

Land Development Regulations  
Chapter 3-9. Zoning  
Article II. Districts Regulations

Sec. 3-9-43. IG

**Sec. 3-9-47. Industrial, light (IL).**

~~(a) *Intent.* The purpose and intent of the industrial, light (IL) district is to permit the designation of suitable locations for and to facilitate the proper development and use of areas devoted to various light industrial and quasi-industrial commercial uses in an environment less restrictive than that required in the industrial, office park (IOP) district. While it is presumed that most industrial processes will take place within enclosed buildings, any activity not taking place within a building shall take place within a yard enclosed by an opaque wall or fence. Further, it is not intended that the IL district be located adjacent to any land used principally for or intended to be used principally for (i.e. zoned but vacant) residential purposes.~~

~~(b) *Permitted principal uses and structures:* The following uses and structures are permitted in this district:~~

~~(1) All uses and structures permitted in the CI district.~~

~~(2) Wholesaling, warehousing, storage and distribution establishments and similar uses.~~

~~(3) Light manufacturing, processing, including food processing, packaging and fabricating in completely enclosed buildings.~~

~~(4) Printing, lithographing, publishing and similar establishments.~~

~~(5) Bulk storage yards, but not including bulk storage of flammable liquids.~~

~~(6) Outdoor storage yard or lots, provided such outdoor storage yards or lots shall not be located closer than twenty-five (25) feet to any public street; and provided further that this provision shall not permit wrecking yards (including automobile wrecking yards), junkyards or yards used in whole or in part for scrap or salvage operations or for processing, storage, display or sale of any scrap, salvage or secondhand building materials, junk automotive vehicles, or secondhand automotive vehicle parts.~~

~~(7) Retail and repair establishments for sale or repair of new and used automobiles, motorcycles, trucks or tractors, mobile homes, boats, automotive vehicles parts and accessories (but not junkyards or automotive vehicle wrecking yards), heavy machinery or equipment, farm equipment, retail establishments for sale of farm supplies, lumber and building supplies, monuments and similar uses.~~

~~(8) Service establishments catering to commerce and industry, including linen supplies, freight movers, communication services, employment agencies, sign companies, automotive service, truck stops and similar uses.~~

~~(9) Vocational, technical, trade and industrial schools, and similar uses.~~

~~(10) Medical clinic in connection only with industrial activities.~~

~~(11) Miscellaneous uses such as express offices, telephone exchanges, commercial parking lots and parking garages, motor bus or truck or other transportation terminals and related uses.~~

~~(12) Radio and television stations and transmitters.~~

~~(13) Laboratories, classes 1, 2 and 3, provided central sewer is available.~~

~~(14) Holistops.~~

~~(c) *Permitted accessory uses and structures.* Uses, including retail sales, and structures which are customarily accessory and clearly incidental and subordinate to permitted principal uses and structures are also permitted in this district; however, no residential facilities shall be permitted in the district except for watchmen or caretakers whose work requires residence on the premises.~~

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1 ~~(d) *Prohibited uses and structures.* Any use or structure not specifically or by reasonable implication~~  
2 ~~permitted herein, or permitted by special exception, shall be unlawful in this district, including the~~  
3 ~~following:~~

- 4 ~~(1) Residential dwellings, except as permitted under accessory uses.~~  
5 ~~(2) Hospitals and clinics, except clinics in connection with industrial activity.~~  
6 ~~(3) Wrecking yards, including automotive vehicle wrecking yards and junkyards.~~  
7 ~~(4) Chemical and fertilizer manufacture.~~  
8 ~~(5) Explosives manufacturing.~~  
9 ~~(6) Paper and pulp manufacture.~~  
10 ~~(7) Petroleum refining.~~  
11 ~~(8) Stockyards and feeding pens.~~  
12 ~~(9) Animal slaughterhouses.~~  
13 ~~(10) Tanneries with curing or storage of raw hides.~~  
14 ~~(11) House of worship in accordance with section 3-9-80.1~~  
15 ~~(12) Any use not conforming to industrial performance standards.~~

