

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

Sec. 3-9-44. II

Sec. 3-9-48. Industrial, general (IG).

- ~~(a) *Intent.* The purpose and intent of the industrial, general (IG) district is to permit the designation of suitable locations for and to facilitate the proper development and use of areas devoted to various heavy industrial uses which have the potential of producing extensive adverse impacts on surrounding land uses or resources. Such uses include those which produce noise, odors, noxious or toxic by-products, increased hazards of fire or explosion, or are generally incompatible with lower intensity land uses. In certain cases, such uses may be permitted specifically only as a special exception.~~
- ~~(b) *Permitted principal uses and structures.* The following uses and structures are permitted in this district:~~
- ~~(1) All uses permitted in the IL district.~~
 - ~~(2) Asphalt plants and concrete batch plants.~~
 - ~~(3) Industrial marinas.~~
 - ~~(4) Business machine services and canteen services.~~
 - ~~(5) Essential and emergency services.~~
 - ~~(6) Storage of flammable liquids, subject to the provisions of county and state fire codes.~~
- ~~(c) *Permitted accessory uses and structures.* Uses and structures which are customarily accessory and clearly incidental to permitted uses and structures are also permitted in this district; however, no residential facility shall be permitted in the district except for watchmen or caretakers whose work requires residence on the premises.~~
- ~~(d) *Prohibited uses and structures.* Any use or structure not specifically or by reasonable implication permitted herein or permitted by special exception are prohibited in this district:~~
- ~~(1) Residential dwelling units, except as provided under accessory uses.~~
 - ~~(2) Hospitals or clinics, except clinics in connection with industrial activity.~~
 - ~~(3) Explosives manufacturing.~~
 - ~~(4) Paper and pulp manufacture.~~
 - ~~(5) Petroleum refining.~~
 - ~~(6) Houses of worship.~~
 - ~~(7) Any use not conforming to industrial performance standards.~~
- ~~(e) *Special exceptions.* (For procedure see section 3-9-7, "Special exceptions.") The following are special exceptions in this district:~~
- ~~(1) Automobile wrecking yards and junkyards in other than a completely enclosed building, provided that such yards shall be in accordance with section 3-9-82~~
 - ~~(2) Any industrial use not specifically permitted or prohibited which is otherwise lawful and which conforms to industrial performance standards.~~
 - ~~(3) Explosive storage, subject to the provisions of county and state fire codes.~~
 - ~~(4) Stockyards and feeding pens.~~
 - ~~(5) Animal slaughterhouses.~~
 - ~~(6) Tanneries and the curing or storage of raw hides.~~

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1 ~~(7) Heliports.~~

2 ~~(8) Fertilizer manufacturing.~~

3 ~~(9) Such other uses as determined by the zoning official or his/her designee to be:~~

4 ~~a. Appropriate by reasonable implication and intent of the district.~~

5 ~~b. Similar to another use either explicitly permitted in that district or allowed by special~~
6 ~~exception.~~

7 ~~c. Not specifically prohibited in that district.~~

8 ~~The board of zoning appeals shall review a favorable determination of the zoning official under this~~
9 ~~provision at the time the special exception application is presented to it. An unfavorable determination of~~
10 ~~the zoning official or his/her designee shall be appealable pursuant to section 3-9-6 of these regulations.~~
11 ~~It is expressly intended by these regulations that any use permitted as a principal use or by special~~
12 ~~exception in another zoning district or districts which is not specifically listed in this section is excluded by~~
13 ~~its omission and cannot be a special exception considered or approved by the board of zoning appeals as~~
14 ~~one permitted by reasonable implication and intent of the district.~~

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

16 ~~Minimum lot requirements:~~

17 ~~Area, square feet40,000~~

18 ~~Width, feet200~~

19 ~~Minimum yard requirements:~~

20 ~~Front yard, feet25~~

21 ~~Side yard:~~

22 ~~InteriorNone~~

23 ~~Abutting a road, feet15~~

24 ~~Abutting water, feet20~~

25 ~~Rear yard:~~

26 ~~Interior, feet10~~

27 ~~Abutting a road, feet25~~

28 ~~Abutting water, feet20~~

29 ~~Maximum lot coverage by all buildings, percent40~~

30 ~~Maximum height of structures, feet60~~

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

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

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

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

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

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

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

10 ~~(Minutes of 12-8-81, § 7; Res. No. 87-255, § 11, 10-20-87; Ord. No. 89-34, § 22, 5-31-89; Ord. No.~~
11 ~~94-55, §§ 33, 34, 11-3-94; Ord. No. 2001-031, § 1(s), 6-12-01; Ord. No. 2002-008, § 1, 1-28-02)~~

