

UNIFIED LAND DEVELOPMENT CODE  
Chapter 2. Zoning  
Article 2.2. Conventional Zoning Districts  
Division 2.2.4. Industrial

**Section 2.2.4.1. Industrial General (IG)**

- (a) *Intent.* The purpose and intent of this district is to allow various light industrial and higher-intensity commercial uses. All industrial processes shall take place within enclosed buildings. Storage of materials and finished products may be permitted within an enclosed yard with appropriate screens and buffering.
- (b) *Permitted Uses (P) and Structures:*
- (1) Emergency services.
  - (2) Public building.
  - (3) Vocational, trade, or business school.
  - (4) Heliport, helistop.
  - (5) Mass transit station.
  - (6) Essential services.
  - (7) Paid or public parking lot, garage, structure.
  - (8) Commercial laundry.
  - (9) Dry cleaner.
  - (10) Farm equipment, supply establishment.
  - (11) Lumberyard.
  - (12) Truck or trailer rental.
  - (13) Gas station with or without retail sales.
  - (14) Motor vehicle sales.
  - (15) Motor vehicle repair, service.
  - (16) Motor vehicle wash.
  - (17) All other manufacturing uses not listed.
  - (18) Biofuel production, 5,000 gal per day or less. (see Division 3.7.3. Biofuel Production, Storage)
  - (19) Biofuel production, 15,000 gal per day or less. (see Division 3.7.3. Biofuel Production, Storage)
  - (20) Carpentry, cabinetmaking.
  - (21) Dairy, grain, fruit, field crop, and vegetable processing.
  - (22) Non-retail food production.
  - (23) Sawmill, machine shop.
  - (24) Distribution center, wholesaling, warehousing.
  - (25) Building trades contractor's office with storage yard on-premises.
  - (26) Heavy machinery, equipment rental, sales, service.
  - (27) Printing.
  - (28) Research and testing facility.
  - (29) Truck stop.

UNIFIED LAND DEVELOPMENT CODE

Chapter 2. Zoning

Article 2.2. Conventional Zoning Districts

Division 2.2.4. Industrial

- (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.
- (d) *Conditional Use (C):* (For rules and regulations for any use designated as a Conditional Use, see Article 3.2. Conditional Uses)
- (1) Mini transfer station. (see Division 3.7.6. Debris and Waste Facilities)
  - (2) Minor yard trash processing facility. (see Division 3.7.6. Debris and Waste Facilities)
  - (3) Recovered materials processing facility. (see Division 3.7.6. Debris and Waste Facilities)
  - (4) Residential household hazardous waste collection center. (see Division 3.7.6. Debris and Waste Facilities)
  - (5) Waste tire collection center. (see Division 3.7.6. Debris and Waste Facilities)
  - (6) Telecommunications facility, 50 feet or less in height. (see Division 3.7.5. Communication Towers)
  - (7) Telecommunications facility, greater than 50 feet in height. (see Division 3.7.5. Communication Towers)
  - (8) Private off-site parking.
  - (9) Sexually oriented business.
  - (10) Outdoor storage yard.
- (e) *Prohibited Uses and Structures:* Any use or structure not specifically or by reasonable implication permitted herein, or permitted by special exception, shall be unlawful in this district, including the following:
- (1) Residential dwellings, except as permitted under accessory uses.
  - (2) Hospitals and clinics, except clinics in connection with industrial activity.
  - (3) Wrecking yards, including automotive vehicle wrecking yards and junkyards.
  - (4) Chemical and fertilizer manufacture.
  - (5) Explosives manufacturing.
  - (6) Paper and pulp manufacture.
  - (7) Petroleum refining.
  - (8) Stockyards and feeding pens.
  - (9) Animal slaughterhouses.
  - (10) Tanneries with curing or storage of raw hides.
  - (11) Place of worship.
  - (12) Any use not conforming to industrial performance standards.
- (f) *Special Exceptions (S):* (For procedure see Division 1.1.5. Special Exceptions)
- (1) Composting facility. (see Division 3.7.6. Debris and Waste Facilities)
  - (2) Materials recovery facility. (see Division 3.7.6. Debris and Waste Facilities)
  - (3) Transfer station. (see Division 3.7.6. Debris and Waste Facilities)
  - (4) Airport.

UNIFIED LAND DEVELOPMENT CODE

Chapter 2. Zoning

Article 2.2. Conventional Zoning Districts

Division 2.2.4. Industrial

- (5) Biofuel production, more than 15,000 gal per day. (see Division 3.7.3. Biofuel Production, Storage)
- (6) Flammable liquid storage.
- (7) Such other uses as determined by the Zoning Official or his/her designee to be:
  - a. Appropriate by reasonable implication and intent of the district.
  - b. Similar to another use either explicitly permitted in that district or allowed by special exception.
  - c. Not specifically prohibited in that district.