16 ~~(e) *Special exceptions.* (For procedure see section 3-9-7, "Special exceptions.") The following are~~  
17 ~~special exceptions in this district:~~

- 18 ~~(1) Bulk storage of flammable liquids and explosives, subject to the provisions of county and state~~  
19 ~~fire codes.~~  
20 ~~(2) Industrial marinas.~~  
21 ~~(3) Asphalt plants.~~  
22 ~~(4) Concrete batch plants.~~  
23 ~~(5) Heliports.~~  
24 ~~(6) Such other uses as determined by the zoning official or his/her designee to be:~~  
25 ~~a. Appropriate by reasonable implication and intent of the district.~~  
26 ~~b. Similar to another use either explicitly permitted in that district or allowed by special~~  
27 ~~exception.~~  
28 ~~c. Not specifically prohibited in that district.~~

29 ~~The board of zoning appeals shall review a favorable determination of the zoning official under this~~  
30 ~~provision at the time the special exception application is presented to it. An unfavorable determination of~~  
31 ~~the zoning official or his/her designee shall be appealable pursuant to section 3-9-6 of these regulations.~~

32 ~~(f) *Development standards.* The following development standards shall apply in this district:~~

33 ~~Minimum lot requirements:~~

34 ~~Area, square feet .....12,000~~

35 ~~Width, feet .....100~~

36 ~~Minimum yard requirements:~~

37 ~~Front yard, feet .....25~~

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1        Side yard:

2                ~~Interior .....None~~

3                ~~Abutting a road, feet .....15~~

4                ~~Abutting water, feet .....20~~

5        Rear yard:

6                ~~Interior, feet .....10~~

7                ~~Abutting a road, feet .....25~~

8                ~~Abutting water, feet .....20~~

9        ~~Maximum lot coverage by all buildings, percent .....40~~

10        ~~Maximum height of structures, feet .....60~~

11        ~~Accessory buildings, same as principal building.~~

12        ~~All uses shall conform to the industrial performance standards as set forth in section 3-9-81.~~

13        ~~Landscape buffers and screening shall be required in this district in accordance with the provisions of~~  
14        ~~article XXII, chapter 3-5, of the Code, as the same may be amended.~~

15        ~~If the IL district abuts a residential district, no structure other than screening required pursuant to article~~  
16        ~~XXII, chapter 3-5, of the Code, shall be erected closer to the abutting residentially zoned property than~~  
17        ~~twenty-five (25) feet or the building height, whichever is greater.~~

18        ~~Where properties lie anywhere on a barrier island or within one thousand two hundred (1,200) feet of the~~  
19        ~~water of Charlotte Harbor, the Gulf of Mexico, Lemon Bay, Gasparilla Sound, Placida Harbor, Red Fish~~  
20        ~~Cove, the Myakka River, the Peace River, or Coral Creek, structures must also be constructed in~~  
21        ~~accordance with section 3-9-98.~~

22        ~~(g) Signs. Signs shall be in accordance with section 3-9-95~~

23        ~~(h) Off street parking. Off street parking shall be in accordance with section 3-9-90~~

24        ~~(Minutes of 12-8-81, § 7; Res. No. 87-255, § 10, 10-20-87; Ord. No. 89-34, § 21, 5-31-89; Ord. No. 94-55,~~  
25        ~~§§ 31, 32, 11-3-94; Ord. No. 2001-031, § 1(r), 6-12-01; Ord. No. 2002-008, § 1, 1-28-02)~~

26        ~~**Editor's note—**~~

27        ~~These provisions were formerly found in § 3-9-42~~

28        **Sec. 3-9-43. Industrial General (IG)**

29        (a) *Intent*. The purpose and intent of this district is to allow various light industrial and higher-intensity  
30        commercial uses. All industrial processes shall take place within completely enclosed buildings  
31        unless approved by a Special Exception. Storage of materials and finished products may be  
32        permitted within an enclosed yard with appropriate screens and buffering.

