



ARTICLE V - DIVISION 34 IP-1 INDUSTRIAL PARK-1 DISTRICT

Sec. 29-946. Purpose and Intent.

(a) The purpose and intent of the IP-1 Industrial Park-1 District is to provide for areas where planned labor intensive light industrial, corporate headquarters, and administrative and executive office uses can be designed to ensure compatibility between the industrial operations therein and the existing activities and character of the surrounding area. It is intended that this district be applied to planned industrial park locations where development on lots less than one acre in size and less than 200 feet of front lot width is appropriate. This district is also intended to allow light industrial development as a transition between more intensive uses and larger lot IP Industrial Park Districts; it is not intended to be applied to industrial areas where industrial development has already occurred in accordance with IP Industrial Park District standards.

(b) Developments in this zoning district which are also located within a designated Community Redevelopment Area as such area is defined in F.S. ch. 163, shall be reviewed by the Community Redevelopment Agency (see section 29-49) or compliance with adopted redevelopment plans.

Sec. 29-947. Permitted Principal Uses and Structures.

(a) Subject to the provisions or restrictions contained in this section and elsewhere in this chapter, permitted principal uses and structures in the IP-1 Industrial Park-1 District are as follows. Site Plans for permitted uses and structures with up to 150,000 square feet gross floor area inclusive require approval by the POD. Uses and structures with more than 150,000 square feet gross floor area will require site plan approval by the Environmental Development Commission.

- (1) Boat Assembly and Manufacturing.
- (2) Boat Engine Sales and Repair.
- (3) Utility Substations.
- (4) Boat Repair.
- (5) Crematorium.
- (6) Laboratories.
- (7) Assembly.
- (8) Light Manufacturing. If a question exists as to whether a use is a heavy or Light Manufacturing use, the Environmental Development Commission will make a determination.

- (9) Office uses.
 - (10) Day care centers in conjunction with contiguous industrial development, provided that industrial activities involving hazardous materials are required to accommodate day care facilities in a separate building. Outdoor activity areas (i.e., playgrounds) for the day care center shall be visually shielded from a residential district by six-foot high solid decorative walls or fences, in accordance with the City Code.
 - (11) Veterinary offices, provided that development is on a separate lot; the offices are within soundproof, air conditioned buildings; and boarding of animals shall not be offered to the general public. However, incidental short-term boarding of animals in connection with surgery or illness, or boarding as an accessory service for existing clients of record, shall not be prohibited.
 - (12) Fleet Based Services; without limitation to vehicle size.
- (b) The above uses are subject to the following conditions:
- (1) A planting arrangement of grass, trees, and shrubs shall be placed and maintained in an attractive manner in those areas not devoted or set aside for buildings, drives, parking, loading or other such uses.
 - (2) Businesses in this district shall prevent the escape of all fumes, odors, smoke, vibrations, and loud, sharp or penetrating noises which are offensive or which constitute a nuisance to surrounding activities or homes near enough to be adversely affected by them or which interfere with the conduct of any other business within this district. See performance standards, section 29-199.
 - (3) No trucks, automobiles, buses or other equipment or vehicles shall be parked within 25 feet of any street property line or residentially zoned property, and all parking areas and drives shall be hard surfaced with concrete, asphalt, or some similar heavy-duty surfacing material as approved by the City.
 - (4) If possible, provision for handling all freight should be on those sides of any buildings which do not face on any street. All such facilities shall be screened from the street.
 - (5) No waste material or refuse shall be dumped upon or permitted to remain upon any part of said property outside of building constructed thereon.
 - (6) No materials or supplies shall be stored or permitted to remain upon any part of the property outside of the buildings constructed thereon. Any finished or semi-finished products stored on the property outside of the buildings shall be confined to the rear one-half of the property, and shall in no instance be placed on that side of a building adjacent to a street.
 - (7) Acceleration/deceleration lanes, as approved by the City Traffic Engineer, shall be provided on all entrances on major streets in connection with these developments. Such streets shall be determined by the Major Street Map contained within this chapter.
 - (8) Detailed plans and specifications of the proposed operation shall be submitted to the appropriate environmental agency for review and approval before any building permits are issued. Such review shall determine any adverse environmental conditions and what corrective action must be taken by the applicant to prohibit such conditions.

Sec. 29-948. Permitted Accessory Uses and Structures.

The following accessory uses and structures are permitted in the IP-1 Industrial Park-1 District:

- (1) On the same premises, and in connection with permitted principal uses, not more than one on-premise dwelling unit for occupancy by owner or employee of such principal uses.
- (2) Uses and structures which are customarily accessory and incidental to permitted or permissible uses and structures, subject to the same restrictions as permitted or permissible uses and structures, and not of a nature or having characteristics prohibited under section 29-950.
- (3) Temporary structures and operations in connection with, and on the site of, building or land preparation developments, including dredging and filling, grading, paving, installation of utilities, construction, erection of field offices, and structures for storage of equipment and building materials; provided a certificate of occupancy shall have been issued therefor.
- (4) Internal recreation facilities provided by an employer of the district for the use of employees, their families and guests.
- (5) Accessory commercial not to exceed a maximum of 5 acres.
- (6) Accessory wholesaling, warehousing, indoor storage or distribution establishments and similar uses permitted within an industrial development.

Sec. 29-949. Permitted Special Exceptions.

