

Section 911.11. - Industrial districts.

(1) *Purpose and intent.* The Industrial districts are established to implement the Indian River County Comprehensive Plan policies for Industrial development. These districts are intended to permit the development of industrial property to provide an efficient use of land and public infrastructure, promote the economic well being of the county and ensure industrial development compatible with existing and proposed development.

The industrial districts shall regulate the size, scope, and location of industrial uses and provide standards to ensure development compatible with the built and natural environment.

(2) *Districts established.* The following districts are established to implement the provisions of this chapter.

- (a) *IL—Light industrial district.* The IL, light industrial district, is intended to provide opportunities for limited manufacturing and industrial uses and to promote the establishment of employment centers which are accessible to urban services and facilities, the area labor force, and local industrial and business markets while minimizing the potential for any adverse impacts upon nearby properties.
- (b) *IG—General industrial district.* The IG, general industrial district, is intended to provide areas where a broad range of industrial activities may locate and operate without significant adverse impacts upon nearby properties. The IG district is further intended to promote the establishment of employment centers which are accessible to the transportation system and other necessary urban services.

(3) *Relationship to land use maps.* Industrial districts may be established in the following land use designation:

	Commercial/Industrial	
District	C/I	PUB
IL	X	X
IG	X	X

(4) *Uses.* Uses in the industrial districts are classified as permitted uses, administrative permit uses, and special exception uses. Site plan review shall be required for the construction, alteration and use of all structures and buildings.

	District
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Use	IL	IG
<i>Agriculture</i>		
Agricultural Production Crops		
Horticultural and landscape	P	P
Plants and specialties		
Mulch products and services	P	P
Kennels and animal boarding	P	P
Services		
Farm labor and management services	P	P
Landscape services	P	P
Veterinary services	P	P
Commercial fisheries	P	-
<i>Commercial</i>		

Construction		
General building contractors	P	P
Special trade contractors	P	P
<i>Personal Services</i>		
Linen supply	P	-
Carpet and upholstery cleaning	P	-
Dry cleaning plants	P	-
Crematoriums	P	-
<i>Auto Repair, Services and Parking</i>		
Automobile parking and storage	P	-
Automobile Repair		
Body and paint shops	P	P

General automotive repair	P	P
Carwashes	P	-
<i>Miscellaneous Repairs</i>		
Electrical repair	P	P
Reupholstery and furniture	P	P
Welding	P	P
Heavy machinery	P	P
<i>Social Services</i>		
Job training services	P	P
<i>Wholesale Trade</i>		
Durable goods (not including demolition debris site, junkyard, recycling center)	P	P
Non-durable goods	P	P
Auction facilities, unenclosed	S	-

Flea market	A	-
Recycling center (including vegetation debris mulching)	A	A
Auto and home supply stores	P	-
Gasoline service stations	P	S
Boat dealers	P	-
Recreational vehicle dealers	P	-
Motorcycle dealers	P	-
Automobile sales (new and/or used)	P	-
Automotive fluid sales and services (other than gasoline)	-	A
Retail Trade		
Convenience stores	P	P
Medical marijuana treatment center	-	A

Amusement and Recreation		
Enclosed commercial amusements, gyms, dance studios	P	-
<i>Eating and Drinking Establishments</i>		
Restaurants	P	-
Take out restaurants	P	P
Drive through	P	-
Bars and lounges	P	-
Bottle clubs	P	-
Fuel dealers	P	P
Adult entertainment facilities	S	S
<i>Marine-Related Commercial Activities</i>		
Boat sales and rental	P	-

Commercial marina	P	-
Marine repair and services	P	P
<i>Industrial</i>		
Manufacturing		
Food and kindred products	P	P
Tobacco products	P	P
Fruit and vegetable juice extraction	A	P
Fruit and vegetable packing houses	A	P
Textile products	P	P
Lumber and wood	P	P
Furniture and fixtures	P	P
Paper manufacturing	-	P
Printing and related support activities	P	P

Chemicals	-	P
Petroleum products	-	P
Rubber and plastics	-	P
Tires	-	P
Rubber and plastic footwear	P	P
Hose, belts, gaskets and packing	P	P
Fabricated rubber products	P	P
Drugs and pharmaceuticals	P	P
Tanning and finishing	-	P
Footwear	P	P
Other leather goods	P	P
Brick and tile	-	P
Glass and glass products	-	P

Cement and concrete products	-	P
Other nonmetallic mineral products	-	P
Primary metal industries	-	P
Fabricated metal products	P	P
Machine shops	P	P
Industrial machinery and equipment	-	P
Electronic and other electric equipment	P	P
Transportation equipment	-	P
Instruments and related products	P	P
Junk and salvage yards	-	S
Demolition debris site	-	S
<i>Transportation and Utilities</i>		