The BZA shall review a favorable determination of the Zoning Official under this provision at the time the special exception application is presented to it. An unfavorable determination of the Zoning Official or his/her designee shall be appealable pursuant to Division 1.1.1. BZA.

(g) *Development Standards:*

| <b>IG</b>               |        |
|-------------------------|--------|
| <b>Lot (min.)</b>       |        |
| Area (sq. ft.)          | 12,000 |
| Width (ft.)             | 100    |
| <b>Yards (min. ft.)</b> |        |
| Front                   | 10     |
| Side (interior)         | 0      |
| Side (street)           | 10     |
| Rear (interior)         | 10     |
| Rear (street)           | 10     |
| Abutting water          | 20     |
| <b>Bulk (max.)</b>      |        |
| Lot Coverage            | 50%    |
| Height (ft.)            | 60     |
| Density (units/acre)    | 0      |

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

Landscape buffers and screening shall be required in this district in accordance with the provisions of Article 4.7. Landscaping and Buffering, of the Code, as the same may be amended.

If the IG district abuts a residential district, no structure other than screening required pursuant to Article 4.7. Landscaping and Buffering, of the Code, shall be erected closer to the abutting residentially zoned property than twenty-five (25) feet or the building height, whichever is greater.

Where properties lie anywhere on a barrier island or within one thousand two hundred (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 Article 4.12. Waterfront Property.

(h) *Signs.* Signs shall be in accordance with Article 4.10. Sign Code.

(i) *Off-street parking.* Off-street parking shall be in accordance with Article 4.9. Parking Standards.

UNIFIED LAND DEVELOPMENT CODE  
Chapter 2. Zoning  
Article 2.2. Conventional Zoning Districts  
Division 2.2.4. Industrial

**Section 2.2.4.2. Industrial Intensive (II)**

- (a) *Intent.* The purpose and intent of this district is to allow various heavy industrial uses including those that produce noise, odors, noxious or toxic by-products, increased hazards of fire or explosion, or are generally incompatible with lower intensity land uses. Industrial processes are not required to take place within enclosed buildings. Work areas, and the storage of materials and finished products may be permitted within an enclosed yard with appropriate screens and buffering.
- (b) *Permitted Uses (P) and Structures.:*
- (1) Emergency services.
  - (2) Public building.
  - (3) Vocational, trade, or business school.
  - (4) Heliport, helistop.
  - (5) Mass transit station.
  - (6) Essential services.
  - (7) Paid or public parking lot, garage, structure.
  - (8) Commercial laundry.
  - (9) Dry cleaner.
  - (10) Farm equipment, supply establishment.
  - (11) Lumberyard.
  - (12) Truck or trailer rental.
  - (13) Gas station with or without retail sales.
  - (14) Motor vehicle sales.
  - (15) Motor vehicle repair, service.
  - (16) Motor vehicle wash.
  - (17) All other manufacturing uses not listed.
  - (18) Biofuel production, 5,000 gal per day or less. (see Division 3.7.3. Biofuel Production, Storage)
  - (19) Biofuel production, 15,000 gal per day or less. (see Division 3.7.3. Biofuel Production, Storage)
  - (20) Biofuel production, more than 15,000 gal per day. (see Division 3.7.3. Biofuel Production, Storage)
  - (21) Carpentry, cabinetmaking.
  - (22) Dairy, grain, fruit, field crop, and vegetable processing.
  - (23) Non-retail food production.
  - (24) Sawmill, machine shop.
  - (25) Distribution center, wholesaling, warehousing.
  - (26) Building trades contractor's office with storage yard on-premises.
  - (27) Heavy machinery, equipment rental, sales, service.
  - (28) Printing.
  - (29) Research and testing facility.

UNIFIED LAND DEVELOPMENT CODE  
Chapter 2. Zoning  
Article 2.2. Conventional Zoning Districts  
Division 2.2.4. Industrial

