

Sec. 4.16. ILW – Industrial-Light and Warehousing.

4.16.1. Districts and intent:

The ILW industrial, light and warehousing, category includes one zoning district: ILW. This district is intended for light manufacturing, processing, storage and warehousing, wholesaling, and distribution. Service and commercial activities relating to the character of the district and supporting its activities are permitted. Certain commercial uses relating to automotive and heavy equipment sales and repair are permitted, but this district is not deemed commercial in character. Regulations are intended to prevent or reduce friction between uses in this district and also to protect nearby residential and commercial districts. Performance standards are applied at lot lines (see article 14). ILW zoning districts shall have direct access to arterial and collector streets.

4.16.2. Permitted principal uses and structures:

As for C-N, C-G, C-I (except that where in conflict, the more restrictive shall apply), and in addition:

1. Wholesale, warehousing, storage, or distribution establishments and similar uses.
2. Research laboratories and activities in completely enclosed buildings.
3. Light manufacturing, assembling, processing (including food processing, but not slaughterhouse), packaging, or fabricating in completely enclosed building.
4. Printing, lithographing, publishing, photographic processing, blue printing, or similar establishments.
5. Outdoor storage yards and lots, provided, such yard shall be completely enclosed, except for necessary ingress and egress, by an opaque fence or wall not less than six feet high and this fence or wall shall not be built of tin or galvanized metal sheets; and 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 sales of any scrap, salvage, or secondhand building materials, junk automotive vehicles, or secondhand automotive parts. For the purpose of this land development regulation, minor outdoor retail commercial display areas associated with the sale of new and used automobiles, motorcycles, trucks, tractors, manufactured homes, boats, heavy machinery and equipment, and similar uses shall not be considered outdoor storage yards. Such display areas are permitted without the restrictions associated with outdoor storage yards.
6. Retail commercial establishments for sale, repair, and service of new and used automobiles, motorcycles, trucks and tractors, manufactured homes, boats, heavy machinery and equipment, and farm equipment; motor vehicle body shop; establishments for sale of farm supplies, lumber and building supplies, monuments, automotive vehicle parts and accessories (but not junkyards or automotive vehicle wrecking yards), and similar uses.
7. Service establishments catering to commerce and industry including linen supply, freight movers, communications services, business machine services, canteen service, restaurant, hiring and union halls, employment agency, sign company, pest control, water softening establishment, and similar uses.
8. Service establishments such as crematory.
9. Vocational, technical, trade, or industrial schools and similar uses.
10. Medical clinic in connection only with industrial activity.
11. Miscellaneous uses such as express or parcel delivery office, telephone exchange, commercial parking lots and garages, motor bus or truck or other transportation terminal.

12. Radio and television stations and/or associated towers/antenna up to 130 feet in height, provided tower/antenna minimum setback from all property lines shall be a distance equal to the height of the proposed tower, unless the tower will be constructed using engineered “breakpoint” design technology, in which case the minimum setback distance shall be equal to 110% of the distance from the top of the tower to the “breakpoint” level of the tower. Certification by a professional engineer licensed by the State of Florida of the “breakpoint” design and the design’s fall radius must be provided together with the other information required. All towers shall be engineered so that in the case of collapse, all parts of the structure will fall within the site.
13. Building trades contractor including on premises storage yard for materials and equipment (see above for requirements covering outdoor storage yards) but no manufacturing of concrete or asphalt is permitted.
14. Railroad switching, freight, and storage yards; railroad buildings and maintenance structures.
15. Public buildings and facilities (unless otherwise specified).
16. Professional and business offices located only within a platted industrial or commercial park.
17. Tow Truck Servicing and Facility (shall not include a wrecking yard or any storage of junk vehicles).
18. Non-residential modular building (single structure, for business or office use, otherwise as per 4.12.5.).

4.16.3. Permitted accessory uses and structures:

1. Uses and structures which are customarily accessory and clearly incidental and subordinate to permitted principal uses and structures. No residential facilities shall be permitted in the district except facilities for watchmen or caretakers whose work requires residence on the premises or for employees who will be temporarily quarter on the premises.
2. On-site signs (see section 4.19).

