-5.

- (1) Public assembly.
- (2) Public and/or private sewer facilities.
- (3) Residential Dwellings. (Amended 8/27/96- Ord. 96-35)
- (4) Auctions. Rev. 04/22/08
- (5) Recreational Vehicle and Boat Storage

(d) *Uses Not Permitted.*

- (1) Any use not allowed in (b) or (c) above.
- (2) Any use which would create any obnoxious, corrosive, or offensive noise, gas, odor, smoke, dust, fumes, vibration, or light, and which would in any way be detrimental to other surrounding properties or to the welfare and health of the citizens in the area.

(e) *Lighting Adjacent to Residential Districts.* Artificial lighting used to illuminate the premises and/or advertising copy shall be directed away from adjacent residential or agricultural districts.

(f) *Density Requirements.* The maximum density for development on land with the IA zoning classification shall correspond to an FAR of fifty (50) percent.

(g) *Lot and Building Requirements.* The principal building(s), accessory structures and other uses shall be located so as to comply with the following minimum requirements.
Rev. 04/22/08

- (1) Side lot line setbacks on property which abuts residential or agricultural districts shall

be not less than twenty-five (25) feet. If said lot is a corner lot, then the setback shall be the same as the front yard.

(2) Rear lot line setbacks shall be twenty (20) feet. If the rear yard does not abut a public street, then access to the rear of the lot shall be not less than twenty (20) feet in width and shall be unobstructed at all times.

(3) Front lot line setbacks shall in no case be less than twenty-five (25) feet.

(4) All structures shall be set back a minimum of 50 feet landward from the ordinary high water line or mean high water line, whichever is applicable; for waters designated as Aquatic Preserves or Outstanding Florida Waters, the setback will be 100 feet. These setbacks shall not apply to structures on lots or parcels located landward of existing bulkheads permitted by the St. Johns River Water Management District or Florida Department of Environmental Protection.

(5) Where a district is adjacent to a lot line of property of a residential or agricultural classification, no materials, garbage containers, or refuse shall be allowed nearer than fifteen (15) feet to such a residential or agricultural district. Garbage or refuse shall be screened so as not to be readily visible.

(6) Visual Barrier: Proposed non-residential development shall be buffered from adjacent land within the residential land use categories identified in Section 20.3-8 with a ten (10) foot landscaped area, minimum six (6) foot high opaque barrier (fence or vegetation) and tree planting thirty (30) feet on center. For all development commenced on or after January 28, 2003, the provisions of this subsubsection shall not apply. For developments that commence after this date, the provisions of Article VI of the Clay County Land Development Code (the Tree Protection and Landscaping Standards) will apply. (Rev. 02/08/11)

Sec. 3-30. HEAVY INDUSTRIAL (ZONE IB)

- (a) *Area.* All land designated as Zone IB is subject to the regulations of this Section and Sec. 20.3-10. Such areas are established in order to provide adequate areas for activities of a heavy industrial nature. A site plan conforming to the requirements of this chapter shall be submitted to the Planning and Zoning Department for administrative review and approval prior to obtaining a building permit for all uses within this District.
- (b) *Uses Permitted.*
 - (1) Any uses permitted in the Light Industrial District (Zone IA) and Industrial Select District (Zone IS).
 - (2) Airports, landing strips, and heliports. The development and operation of these facilities shall conform to all rules and regulations of all governmental agencies having appropriate jurisdiction and to the performance standards of this Article.
 - (3) Accessory uses such as dining and recreation facilities as convenience to occupants thereof and their customers and employees, and business offices accessory to the primary industrial use.
 - (4) Communication Antennas and Communication Towers, including accessory buildings, tower support and peripheral anchors as governed by the provisions of Section 20.3-46 of the Clay County Land Development Code. (Amended 11/26/96 - Ord. 96-58).
 - (5) Any manufacturing, recycling, distribution, warehousing, or associated uses not in conflict with ordinances dealing with incinerators and toxic or hazardous waste.
 - (6) Medical Transport. (Rev. 10/26/10)
- (c) *Conditional Uses.* The following uses are permitted in the IB zoning district, subject to the conditions provided in Section 20.3-5.
 - (1) Public assembly.
 - (2) Rock crushing; rock or sand storage yards; and stone cutting.
 - (3) Residential dwelling.
 - (4) Public and/or private sewer facilities.
 - (5) Land Clearing Debris Off-Site Disposal Facility
 - (6) Recreational Vehicle and Boat Storage

(d) *Uses Not Permitted.*

(1) Any use not allowed in (b) or (c) above.

(e) *Lighting Adjacent to Residential Districts.* Artificial lighting used to illuminate the premises and/or advertising copy shall be directed away from adjacent residential or agricultural districts.

(f) *Density Requirements.* The maximum density for development on land with the IB zoning classification shall correspond to a floor area ratio (FAR) of fifty (50) percent.

(g) *Lot and Building Requirements.* The principal building(s), accessory structures and other uses shall be located so as to comply with the following minimum requirements.
Rev. 04/22/08

(1) Side lot setbacks on property which abuts residential or agricultural districts shall be not less than 20 feet. If said lot is a corner lot, the setback shall be the same as for the front lot.

(2) Rear lot line setbacks shall be twenty (20) feet. If the rear yard does not abut a public street, then access shall be not less than twenty (20) feet in width and shall be unobstructed at all times.

(3) Front lot line setbacks shall in no case be less than twenty-five (25) feet.

(4) All structures shall be set back a minimum of 50 feet landward from the ordinary high water line or mean high water line, whichever is applicable; for waters designated as Aquatic Preserves or Outstanding Florida Waters, the setback will be 100 feet. These setbacks shall not apply to structures on lots or parcels located landward of existing bulkheads permitted by the St. Johns River Water Management District or Florida Department of Environmental Protection.

(5) Where a district is adjacent to a lot line of property of a residential or agricultural classification, no materials, garbage containers, or refuse shall be allowed nearer than fifteen (15) feet to such a residential or agricultural district. Garbage or refuse shall be screened so as not to be readily visible.

(6) Visual Barrier: Proposed non-residential development shall be buffered from adjacent land within the residential land use categories identified in Section 20.3-8 with a ten (10) foot landscaped area, minimum six (6) foot high opaque barrier (fence or vegetation) and tree planting thirty (30) feet on center. For all development commenced on or after January 28, 2003, the provisions of this subsubsection shall not apply. For developments that commence after this date, the provisions of Article VI of the Clay County Land Development Code (the Tree Protection and Landscaping Standards) will apply. *(Rev. 02/08/11)*