

Sec. 10-6.633. Industrial district.

(a) *Purpose and intent:* The purpose and intent of this district is to establish the appropriate location for the manufacturing, distribution, wholesaling, or storage of raw material, partially finished products or finished products characterized by one or more of the following attributes: 1) potential for producing detectable off-site impacts--smoke, dust, dispersion of particulate matter, noxious or odorous gases, or any other air pollution; 2) potential for producing detectable off-site water pollution, including thermal pollution; 3) the storage, manufacture, processing or distribution of any radioactive waste, explosive, or flammable materials; 4) the creation of noise or vibration not compatible with residential, agricultural, or commercial activities; or 5) any use generating or storing, whether temporarily or permanently, more than 1,000 kg of hazardous waste per month.

This district will accommodate land uses that have considerable impacts upon infrastructure and utilities; particularly upon: transportation (rail and highway systems), water, natural gas, wastewater treatment, and electricity. The location of this district and the standards required by this district will ensure that industrial uses will have access and facilities for truck and/or rail shipment, transfer, or delivery. This district is not intended to facilitate the shipment, transfer, or delivery of goods via passenger automobile traffic.

This district will also allow industrial parks, transportation and communication facilities, as well as the manufacture, storage, or distribution of products unlikely to cause objectionable impacts to be detected off-site. Ancillary commercial uses, such as, offices, child care facilities, restaurants, designed and limited to serve persons working in the district are allowed. Other commercial and residential land uses are not allowed in this district; they would not be compatible with the uses that the district is intended for and would, in addition, have the potential to encroach upon or displace industrial uses, for which appropriate locations are at a premium.

(b) Uses allowed in the district.

(1) *Permitted uses.* These are the principal uses and activities allowed in this zoning district. This list of uses and activities is composed, to the extent possible, of major group classifications in the Standard Industrial Code (SIC). These major groups classifications are very broad; the SIC lists many other more specific industrial activities within these classes; unless specifically prohibited elsewhere in this section, these uses and activities are considered as permitted in this district. Other uses and activities not classified within the SIC, but appropriate for location within this district are also listed as permitted in this district. Further information concerning what uses are considered allowable in this district may be obtained by telephoning the Tallahassee-Leon County Planning Department.

a. The following uses are permitted uses:

#10 Metal mining

#13 Oil and gas extraction

#14 Mining and quarrying of nonmetallic minerals

#15 Building construction--general contractors and operative builders

#16 Heavy construction other than building construction contractors
#17 Construction--special trade contractors
#20 Food and kindred products--processing and manufacture
#21 Tobacco products--processing and manufacture
#22 Textile mill products--processing and manufacture
#23 Apparel and other finished products made from fabrics and similar materials--
processing and manufacture
#24 Lumber and wood products, except furniture--cutting, milling, sawing, production,
manufacture
#25 Furniture and fixtures--manufacture
#26 Paper and allied products--processing and manufacture
#27 Printing, publishing, and allied industries--publishing and publishing processes
#28 Chemicals and allied products--production
#30 Rubber and miscellaneous plastic products--manufacture
#31 Leather and leather products--processing and manufacture
#32 Stone, clay, glass, and concrete products--manufacture
#33 Primary metal industries--smelting, refining, manufacture
#34 Fabricated metal products, except machinery and transportation equipment--
fabricating
#35 Industrial and commercial machinery and computer equipment--manufacture
#36 Electronic and other electrical equipment and components, except computer
equipment--manufacture
#37 Transportation equipment--assembly and manufacture
#38 Measuring, analyzing, and controlling instruments; photographic, medical and
optical goods; watches and clocks--manufacture
#39 Miscellaneous manufacturing industries
#40 Railroad transportation
#41 Local and suburban transit and interurban highway passenger transportation
#42 Motor freight transportation and warehousing
#43 United States Postal Service
#45 Transportation by air
#47 Transportation services
#48 Communications
#49 Electric, gas, and sanitary goods
#50 Wholesale trade--durable goods
#51 Wholesale trade--nondurable goods
#5984 Liquefied petroleum gas (bottled gas) dealers
#7211 Commercial power laundries
#7212 Garment pressing
#7213 Linen supply
#7216 Dry-cleaning plants
#7217 Carpet and upholstery cleaning
#7218 Industrial launderers
#7261 Funeral services and crematories
#7342 Disinfecting and pest control services
#7349 Building, cleaning and maintenance services
#735 Miscellaneous equipment rental and leasing
#7381 Armored car service; rental of dogs for protective services

