

Highlands County Code of Ordinances

Land Development Regulations (2020)

Section 12.05.251. I-1 industrial district.

A. Intent. The I-1 industrial district is intended to locate certain industrial occupancies which, though they may be large in area, will not require the use of equipment, processes or machinery which will, by the emission of noise, vibration, odor, water or other pollution create conditions detrimental to the value or existing use of adjacent properties, or in any way be incompatible with nearby residential districts. In order to preserve the character and to minimize conflict in this district, uses which are permitted in a higher restricted district are prohibited.

B. Permitted principal uses and structures in this district are:

1. Any use permitted in B-3 and B-4 districts which is not permitted in a more restricted district; and
2. Processing and/or manufacture, including storage, warehousing and distribution facilities for such products as:
 - a. Food and food products, but not to include slaughtering or products specifically assigned to the I-2 districts.
 - b. Precision instruments and electronic devices.
 - c. Television, radio, phonograph, electrical fixtures.
 - d. Clothing and leather products, but not including tanning.
 - e. Cosmetics, toiletries and pharmaceuticals.
 - f. Tobacco products.
 - g. Electrically fired ceramics and pottery.
 - h. Hardware or cutlery.
 - i. Jewelry.
 - j. Orthopedic and medical appliances.
 - k. Canvas products.
 - l. Musical instruments.

- m. Brooms and brushes.
- n. Novelties.
- o. Small parts and devices.
- p. Heavy equipment.
- q. Miscellaneous processes such as:
 - (1) Motion picture studio.
 - (2) Pattern tool.
 - (3) Gauge shop.
 - (4) Hatchery.
 - (5) Cutting and blending of liquor.
 - (6) Battery repair and rebuilding.
 - (7) Auto body and/or paint shop.
 - (8) Sign manufacturing.
- r. General warehouse and storage activities, including ice or cold storage plant and frozen food lockers.
- s. Pest control agency.
- t. Sexually oriented businesses subject to regulation pursuant to section 12.08.125 and Article IV of Chapter 4 of this Code.
- u. Central wastewater treatment and water treatment facilities serving a single development. (Ord. No. 16-17-17 § 133; Ord. No. 19-20-09 § 68)

C. Permitted accessory uses and structures in this district are accessory uses and structures, including living quarters, accessory to a permitted use.

D. Prohibited uses and structures. Permissible uses in this district do not include, either as a principal or accessory use, any of the following, which are listed for emphasis:

- 1. The manufacture of any product or the utilization of any process or operation expressly specified for an I-2 district.
- 2. Paint or varnish manufacture; oil compounding or barreling.

3. Manufacture of asphalt, brick, tile, cement, lime, plaster, concrete or products thereof.
4. Storage in bulk of asphalt, brick, building materials, butane, cement, clay products, concrete products, coal, contractors equipment, cotton, fuel, gasoline, grain, gravel, grease, hay, ice, lead, lime, liquor, plaster, pipe, lumber, machinery, propane, roofing, rope, sand, stone, tar, tarred or creosoted products, terra cotta, timber, wind, wood or wool.
The above prohibition does not apply to storage of these materials in warehouses.
5. Use of automatic screw machines.
6. Institutions for the housing, care or treatment of sick, indigent, aged or adolescent persons.
7. Dwellings, except as accessory to a permitted use.
8. Hotels, motels, apartment hotels, rooming, boarding or lodging houses, villas, bungalow courts.
9. Motor freight terminals.

E. Special exceptions. Permissible in this district by the BOA after public hearing and subject to appropriate conditions and safeguards are:

1. Mobile home as accessory use for security to protect property against vandals, thieves, etc., provided that any grant of a special exception shall set a time limit of not to exceed five years. However, this shall not permit the use of an RV or travel trailer for this purpose.
2. Central wastewater and water treatment facilities serving more than one development. (Ord. No. 16-17-17 § 134; Ord. No. 19-20-09 § 69)
3. Flea market, open. As permitted in the B-4 district.
4. Wireless communications facility (WCF) or transmission tower or tower, including lattice towers, guyed towers, monopole towers, ground-mounted towers and alternative tower structure or other similar wireless communications facilities, pursuant to the standards contained in sections 12.08.133 and 12.08.135 of the Code.
5. Uses as permitted in the B-1 and B-2 districts when those uses are not allowed in the B-3 and B-4 as a permitted use.
6. Increase in the maximum height of structures to exceed the maximum established in section 12.05.251.H but not to exceed 110 feet or eleven stories. (Ord. No. 05-06-05, § 56; Ord. No. 05-06-30, § 56)

F. Minimum lot requirements in this district, in regard to area and width are:

1. **Width:** 200 feet.
2. **Area:** 20,000 square feet.

G. Minimum yard requirements. (Depth of front and rear yards) See sections 12.05.307 and 12.05.402 of the Code.

H. Maximum intensity (floor area ratio) and height of structures.

1. No portion intended for human occupancy shall exceed 50 feet in height. Exceptions to height of structures may apply as provided in Sections 12.05.302, 12.08.133, and 12.08.135. See definition of Height of buildings in Section 12.02.104. (Ord. No. 09-10-03 § 17)

2. **Maximum intensity (floor area ratio):**

- a. When the comprehensive plan category is **commercial/industrial mixed use**: Up to 0.80 FAR.
- b. When the comprehensive plan category is **industrial**: Up to 1.00 FAR. (Ord. No. 13-14-02 § 22)

I. Limitations on signs. The following limitations on signs shall apply in this district: No signs intended to be read from off the premises, except:

1. Signs as permitted in B-2.

J. Limitations on uses. The following limitations on uses apply in this district:

1. Central wastewater treatment facilities or structures or water treatment facilities or structures shall conform to the standards contained in section 12.08.131. (Ord. No. 16-17-17 § 135)
2. All central potable water facilities shall comply with all applicable federal and state laws, rules, and regulations, including permitting requirements. (Ord. No. 16-17-17 § 135; Ord. No. 19-20-09 § 70)
3. When the comprehensive plan category is commercial/industrial, the mixed use ratio: Up to 40 percent of gross site area for the secondary industrial use. There is no similar restriction when the comprehensive plan category is industrial. (Ord. No. 05-06-05, § 58; Ord. No. 05-06-30, § 58)

(Ord. 00-01-25 § 23) (Ord. 03-04-1) (Old Sec. 12-97) (Ord. No. 05-06-05, §§ 56-58; Ord. No. 05-06-30, §§ 56-58; Ord. No. 09-10-03 § 17; Ord. No. 16-17-17 § 133-135; Ord. No. 19-20-09 § 68-70)

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