(a) After public notice and hearing, and subject to appropriate conditions and safeguards, the Environmental Development Commission may permit the following special exceptions in the IP-1 Industrial Park-1 District:

- (1) Communications Towers.
- (2) Heavy Manufacturing.
- (3) Governmental Buildings and Related Uses.
- (4) [Reserved]
- (5) Wholesaling, Warehousing, Indoor Storage or Distribution establishments and similar uses as a principle use.
- (6) [Reserved]
- (7) Temporary Employment Office.
- (8) Kennels, providing development is on a separate lot; and noise levels adhere to City and County standards.
- (9) Utility Plants.
- (10) Accessory Hotel in conjunction with an existing industrial use subject to the following:

- a. The minimum lot size for the industrial development including the hotel site is 50 acres.
- b. The hotel site shall be physically and legally incorporated as an integral part of the industrial development.
- c. The applicant shall demonstrate that at least an average of 60 percent of the occupied hotel rooms will contain guests conducting business within the industrial development in which the hotel is located.
- d. The applicant, owner or operator of the hotel shall, upon request of the City, demonstrate that an average of 60 percent of the hotel rooms occupied during the immediately preceding year contained guests conducting business with the industrial development in which the hotel is located. The applicant, owner or operator of the hotel shall provide such documentation as requested by the City to verify compliance with this condition.
- e. A maximum density of up to 40 units per acre is permitted (1,089 square feet per rental unit).

Sec. 29-950. Prohibited Uses and Structures.

(a) All uses and structures not of a nature specifically or provisionally permitted herein are hereby prohibited in the IP-1 Industrial Park-1 District.

(b) Any use which the Environmental Development Commission, upon appeal, and after investigating similar uses elsewhere, shall determine to be potentially noxious, dangerous or offensive to residents of the district or to those who pass on public ways, by reason of odor, smoke, noise, glare, fumes, gas, fire, explosion or emission of particulate matter or likely for other reasons to be incompatible with the character of the district, is hereby prohibited in the IP-1 Industrial Park-1 District.

Sec. 29-951. Maximum Floor Area Ratio (F.A.R.).

The maximum development of a lot in the IP-1 Industrial Park-1 District shall be as follows:

- (1) *Offices.*
 - a. F.A.R. 0.50. When 50 percent or more of required parking is provided on the site within and as part of the principal structure or within a multiple level parking structure, the allowable F.A.R. may be increased to 0.65 and such indoor parking area shall not be included in the allowable F.A.R. calculation.
- (2) *All Other Uses.*
 - a. Maximum Floor Area Ratio (F.A.R.): 0.55
 - b. Maximum Floor Area Ratio (F.A.R.) with TDR: 0.65

Sec. 29-952. Minimum Lot Requirements.

The minimum lot area and width requirements in the IP-1 Industrial Park-1 District shall be as follows:

- a. Lot area 12,000 square feet

- b. Lot width 80 feet
- c. Lot depth 100 feet

Note: An ancillary non-residential use which exceeds three (3) acres, a transportation/utility use which exceeds three (3) acres, or an institutional use which exceeds five (5) acres, whether alone or when added to existing contiguous like use(s), shall require a Future Land Use Plan map amendment that shall include such use and all contiguous like uses.

Sec. 29-953. Minimum Yard Requirements.

The following minimum yards in the IP-1 Industrial Park-1 District shall be required for all uses:

- (1) Front yards: 20 feet.
- (2) Side yards (street): 20 feet.
- (3) Side yards (interior): 10 feet; except when abutting residentially zoned property, the side yard shall be 25 feet.
- (4) Rear yards: 10 feet; except when abutting residentially zoned property, the rear yard shall be 25 feet.
- (5) Interior yards: 10 feet between structures.

Sec. 29-953.1. Maximum Impervious Surface Ratio.

The maximum impervious surface ratio (ISR) shall be .75.

Sec. 29-954. Maximum Height of Structures.

The maximum height of structures in the IP-1 Industrial Park-1 District outside of an activity center shall be 50 feet; allowable building height may be increased an additional one foot for each additional two feet of setback (over and above normal setback requirements on all sides), not to exceed a maximum height of 75 feet; and subject to Airport height guidelines. For structures located in an activity center, the maximum building height shall be governed by floor area ratio and Federal Aviation Administration (FAA) and other airport guidelines that may be established by any state or local governmental agency. See section 29-193, for height limitations.

Sec. 29-955. Minimum Off-Street Parking, Loading Requirements.

The minimum off-street parking and off-street loading requirements in the IP-1 Industrial Park-1 District are as provided in this section (see Sections 29-197 and 29-198, also Chapter 16, Article IX):

- (1) *Wholesaling, Warehousing, Indoor Storage or Distribution.* One space for every 1,000 square feet of gross floor area.
- (2) *Accessory Commercial Uses.* One space for each 200 square feet of gross floor area.
- (3) *All Other Uses.* One space for every 400 square feet of gross floor area.

- (4) *Parking for handicapped.* See section 29-197(12).
- (5) *Day Care Centers.* One space shall be provided for every 10 persons in the Day Care Center. However, in no case shall there be less than two parking spaces on site.

There shall be a drop off/pick up area on the site (preferably in the form of a circular driveway) for a minimum of three vehicles in facilities with 20 or fewer persons; for five vehicles in facilities with between 21 to 40 persons; for seven vehicles in facilities with between 41 to 60 persons; and nine vehicles in facilities with more than 60 persons.

- (6) *Accessory Hotels.* One space for each individual unit rented for sleeping purposes.

Secs. 29-956—29-965. Reserved.