4.16.4. Prohibited uses and structures (except as provided for under Section 14.10):

Any uses or structures not specifically, provisionally, or by reasonable implication permitted herein, including the following, which are listed for purposes of emphasis:

1. Petroleum bulk storage and sales.
2. Yards or lots for scrap or salvage operations or for processing, storage, display, or sale of any scrap, salvage, or secondhand building materials and automotive vehicle parts.
3. Wrecking yards (including automotive vehicle wrecking yards) and junkyards.
4. Manufacturing activities not in completely enclosed buildings.
5. Any use not conforming to performance standards of section 4.19.
6. Residential uses (including motel and hotel) except as provided under accessory uses.

4.16.5. Special exceptions (see also Article 3):

As for C-N, C-G, C-I (except that where in conflict, the more restrictive shall apply), and in addition:

1. Off-site signs along an Arterial Road (see also section 4.19).
2. Truck stops and automotive fuel stations (see section 4.19 for special design standards for automotive fuel stations).
3. Reserved.

4.16.6. Minimum lot requirements (area, width):

None, except as needed to meet all other requirements herein set out.

4.16.7. Minimum yard requirements (depth of front and rear yard, width of side yard):

See section 4.19 for right-of-way setback requirements.

1. All permitted or permissible uses and structures (unless otherwise specified):

Front: 20 feet, of which no less than one-half the depth shall be maintained as a landscaped area; the remainder may be used for off-street parking, but not for buildings. The depth of this landscaped area shall be measured at right angles to property lines and shall be established along the entire length of and contiguous with the designated property line or lines. This landscaped area may be penetrated at right angles by driveways.

Side and rear: 15 feet except where railroad spur abuts side or rear property line, in which case no yard is required.

2. Wetland protection shall be provided by a minimum 35-foot natural buffer from wetlands to improved areas, subject to the following conditions:

- a. The location of a structure other than docks, piers, or walkways elevated on pilings is prohibited;
- b. The clearing of natural vegetation is prohibited, except for a minimum amount associated with permitted docks, piers, and walkways;
- c. Residential, commercial and industrial improvements are prohibited; and
- d. Resource-based recreational activities are permitted.

4.16.8. Maximum height of structures: (see also section 4.19 for exceptions)

No portion shall exceed 35 feet.

4.16.9. Floor Area Ratio, Impervious Lot Coverage, Building Coverage:

	FAR	ILC	BC
All Uses	2.0	0.80	0.60

4.16.10. Minimum landscaped buffering requirements (see also section 4.19):

A permitted or permissible use (unless otherwise specified) erected or expanded on land abutting a residential district or property used for residential purposes in a residential/office district shall provide a landscaped buffer at least 25 feet in width along the affected rear and/or side yards as the case may be.

4.16.11. Minimum off-street parking requirements (see also section 4.19):

- 1. Warehousing and storage only: one space for each 1,500 square feet of floor area.
- 2. Retail commercial establishments for sale, repair, and service of new and used automobiles, motorcycles, trucks and tractors, manufactured homes, boats, heavy machinery and equipment,

and farm equipment; motor vehicle body shops; retail establishments for sale of farm supplies, lumber and building supplies, monuments, and automotive vehicle parts and accessories; crematories; and similar uses: one space for each 350 square feet of floor area, plus, where applicable, one space for each 1,000 square feet of lot or ground area outside buildings used for any type of sales, display, or activity.

3. Restaurants: one space for each three seats in public rooms.
4. Miscellaneous uses such as express or parcel delivery office, telephone exchange, motor bus or truck or other transportation terminal: one space for each 350 square feet of floor area.
5. Reserved.
6. For uses specifically listed under CI: as for CI off-street parking requirements.
7. Other permitted or permissible uses (unless otherwise specified): one space for each 500 square feet of floor area.
8. Business and professional offices: one space for each 200 square feet of floor area.

Note: Off-street loading required (see section 4.19).