#7384 Photofinishing laboratories
 #7389 Auctioneering service on a commission or fee basis
 #7389 Automobile recovery service
 #7389 Field warehousing, not public warehousing
 #7389 Packaging and labeling service; parcel packing
 #7389 Recording studios
 #7389 Repossession service
 #7389 Water softener service
 #7389 Window tinting
 #7513 Truck rental and leasing; without drivers
 #7519 Utility trailer and recreational vehicle rental
 #966 Space research and technology
 Biological research facilities
 Chemical laboratories
 Construction material storage and construction vehicle storage
 Engineering laboratories
 Farm vehicle sales, storage, repair, auction
 Food research/testing facilities
 Industrial laboratories
 Laboratories, testing of products
 Research laboratories
 Storage yards
 Testing facilities
 Truck, bus, heavy equipment garages: maintenance, repair, motor pools
 Trucking terminals
 Warehouses

b. The following uses are permitted as conditional uses: #7389, Business Services, Not Elsewhere classified. The board may add additional uses within the #7389 industry number to the list of uses permitted in this district. These uses may be added through resolution of the board so long as the uses are consistent with the purpose and intent of this district and would not be likely to create incompatibilities with other uses permitted in this district.

c. The following uses are permitted as accessory uses in this district:

#581 Eating and drinking establishments	Allowed when located adjacent to a nonindustrial zoning district and not adjacent to any residential preservation zoning district or existing residential development, except when that development is a nonconforming land use. Such establishment may be no larger in size than 2,500 square feet; or, may be located within the interior of any permitted use.
---	---

#60 Depository institutions (banks/thrifts/credit unions, etc.)	Allowed when located adjacent to a non-industrial zoning district and not adjacent to any residential preservation zoning district or existing residential development, except when that development is a nonconforming land use. Such establishment may be no larger in size than 2,500 square feet; or, may be located within the interior of any permitted use.
#7363 Help supply services	Allowed when located adjacent to a nonindustrial zoning district and not adjacent to any residential preservation zoning district or existing residential development, except when that development is a nonconforming land use. Such establishment may be no larger in size than 2,500 square feet; or, may be located within the interior of any permitted use.
#7381 Security guard services	Allowed when located adjacent to a nonindustrial zoning district and not adjacent to any residential preservation zoning district or existing residential development, except when that development is a nonconforming use. Such establishment may be no larger in size than 2,500 square feet; or may be located within the interior of any permitted use.
#835 Day care centers	Allowed as supplementary or accessory day care services as described in and regulated by section 10-1114.
Recreational amenities	Provided as an accessory to a permitted use established within the district for use by employees, management, and their guests.

(2) The following uses are prohibited within this district:

1. Landfilling
2. Permanent hazardous or toxic waste storage
3. Deep well injection of waste products
4. Biohazardous, hazardous, or toxic waste incineration
5. "Wholesale outlets" that sell to the general public are not permissible except for materials manufactured, or warehoused on site. True wholesaling is permitted.

(c) *Development standards.*

(1) *Height limitations:*

All measurements are from the average base elevation at ground level to highest point, except as noted.

Habitable space (measured to highest floor elevation): 150 feet.

Mechanical; water tower: 200 feet.

Antennae, transmission tower; transponder station: No limitation except, proof of notification of the Administrator of the Federal Aviation Authority is required for proposed construction or alteration of any structure of 200 feet height or greater as required per the Federal Aviation Regulations Part 77, Subchapter B.