12 ~~Editor's note~~

13 **Sec. 3-9-44. Industrial Intensive (II)**

14 (a) Intent. The purpose and intent of this district is to allow various heavy industrial uses including those
15 that produce noise, odors, noxious or toxic by-products, increased hazards of fire or explosion, or are
16 generally incompatible with lower intensity land uses. Industrial processes are not required to take
17 place within enclosed buildings. Work areas, and the storage of materials and finished products may
18 be permitted within an enclosed yard with appropriate screens and buffering.

19 (b) Permitted Uses (P) and Structures:

20 (1) All other manufacturing uses not listed below.

21 (2) Asphalt plant, concrete batch plant.

22 (3) Biofuel production, less than 5,000 gal per day.

23 (4) Biofuel production, 5,000 to 15,000 gal per day.

24 (5) Biofuel production, greater than 15,000 gal per day.

25 (6) Boat, travel trailer, and motor vehicle sales, including recreational vehicles and campers.

26 (7) Boat, travel trailer and motor vehicle repair, services, and storage, including recreational
27 vehicles and campers.

28 (8) Building trades contractor's office with storage yard on-premises.

29 (9) Commercial laundry.

30 (10) Commercial vehicle rental.

31 (11) Dairy, grain, fruit, field crop, and vegetable processing.

32 (12) Distribution center, wholesaling, warehousing.

33 (13) Dry cleaner.

34 (14) Emergency services.

35 (15) Essential services. (see Sec. 3-9-71. Essential Services)

36 (16) Farm equipment sales and service.

37 (17) Flammable liquid storage.

38 (18) Gas station.

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- 1 (19) Government uses and facilities.
- 2 (20) Heavy machinery, equipment rental, sales, service.
- 3 (21) Heliport, helistop.
- 4 (22) Industrial marina.
- 5 (23) Light manufacturing and assembly not in a completely enclosed building.
- 6 (24) Lumberyard.
- 7 (25) Mass transit station.
- 8 (26) Motor vehicle wash.
- 9 (27) Non-retail food production.
- 10 (28) Paid or public parking lot, garage, structure.
- 11 (29) Printing, lithographing, publishing and similar establishments.
- 12 (30) Research, testing facility.
- 13 (31) Sales and storage of mobile homes.
- 14 (32) Sawmill, machine shop.
- 15 (33) Sexually oriented business. (see Sec. 3-9-84. Sexually Oriented Businesses)
- 16 (34) Telecommunications facility, 50 feet or less in height. (see Sec. 3-9-68. Communication
- 17 Towers)
- 18 (35) Telecommunications facility, greater than 50 feet in height. (see Sec. 3-9-68. Communication
- 19 Towers)
- 20 (36) Truck stop.
- 21 (37) Vocational, trade, or business school.
- 22 (c) *Permitted Accessory Uses and Structures:* Uses and structures which are customarily accessory and
- 23 clearly incidental to permitted and conditional uses and structures are also permitted in this district;
- 24 however, no residential facility shall be permitted in the district except for watchmen or caretakers
- 25 whose work requires residence on the premises.
- 26 (d) *Conditional Use (C):* (For rules and regulations for any use designated as a Conditional Use, see
- 27 Sec.3-9-69. Conditional Uses and Structures)
- 28 (1) Automobile Wrecking and Salvage Yard. (see Sec. 3-9-76. Junklike Conditions Prohibited)
- 29 (2) Laboratories, Class 1, 2, 3.
- 30 (3) Mini transfer station. (see Sec. 3-9-70. Debris and Waste Facilities)
- 31 (4) Minor yard trash processing facility. (see Sec. 3-9-70. Debris and Waste Facilities)
- 32 (5) Outdoor storage yard.
- 33 (6) Private off-site parking.
- 34 (7) Recovered materials processing facility. (see Sec. 3-9-70. Debris and Waste Facilities)
- 35 (8) Residential household hazardous waste collection center. (see Sec. 3-9-70. Debris and Waste
- 36 Facilities)
- 37 (8) Waste tire collection center. (see Sec. 3-9-70. Debris and Waste Facilities)

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1 (e) Prohibited Uses and Structures: Any uses or structures not specifically or by reasonable implication
2 permitted herein or permitted by special exception are prohibited in this district:

- 3 (1) Any use not conforming to industrial performance standards.
4 (2) Hospitals or clinics, except clinics in connection with industrial activity.
5 (3) Place of Worship. (see Sec. 3-9-82. Places of Worship)
6 (4) Residential dwelling units, except as provided under accessory uses.