33        (b) *Permitted Uses (P) and Structures*:

34                (1) Biofuel production, less than 5,000 gal per day.

35                (2) Biofuel production, 5,000 to 15,000 gal per day.

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- 1 (3) Boat, travel trailer, and motor vehicle sales, including recreational vehicles and campers.
- 2 (4) Boat, travel trailer and motor vehicle repair, services, and storage, including recreational
- 3 vehicles and campers.
- 4 (5) Commercial laundry.
- 5 (6) Commercial vehicle rental.
- 6 (7) Dairy, grain, fruit, field crop, and vegetable processing.
- 7 (8) Distribution center, wholesaling, warehousing.
- 8 (9) Dry cleaner.
- 9 (10) Emergency services.
- 10 (11) Essential services. (see Sec. 3-9-71. Essential Services)
- 11 (12) Farm equipment sales and service.
- 12 (13) Gas station.
- 13 (14) Government uses and facilities.
- 14 (15) Heavy machinery, equipment rental, sales, service.
- 15 (16) Heliport, helistop.
- 16 (17) Industrial marina.
- 17 (18) Light manufacturing and assembly in a completely enclosed building.
- 18 (19) Lumberyard.
- 19 (20) Mass transit station.
- 20 (21) Motor vehicle wash.
- 21 (22) Non-retail food production.
- 22 (23) Paid or public parking lot, garage, structure.
- 23 (24) Printing, lithographing, publishing, and similar establishments.
- 24 (25) Research, testing facility.
- 25 (26) Sales and storage of mobile homes.
- 26 (27) Sawmill, machine shop.
- 27 (28) Sexually oriented business. (see Sec. 3-9-84. Sexually Oriented Businesses)
- 28 (29) Telecommunications facility, 50 feet or less in height. (see Sec. 3-9-68. Communication
- 29 Towers)
- 30 (30) Telecommunications facility, greater than 50 feet in height. (see Sec. 3-9-68. Communication
- 31 Towers)
- 32 (31) Truck stop.
- 33 (32) Vocational, trade, or business school.
- 34 (c) *Permitted Accessory Uses and Structures:* Uses, including retail sales, and structures which are
- 35 customarily accessory and clearly incidental and subordinate to permitted and conditional uses and
- 36 structures are also permitted in this district; however, no residential facilities shall be permitted in the
- 37 district except for watchmen or caretakers whose work requires residence on the premises.

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1 (d) Conditional Use (C) and Structures: (For rules and regulations for any use designated as a  
2 Conditional Use, see Sec.3-9-69. Conditional Uses and Structures)

- 3 (1) Building trades contractor's office with storage yard on-premises.
- 4 (2) Laboratories, Class 1, 2, 3.
- 5 (3) Mini transfer station. (see Sec. 3-9-70. Debris and Waste Facilities)
- 6 (4) Minor yard trash processing facility. (see Sec. 3-9-70. Debris and Waste Facilities)
- 7 (5) Outdoor storage yard.
- 8 (6) Private off-site parking.
- 9 (7) Recovered materials processing facility. (see Sec. 3-9-70. Debris and Waste Facilities)
- 10 (8) Residential household hazardous waste collection center. (see Sec. 3-9-70. Debris and Waste  
11 Facilities)
- 12 (9) Waste tire collection center. (see Sec.3-9-70. Debris and Waste Facilities)

13 (e) Prohibited Uses and Structures: Any use or structure not specifically or by reasonable implication  
14 permitted herein, or permitted by Special Exception, shall be unlawful in this district, including the  
15 following:

- 16 (1) Animal slaughterhouses.
- 17 (2) Any use not conforming to industrial performance standards.
- 18 (3) Chemical and fertilizer manufacturing.
- 19 (4) Explosives manufacturing.
- 20 (5) Hospitals and clinics, except clinics in connection with industrial activity.
- 21 (6) Paper and pulp manufacturing.
- 22 (7) Petroleum refining.
- 23 (8) Place of Worship. (see Sec. 3-7-82. Places of Worship)
- 24 (9) Residential dwellings, except as permitted under accessory uses.
- 25 (10) Stockyards and feeding pens.
- 26 (11) Tanneries with curing or storage of raw hides.
- 27 (12) Wrecking yards, including automotive vehicle wrecking yards and junkyards.