Stack height limitations: 275 feet. A waiver may be obtained if following criteria are met: 1) The height demonstrated by a fluid model or field study required and approved by the EPA, or the Department of Environmental Regulation which ensures that the emissions from a stack do not result in excessive concentrations of any air pollutant as a result of atmospheric downwash, wakes, or eddy effects created by the source itself, nearby structures, or nearby terrain features ("nearby" shall be defined as per Chapter 17-2 F.A.C.); and 2) proof of notification of the Administrator of the Federal Aviation Authority of proposed construction or alteration of any structure of 200 feet in height or greater as required per the Federal Aviation Regulations, Part 77, Subchapter B.

(2) *Setbacks and yard requirements:*

- a. Structures fronting, having a corner side adjacent to, or otherwise adjoining streets or roadways that form zoning district boundaries shall be located no less than 50 feet from the property line along such roadway.
- b. Structures fronting on all other streets intended for public access shall be set back at least 20 feet from the property line along that street/roadway.
- c. Side setbacks from all other roadways/streets intended for public access should be set back at least 20 feet from the property line along such street/roadway.
- d. Access facilities intended primarily for loading/delivery of goods/materials and not to provide access by employees, customers and the general traveling public shall not be considered streets/roadways for the purpose of 1), 2), 3) above. Setbacks from such roadway/access facilities shall be sufficient to provide safe access.
- e. The required setback in all other instances shall be at least eight feet from the nearest property line.

- (3) *Minimum lot size:* 3,000 square feet.
- (4) *Minimum lot frontage:* 30 feet.
- (5) *Minimum lot coverage:* All development in this district shall conform with applicable landscaping and natural area requirements and standards set forth in the EMA.
- (6) *Maximum floor area ratio:* Development in this district shall not be required to adhere to a maximum floor area ratio.
- (7) *Open space standards:* All development in this district shall comply with applicable open space requirements and standards set forth in the EMA.
- (8) *Landscaping standards; visibility from other districts:*
 - a. Buffering within the interior of the zoning district is not required; the provisions of Subsection 10-923(4) are not applicable within the district. This district is intended to foster development of industrial uses and is not intended to protect nonindustrial uses from industrial uses.
 - b. Except in those instances described in c. and d. below, development in this district shall be required to place buffering between the industrial district land use and the adjoining district at the time of development of the industrial use. This buffer shall meet the standards depicted in section 10-923.
 - c. Development in this district adjacent to another land use in another district shall be required to place buffering to at least Type A standards (see section 10-923) between the industrial land use and the adjoining district at the time of development of the industrial use when the adjacent use in the adjoining district is: 1) a conforming use; and 2) is a use listed as a principal use in this industrial zoning district.
 - d. In instances where an accessory use, as per Subsection 10-1212(b)(1)b. is established on the periphery of this district, buffering to at least Type B standards (see section 10-923) shall be placed between that use and the adjoining zoning district; except when the adjacent zoning district is located on the opposite side of a major collector roadway, arterial road, or limited access highway, railroad, or river in which case buffering shall be at least to Type A standards; except at access points, where buffering shall not be required.
- (d) *Parking requirements.* See section 10-1029 Schedule 6-2(23) and (24).
- (e) *Expansion of the district.* Land shall be added to this zoning district through rezoning only upon the simultaneous and concurrent amendment of the Future Land Use Map of the Comprehensive Plan to reflect the designation of additional land for industrial use. Additional land may be added to this district only upon the satisfaction of one of two following requirements: 1) the land to be added is adjacent to present district boundaries; or, 2) the area to be included is at least 60 acres in size.

The following factors shall be considered in determining the appropriateness of proposed locations for inclusion in the industrial zoning district: access to electric, natural gas, central water, and central sewer infrastructure; access to major transportation facilities, such as, Tallahassee Regional Airport, Interstate 10, rail service, or arterial highways; proximity to institutions of higher learning; proximity to the source of raw product or natural resource; proximity to employment force; low potential for environmental degradation (little or no anticipated impacts upon established biological communities and any "listed" species, minimal need for topographic changes, limited potential for adverse human health impacts); and, minimal potential for creating land use incompatibilities with existing or proposed development.