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

- 8 (1) Agricultural industrial activities, leather tanning, wool processing, meat curing.
9 (2) Airport.
10 (3) All conditional uses and structures that cannot meet all conditions set forth in this Code.
11 (4) Animal and poultry slaughter, stockyards, rendering.
12 (5) Composting facility. (see Sec. 3-9-70. Debris and Waste Facilities)
13 (6) Explosives manufacturing.
14 (7) Explosives storage.
15 (8) Fertilizer manufacturing.
16 (9) Materials recovery facility. (see Sec. 3-9-70. Debris and Waste Facilities)
17 (10) Paper and pulp manufacturing.
18 (11) Petroleum refining.
19 (12) Soil treatment facility. (see Sec. 3-9-70. Debris and Waste Facilities)
20 (13) Solid waste combustor. (see Sec. 3-9-70. Debris and Waste Facilities)
21 (14) Solid waste disposal facility. (see Sec. 3-9-70. Debris and Waste Facilities)
22 (15) Transfer station. (see Sec. 3-9-70. Debris and Waste Facilities)
23 (16) Used oil processing facility. (see Sec. 3-9-70. Debris and Waste Facilities)
24 (17) Waste tire processing facility. (see Sec. 3-9-70. Debris and Waste Facilities)
25 (18) Waste tire site. (see Sec. 3-9-71. Debris and Waste Facilities)
26 (19) Such other uses as determined by the Zoning Official or his/her designee to be:

- 27 a. Appropriate by reasonable implication and intent of the district.
28 b. Similar to another use either explicitly permitted in that district or allowed by special
29 exception.
30 c. Not specifically prohibited in that district.

31 The Board of Zoning Appeals (BZA) shall review a favorable determination of the Zoning Official under
32 this provision at the time the special exception application is presented to it. An unfavorable
33 determination of the Zoning Official or his/her designee shall be appealable pursuant to Sec. 3-9-6.
34 Board of Zoning Appeals. It is expressly intended by these regulations that any use permitted as a
35 principal use or by Special Exception in another zoning district or districts which is not specifically listed
36 in this section is excluded by its omission and cannot be a Special Exception considered or approved
37 by the BZA as one permitted by reasonable implication and intent of the district.

38 (g) Development Standards:

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Lot (min.)		Adjacent to non-industrial uses
Area (sq. ft.)	<u>40,000</u>	<u>40,000</u>
Width (ft.)	<u>200</u>	<u>200</u>
Setbacks (min. ft.)		
Front	<u>10</u>	<u>15</u>
Side (interior)	<u>0</u>	<u>0</u>
Side (street)	<u>10</u>	<u>15</u>
Rear (interior)	<u>10</u>	<u>15</u>
Rear (street)	<u>10</u>	<u>15</u>
Abutting water	<u>20</u>	<u>20</u>
Bulk (max.)		
Lot Coverage of All Buildings	<u>50%</u>	<u>50%</u>
Height (ft.)	<u>60</u>	<u>60</u>
Density (units/acre)	<u>0</u>	<u>0</u>

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

Landscape buffers and screening shall be required in this district in accordance with the provisions of Article XXII, Chapter 3-5, of the Code as the same may be amended.

If the II district abuts a residential district, no structure other than screening required pursuant to Article XXII, Chapter 3-5, of the Code, shall be erected closer to the abutting residentially zoned property than 25 feet or the building height, whichever is greater.

Where properties lie anywhere on a barrier island or within 1,200 feet of the water of Charlotte Harbor, the Gulf of Mexico, Lemon Bay, Gasparilla Sound, Placida Harbor, Red Fish Cove, the Myakka River, the Peace River, or Coral Creek, structures must also be constructed in accordance with Sec. 3-9-88. Waterfront Property.

(g) Signs. Signs shall be in accordance with section 3-9-85.

(h) Off-street parking. Off-street parking shall be in accordance with section 3-9-79.