Airports/airstrips	S	S
Heliports/helipads	S	S
Railroad and bus transportation services	P	P
Trucking and courier services	P	P
Commercial warehousing & storage	P	P
Moving and storage	P	P
Trucking terminals	P	P
Self storage	P	P
Outdoor storage	P	P
Vehicle storage lot (paved/unpaved) ²	P	P
Postal services	P	P
Water transport services	P	-
Air transport services	P	-

Pipelines	P	P
<i>Transportation Services</i>		
Communications towers (wireless facilities including cell towers)	A ³	A ³
Communications towers (non-wireless facilities including TV and radio broadcast towers)		
Amateur radio (accessory use)		
Less than 80 feet	P	P
80 feet or taller (see <u>971.44(4)</u> for special criteria)	S	S
Commercial		
Up to 70 feet:		
Camouflaged	P	P
Non-camouflaged	P	P

70 feet to 150 feet:		
Camouflaged	A	A
Monopole (minimum of 2 users)	A	A
Not camouflaged and not monopole	A/S*	A/S*
Over 150 feet:		
All tower types (see <u>971.44(1)</u> for special criteria)	S	S
Freight transport arrangement	P	P
Utilities		
Public and private utilities, heavy	S	S
Gas services	P	P
Electric services	P	P
Water services	P	P
Sanitary services	P	P
Irrigation systems	P	P

<i>Residential Uses</i>		
Accessory housing (watchmen)	A	A

P= Permitted use

A= Administrative permit use

S= Special exception use

¹ The requirements of section 917.06(11) of the accessory uses and structures chapter, shall apply to towers less than seventy (70) feet.

² Standards for unpaved vehicle storage lots are found in section 954.08(6).

³ For wireless commercial facilities regulations, see section 971.44(5), Section 4 use table.

*See 971.44(4) to determine whether the administrative permit or special exception use process applies.

(5) *Accessory uses and structures.* As provided in Chapter 917, Accessory Uses and Structures.

(6) *Required improvements.* All future subdivisions and site plans for development, within the industrial districts shall install the following improvements, designated and constructed to the requirements and specifications in the Code of Laws and Ordinances of Indian River County and the State of Florida:

	IL	IG
Bikeways	x	x
Sidewalk	x	x
Street Lights	x	x

(7) *Buffer yard requirements.* Where a nonresidential use within an industrial district directly abuts a single-family or multifamily residential zoning district or use, a landscaped buffer yard meeting the following specifications shall be required along the side and/or rear property lines.

District	Single-Family Zoning	Multi-Family Zoning
IL	Type A 6 ft. Opaque	Type A 6 ft. Opaque
IG	Type A 6 ft. Opaque	Type A 6 ft. Opaque

The buffer yards shall be measured at right angles to the lot line. All screening requirements shall meet the standards established in Chapter 926, Landscaping and Buffering. No off-street parking or loading areas shall be permitted within the buffer yard.

When a loading dock is proposed to serve a use that normally requires frequent dock use (e.g. grocery store, department store, big box retail), and is to be located adjacent to a residentially designated site, and will not be screened from view from an adjacent residential site by an intervening building or structure, an eight foot high wall shall be required between the loading dock and the residential site. Wall height shall be measured from the grade elevation of the parking area adjacent to the loading dock. Plantings along the wall are required in accordance with the standards of landscape section 926.08.

(8) *Size and dimension criteria:*

Regulation	Unit of Measure	IL	IG
Minimum Lot Size	sq. ft.	15,000	15,000
Minimum Lot Width	ft.	<u>100</u>	<u>100</u>
Minimum Yard	ft.		
Front		25	25
Side*		10	10
Rear*		20/0	20/0
Maximum Bldg. Coverage	percent	40/50*	40/50*

Minimum Open Space	percent	15	15
Maximum Building Ht.	ft.	35	35

*No rear yard or side yard required where the rear property line or side property line abuts a FEC Railroad.

Maximum FAR (Floor Area Ratio):

• Retail trade	0.23 FAR
• Office, business/personal services, recreational, schools, institutional	0.35 FAR
• Industrial, storage, wholesale/distribution, utilities, heavy repair	0.50 FAR

*Maximum building coverage for a single story warehouse or industrial building is fifty (50) percent.

(Ord. No. 90-16, § 1, 9-11-90; Ord. No. 91-7, § 9, 2-27-91; Ord. No. 91-23, § 5, 5-15-91; Ord. No. 91-48, § 21, 12-4-91; Ord. No. 94-25, §§ 1, 2, 14, 8-31-94; Ord. No. 97-16, § 3(6), 5-6-97; Ord. No. 97-29, § 13, 12-16-97; Ord. No. 98-9, § 9, 5-19-98; Ord. No. 2002-016, § 1F, 4-2-02; Ord. No. 2002-031, § 1F, 11-12-02; Ord. No. 2007-027, § 1, 7-24-07; Ord. No. 2012-016, §§ 4, 7F, 7-10-12; Ord. No. 2015-005, § 2, 6-2-15; Ord. No. 2016-011, § 2, 10-18-16)