28 (f) Special Exceptions (S): (For procedure see Sec. 3-9-6.2. Special Exceptions)

- 29 (1) Airport.
- 30 (2) All conditional uses and structures that cannot meet all conditions set forth in this Code.
- 31 (3) Biofuel production, greater than 15,000 gal per day.
- 32 (4) Composting facility. (see Sec. 3-9-70. Debris and Waste Facilities)
- 33 (5) Flammable liquid storage.
- 34 (6) Light manufacturing and assembly not in a completely enclosed building.
- 35 (7) Materials recovery facility. (see Sec. 3-9-70. Debris and Waste Facilities)
- 36 (8) Transfer station. (see Sec. 3-9-70. Debris and Waste Facilities)
- 37 (9) Such other uses as determined by the Zoning Official or his/her designee to be:

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- 1     a. Appropriate by reasonable implication and intent of the district.
- 2     b. Similar to another use either explicitly permitted in that district or allowed by special
- 3         exception.
- 4     c. Not specifically prohibited in that district.

5     The Board of Zoning Appeals shall review a favorable determination of the Zoning Official under this

6     provision at the time the special exception application is presented to it. An unfavorable determination

7     of the Zoning Official or his/her designee shall be appealable pursuant to Sec.3-9-6. Board of Zoning

8     Appeals.

9     (g) Development Standards:

<u>Lot (min.)</u>		<u>Adjacent to non-industrial uses</u>
<u>Area (sq. ft.)</u>	<u>12,000</u>	<u>12,000</u>
<u>Width (ft.)</u>	<u>100</u>	<u>100</u>
<u>Setbacks (min. ft.)</u>		
<u>Front</u>	<u>10</u>	<u>25</u>
<u>Side (interior)</u>	<u>0</u>	<u>10</u>
<u>Side (street)</u>	<u>10</u>	<u>15</u>
<u>Rear (interior)</u>	<u>10</u>	<u>15</u>
<u>Rear (street)</u>	<u>10</u>	<u>20</u>
<u>Abutting water</u>	<u>20</u>	<u>20</u>
<u>Bulk (max.)</u>		
<u>Lot Coverage of All Buildings</u>	<u>50%</u>	<u>50%</u>
<u>Height (ft.)</u>	<u>60</u>	<u>60</u>
<u>Density (units/acre)</u>	<u>0</u>	<u>0</u>

10     All uses shall conform to the industrial performance standards as set forth in Sec. 3-9-75.

11     Landscape buffers and screening shall be required in this district in accordance with the provisions of

12     Article XXII, Chapter 3-5, of the Code, as the same may be amended.

13     If the IG district abuts a residential district, no structure other than screening required pursuant to Article

14     XXII, Chapter 3-5, of the Code, shall be erected closer to the abutting residentially zoned property than

15     25 feet or the building height, whichever is greater.

16     Where properties lie anywhere on a barrier island or within 1,200 feet of the water of Charlotte Harbor,

17     the Gulf of Mexico, Lemon Bay, Gasparilla Sound, Placida Harbor, Red Fish Cove, the Myakka River,

18     the Peace River, or Coral Creek, structures must also be constructed in accordance with Sec. 3-9-88.

19     Waterfront Property.

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- 1 (g) *Signs.* Signs shall be in accordance with Sec. 3-9-85.
- 2 (h) *Off-street parking.* Off-street parking shall be in accordance with section 3-9-79.

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