

SmartZone Communications Center

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Industrial zoning

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Subject : Industrial zoning

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2.03.04 - Industrial Zoning Districts

A.

Industrial District (I). The purpose and intent of the Industrial district (I) is to provide lands for manufacturing, processing, storage and warehousing, wholesaling, and distribution. Service and commercial activities that are related to manufacturing, processing, storage and warehousing, wholesaling, and distribution activities, as well as commercial uses relating to automotive repair and heavy equipment sales and repair are also permissible in the I district. The I district corresponds to and implements the industrial land use designation on the future land use map of the Collier County GMP.

1.

The following uses, as identified within the Standard Industrial Classification Manual (1987), or as otherwise provided for within this section, are permitted as a right, or as **accessory or conditional uses** within the Industrial district (I).

a.

Permitted uses.

1.

Agricultural services (0711, except that chemical treatment of soil for crops, fertilizer application for crops and lime spreading for crops shall be a minimum of 500 feet from a residential zoning district, 0721, except that aerial dusting and spraying, disease control for crops, spraying crops, dusting crops, and insect control for crops, with or without fertilizing, shall be a minimum of 500 feet from a residential zoning district. 0722-0724, 0761, 0782, 0783).

2.

Apparel and other finished products (2311—2399).

3.

Ancillary plants.

4.

Automotive repair, service, and parking (7513—7549).

5.

Barber shops (7241).

6.

Beauty shops or salons (7231).

7.

Building construction (1521—1542).

8.

Business services (7312, 7313, 7319, 7334—7336, 7342—7389, including auction rooms (5999), subject to parking and landscaping for retail use).

9.

Communications (4812—4899 including communications towers up to specified heights, subject to section 5.05.09.).

10.

Construction—Special trade contractors (1711—1799).

11.

Crematories (7261).

- 12.** Depository and non-depository institutions (6011—6163).
- 13.** Eating places (5812).
- 14.** Electronic and other electrical equipment (3612—3699).
- 15.** Engineering, accounting, research, management and related services (8711—8748).
- 16.** **Essential services**, subject to section 2.01.03.
- 17.** Fabricated metal products (3411—3479, 3491—3499).
- 18.** Food and kindred products (2011—2099, except slaughtering plants).
- 19.** Furniture and fixtures (2511—2599).
- 20.** General aviation **airport**.
- 21.** Gunsmith shops (7699).
- 22.** Heavy construction (1611—1629).
- 23.** Health services (8011 accessory to industrial activities conducted on-site only).
- 24.** Industrial and commercial machinery and computer equipment (3511—3599).
- 25.** Insurance agents, brokers, and service, including Title insurance (6361 and 6411).
- 26.** Laundry, cleaning, and garment services (7211—7219).
- 27.** Leather and leather products (3131—3199).
- 28.** Local and suburban transit (4111—4173).
- 29.** Lumber and wood products (2426, 2431—2499).
- 30.** Measuring, analyzing, and controlling instruments; photographic, medical and optical goods; watches and clocks (3812—3873).
- 31.** Membership organizations (8611, 8631).
- 32.** Miscellaneous manufacturing industries (3911—3999).
- 33.** Miscellaneous repair services (7622—7699) with no associated retail sales.
- 34.** Motor freight transportation and warehousing (4212, 4213—4225, 4226 except oil and gas storage, and petroleum and chemical bulk stations).
- 35.** Outdoor storage **yards** pursuant to the requirements of section 4.02.12.
- 36.** Paper and allied products (2621—2679).
- 37.** Physical fitness facilities (7991).

- 38.** Printing, publishing and allied industries (2711—2796).
- 39.** Railroad transportation (4011, 4013).
- 40.** Real estate brokers and appraisers (6531).
- 41.** Rubber and miscellaneous plastics products (3021, 3052, 3053).
- 42.** Shooting range, indoor (7999).
- 43.** Stone, clay, glass, and concrete products (3221, 3231, 3251, 3253, 3255—3273, 3275, 3281).
- 44.** Textile mill products (2211—2221, 2241—2259, 2273—2289, 2297, 2298).
- 45.** Title abstract offices (6541).
- 46.** Transportation equipment (3714, 3716, 3731, 3732, 3751, 3761, 3764, 3769, 3792, 3799).
- 47.** Transportation by air (4512—4581).
- 48.** Transportation services (4724—4783, 4789 except stockyards).
- 49.** United States Postal Services (4311).
- 50.** Vocational schools (8243—8249).
- 51.** Welding repair (7692).
- 52.** Wholesale trade—Durable goods (5012—5014, 5021—5049, 5063—5092, 5094—5099).
- 53.** Wholesale trade—nondurable goods (5111-5159, 5181, 5182, 5191 except that wholesale distribution of chemicals, fertilizers, insecticides, and pesticides must be a minimum of 500 feet from a residential zoning district (5192—5199).
- 54.** Existing retail uses that were in operation on January 1, 2009, in the Industrial zoning district and which have been continuously and conspicuously operating in the Industrial zoning district as of June 8, 2010, without limitation as to square footage of the retail use. These existing retail businesses shall be treated as legal non-conforming uses in accordance with the LDC, provided however that in the event of destruction or damage due to natural disaster, the **structures** housing such uses may be rebuilt to their pre-disaster condition.

b.***Accessory uses.***

- 1.** Uses and **structures** that are accessory and incidental to uses permitted as of right in the I district.
- 2.** Caretaker's residence, subject to section **5.03.05**.
- 3.** Retail sales and/or display areas as accessory to the principal use, excluding automotive sales and/or display areas, not to exceed an area greater than 20 percent of the gross **floor area** of the permitted principal use, and subject to retail standards for landscaping, parking and **open space**.

