

Sec. 3-107. - I-1 Light Industrial Classification.



- (a) *Purpose and intent.* The purpose and intent of the I-1 Light Industrial Classification is to provide sufficient space in appropriate locations for industrial operations engaged in the fabricating, repair or storage of manufactured goods of such a nature that objectionable by-products of the activity (such as odors, smoke, dust, refuse, electro-magnetic interference, noise in excess of that customary to loading, unloading and handling of goods and materials) are not nuisances beyond the lot on which the facility is located.
- (b) *Permitted principal uses and structures.* In the I-1 Light Industrial Classification, no premises shall be used except for the following industrial uses and their customary accessory uses or structures unless a use is found to be substantially similar in nature by the City Manager. Permitted and special exception uses must also be consistent with the uses permitted by the property's future land use designation on the City's adopted Future Land Use Map. Also, reference Article, II Overlay Districts, for any additional applicable regulations.

Any of those uses permitted in the B-5 Classification unless the use is listed as a special exception use in this classification.

Adult bookstores (refer to [section 3-133\(1\)](#)).

Adult theaters (refer to [section 3-133\(1\)](#)).

Automobile, truck, truck-trailer, motorcycle, mobile home, manufactured dwelling, recreational vehicle and bicycle manufacturers.

Automobile service station, Types A and B.

Automotive, boat, motorcycle, mobile homes and recreational vehicles sales.

Bakeries.

Blood banks and laboratories that offer cash or any other form of compensation for blood or plasma.

Bottling and distribution plants.

Building materials storage and sales.

Bus garages and repair shops.

Communication towers not exceeding 70 feet in height above ground level.

Cold storage and frozen food lockers.

Contractor's shop, storage and equipment yard.

Convenience stores, with or without gasoline pumps.

Display and sale (retail or wholesale) of products or parts manufactured or assembled on the premises.

Employment agencies offering day labor services and where workers congregate at the business location to receive daily assignments.

Essential utility services.

Establishments offering on-site internet or computer access, or phone card sales, the primary activity or business of which is the sale of internet, computer or phone access or time for compensation or value whether for profit or not.

Feed and seed processing and storage.

Industrial vocational training school.

Laundries and linen services.

Machinery and machine shops.

Mobile food dispensing vehicles with standard permitted uses.

Moving and storage companies.

Pain management clinics registered with the Florida Department of Health.

Pawn shops.

Pest exterminators.

Plumbing supply.

Printing, publishing and engraving.

Publicly owned parks and recreational areas.

Radiator repair, cleaning and flushing establishments.

Restaurants, Types A and B, when contained within the principal industrial structure.

Self-storage facilities and Miniwarehouses.

Sign and paint shop.

Tattoo and body piercing parlors.

Testing of materials, equipment and products.

Truck, automobile, boat, mobile recreational vehicle and shelter, motorcycle and trailer storage.

Warehouses.

Welding or soldering shops.

Wholesale houses and distributors.

Wholesale meat and produce distribution with meat cutting but no butchering.

Exempt excavations for stormwater ponds as required by this Code.

Manufacturing.

(c) *Permitted special exceptions.* Additional regulations/requirements governing permitted special exceptions are located in section 3-134.

Animal hospitals, veterinary clinics.

Communication towers exceeding 70 feet in height above ground level.

Professional and trade schools related to permitted uses.

Public uses not specifically allowed as a permitted use.

(d) *Dimensional requirements.*

(1) *Minimum lot size:*

Area: One acre.

Width: 100 feet.

(2) *Minimum yard size:*

Front yard: 30 feet.

Side yard: ten feet. Abutting any residential or mobile home zoned property: 35 feet.

Rear yard: 20 feet. Abutting any residential or mobile home zoned property: 35 feet.

For buildings over 35 feet in height, the side and rear yards shall be increased by one foot of yard for each foot of building height over 35 feet.

Waterfront yard: 25 feet. For buildings over 35 feet in height, the waterfront yard shall be increased one foot for each foot of height over 35 feet.

(3) *Maximum building height:* 45 feet; abutting a residential classification, 35 feet.

(4) *Maximum lot coverage:* 35 percent.

SEC. 3-107(d)

DIMENSIONAL REQUIREMENTS

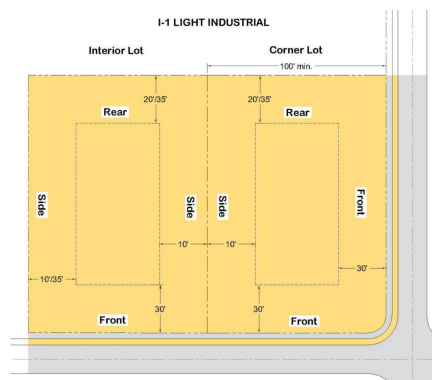
LOT STANDARDS

Lot size, min (acre)	1
Width, min (ft.)	100
Lot coverage, max (%)	35

SETBACKS, MINIMUM

Front (ft.)	30
Rear (ft.)	20
Rear, abutting residential or mobile home (ft.)	35
Side(ft.)	10

Side, abutting residential or mobile home (ft.)	35
Waterfront (ft.)	25
BUILDING STANDARDS	
Building height, max. (ft.)	45
Building height, abutting residential, max. (ft.)	35
For buildings over 35 feet in height, the side and rear yards shall be increased by one foot of yard for each foot of building height over 35 feet	
For buildings over 35 feet in height, the waterfront yard shall be increased one foot for each foot of height over 35 feet.	



(e) *Final site plan requirements.* Final site plan approval meeting the requirements of division 3, article II of chapter 4 is required. (Ord. No. 01-99, § 1(301.3), 11-3-1999; Ord. No. 05-10, § 2, 6-16-2010; Ord. No. 02-12, § 2(Exh. A), 9-5-2012; Ord. No. 02-2022, § 4, 2-16-2022; Ord. No. 04-2023, § 2, 5-17-2023; Ord. No. 06-2023, § 5, 7-5-2023)