- (30) Truck stop.
- (31) Asphalt plant, concrete batch plant.
- (32) Biofuel production, 5,000 gal per day or less.
- (33) Biofuel production, more than 15,000 gal per day.
- (34) Carpentry, cabinetmaking.
- (35) Dairy, grain, fruit, field crop, and vegetable processing.
- (36) Non-retail food production.
- (37) Sawmill, machine shop.
- (38) Distribution center, wholesaling, warehousing.
- (39) Flammable liquid storage.
- (40) Building trades contractor's office with storage yard on-premises.
- (41) Heavy machinery, equipment rental, sales, service.
- (42) Printing.
- (43) Research and testing facility.
- (44) Truck stop.
- (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) Place of worship.
  - (7) Any use not conforming to industrial performance standards.
- (e) *Special Exceptions:* (For procedure see Division 1.1.5. Special Exceptions)
  - (1) Auto salvage yard. (see Division 3.6.1. Junkyards and Automobile Wrecking Yards)
  - (2) Composting facility. (see Division 3.7.6. Debris and Waste Facilities)
  - (3) Materials recovery facility. (see Division 3.7.6. Debris and Waste Facilities)
  - (4) Soil treatment facilities. (see Division 3.7.6. Debris and Waste Facilities)
  - (5) Solid waste combustor. (see Division 3.7.6. Debris and Waste Facilities)
  - (6) Solid waste disposal facility. (see Division 3.7.6. Debris and Waste Facilities)
  - (7) Transfer station. (see Division 3.7.6. Debris and Waste Facilities)
  - (8) Used oil processing facility. (see Division 3.7.6. Debris and Waste Facilities)

UNIFIED LAND DEVELOPMENT CODE

Chapter 2. Zoning

Article 2.2. Conventional Zoning Districts

Division 2.2.4. Industrial

- (9) Waste tire processing facility. (see Division 3.7.6. Debris and Waste Facilities)
- (10) Waste tire site. (see Division 3.7.6. Debris and Waste Facilities)
- (11) Airport.
- (12) Agricultural industrial activities, leather tanning, wool processing, meat curing.
- (13) Animal and poultry slaughter, stockyards, rendering.
- (14) Fertilizer manufacturing.
- (15) Explosives storage.
- (16) Such other uses as determined by the zoning official or his/her designee to be:
  - a. Appropriate by reasonable implication and intent of the district.
  - b. Similar to another use either explicitly permitted in that district or allowed by special exception.
  - c. Not specifically prohibited in that district.

The BZA shall review a favorable determination of the Zoning Official under this provision at the time the special exception application is presented to it. An unfavorable determination of the Zoning Official or his/her designee shall be appealable pursuant to Division 1.1.1. BZA. It is expressly intended by these regulations that any use permitted as a principal use or by Special Exception in another zoning district or districts which is not specifically listed in this section is excluded by its omission and cannot be a special exception considered or approved by the BZA as one permitted by reasonable implication and intent of the district.

- (f) *Conditional Use (C)*: (For rules and regulations for any use designated as a Conditional Use, see Article 3.2. Conditional Uses)
  - (1) Mini transfer station. (see Division 3.7.6. Debris and Waste Facilities)
  - (2) Minor yard trash processing facility. (see Division 3.7.6. Debris and Waste Facilities)
  - (3) Recovered materials processing facility. (see Division 3.7.6. Debris and Waste Facilities)
  - (4) Residential household hazardous waste collection center. (see Division 3.7.6. Debris and Waste Facilities)
  - (5) Waste tire collection center. (see Division 3.7.6. Debris and Waste Facilities)
  - (6) Telecommunications facility, 50 feet or less in height. (see Division 3.7.5. Communication Towers)
  - (7) Telecommunications facility, greater than 50 feet in height. (see Division 3.7.5. Communication Towers)
  - (8) Private off-site parking.
  - (9) Outdoor storage yard.
- (g) *Development Standards*:

|                         | II     |
|-------------------------|--------|
| <b>Lot (min.)</b>       |        |
| Area (sq. ft.)          | 40,000 |
| Width (ft.)             | 200    |
| <b>Yards (min. ft.)</b> |        |
| Front                   | 10     |
| Side (interior)         | 0      |
| Side (street)           | 10     |

UNIFIED LAND DEVELOPMENT CODE

Chapter 2. Zoning

Article 2.2. Conventional Zoning Districts

Division 2.2.4. Industrial

|                      |     |
|----------------------|-----|
| Rear (interior)      | 10  |
| Rear (street)        | 10  |
| Abutting water       | 20  |
| <b>Bulk (max.)</b>   |     |
| Lot Coverage         | 45% |
| Height (ft.)         | 60  |
| Density (units/acre) | 0   |

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

Landscape buffers and screening shall be required in this district in accordance with the provisions of Article 4.7. Landscaping and Buffering, 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 4.7. Landscaping and Buffering, of the Code, shall be erected closer to the abutting residentially zoned property than twenty-five (25) feet or the building height, whichever is greater.

Where properties lie anywhere on a barrier island or within one thousand two hundred (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 4.12. Waterfront Property.

(g) *Signs.* Signs shall be in accordance with Article 4.10. Sign Code.

(h) *Off-street parking.* Off-street parking shall be in accordance with Article 4.9. Parking Standards.