4.

Recreational vehicle campground and ancillary support facilities when in conjunction with temporary special events such as air shows and the like - applicable to the Immokalee Regional Airport only, and subject to the provisions of section 5.05.10.C.1. - C.6. of this Code. Recreational vehicles, tents, and other **structures** and facilities allowed in the campground for temporary habitation, shall be allowed for no more than seventy-two (72) consecutive hours.

5.

Recreational vehicle campground and ancillary support facilities when in conjunction with vehicle racing - applicable to the Immokalee Regional Airport only, and subject to the provisions of section 5.05.10.C.1. - C.6. of this Code. Recreational vehicles, tents, and other **structures** and facilities allowed in the campground for temporary habitation, shall be allowed for no more than seventy-two (72) consecutive hours.

c.

Conditional uses. The following uses are permitted as **conditional uses** in the industrial district (I), subject to the standards and procedures established in section 10.08.00.

1.

Adult day care centers (8322).

i.

Shall not be located within 500 feet of the nearest property line of land uses encompassing wholesale storage of gasoline, liquefied petroleum, gas, oil, or other flammable liquids or gases.

ii.

Shall not be located on the same **street** customarily utilized by construction truck traffic from asphalt plants and excavation quarries.

iii.

Shall have a minimum **lot** area of 20,000 square feet and a minimum **lot** width of 100 feet.

iv.

Shall provide a minimum usable **open space** of not less than 30 percent of the total square footage of the **lot** area.

2.

Child day care services (8351), provided:

i.

All areas and surfaces readily accessible to children shall be free of toxic substances and hazardous materials. This shall include all **adjacent** and **abutting** properties lying within 500 feet of the child care center's nearest property line.

a)

For purposes of this subsection, the following definitions shall apply:

i)

Hazardous materials: A material that has any of the following properties; ignitable, corrosive, reactive and/or toxic.

ii)

Toxic substances: A substance which is or is suspected to be, carcinogenic, mutagenic, teratogenic, or toxic to human beings.

ii.

It shall not be located within 500 feet of the nearest property line of land uses encompassing wholesale storage of gasoline, liquefied petroleum, gas, oil, or other flammable liquids or gases.

iii.

It shall not be located on the same **street** customarily utilized by construction truck traffic from asphalt plants and excavation quarries.

iv.

It shall have a minimum **lot** area of 20,000 square feet and a minimum

lot width of 100 feet.

v.

It shall provide a minimum **usable open space** of not less than thirty (30) percent of the total square footage of the **lot** area.

vi.

It shall provide that all **open spaces** to be used by children will be bounded by a fence of not less than five (5) feet in height, to be constructed of wood, masonry or other approved material.

vii.

It shall provide a landscape buffer in accordance with section 4.06.00.

viii.

It shall comply with the State of Florida Department of Health and Rehabilitative Services Child Day Care Standards, Florida Administrative Code.

ix.

Where a **child care center** is proposed in conjunction with, and on the same **parcel** as, a facility which is a permitted use, the requirements set forth in subsections i. through—viii. above, with the exceptions of subsections iv. and v., shall be used to provide the protections to children using the **child care center** intended by this section consistent with the **development** of the proposed permitted use.

3.

Chemical and allied products (2812—2899).

4.

Communications (groups 4812—4899 including communications towers that exceed specified heights subject to all requirements of section 5.05.09.).

5.

Electric, gas, and sanitary services (4911—4971).

6.

Fabricated metal products (3482—3489).

7.

Food and kindred products (2011 and 2048 including slaughtering plants for human and animal consumption).

8.

Heliports/Helistops, public and private: For restrictions and conditions see section 5.05.14 Heliports and Helistops.

9.

Leather tanning and finishing (3111).

10.

Lumber and wood products (2411, 2421, 2429).

11.

Motor freight transportation and warehousing (4226, oil and gas storage, and petroleum and chemical bulk stations, but not located within 500 feet of a residential zoning district).

12.

Oil and gas extraction (1321, 1382).

13.

Paper and allied products (2611).

14.

Petroleum refining and related industries (2911—2999).

15.

Primary metals industries (3312—3399).

16.

Refuse systems (4953).

17.

Rubber and miscellaneous plastics products (3061—3089).

18.

- 19.** Stone, clay, glass, and concrete products (3211, 3229, 3241, 3274, 3291—3299).
 - 20.** Textile mill products (2231, 2261—2269, 2295, 2296).
 - 21.** Transportation by air (4581 **airport** flying fields).
 - 22.** Transportation services (4789 stockyards).
 - 23.** Vehicle racing - applicable to the Immokalee Regional Airport only.
 - 24.** Wholesale trade-durable goods (5015, 5051, 5052, 5093). Wholesale trade-nondurable goods (5162, 5169, 5171, 5172, 5191).
 - 25.** Homeless shelters.
 - 26.** Soup kitchens.
- Any other industrial use which is comparable in nature with the foregoing list of permitted uses and consistent with the purpose and intent statement of the district, as determined by the board of zoning appeals pursuant to section 10.08.00.

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