

Sec. 20.3-28. Industrial Select (Zone IS).

- (a) *Area.* All land designated as Zone IS is subject to the regulations of this Section, as well as Sec. 20.3-10. This industrial district is intended for locations which are not feasible for some light or heavy industrial development because of proximity to residential areas. The regulations for this district are intended to encourage development compatible with surrounding or abutting residential districts, with suitable open space, landscaping, and parking areas. Consequently, development is limited to those administrative, wholesaling, and manufacturing activities that can be carried on in a relatively unobtrusive manner. A site plan conforming to the requirements of this chapter shall be submitted to the Planning and Zoning Department for administrative review and approval prior to obtaining a building permit for all uses within this District.
- (b) *Uses Permitted.*
- (1) Light industries, with related offices and showrooms, which manufacture, assemble, process, package, store, and distribute small unit products such as optical devices, precision instruments, electronic equipment, toys, fishing tackle, research facilities and laboratories, and the like. Corporate offices which accommodate twenty-five (25) or more employees shall be allowed in this district.
 - (2) Accessory uses, such as dining and recreational facilities as a convenience to the occupants thereof and their customers and employees, and business offices accessory to the primary industrial use.
 - (3) All of the above uses are subject to the following provisions:
 - (i) Are conducted entirely within an enclosed building and include no outside storage or other similar activities.
 - (ii) Are not dangerous, noxious, or offensive to neighboring uses or the public in general by reason of smoke, odor, noise, glare, fumes, gas, vibration, threat of fire or explosion, emission of particulate matter or radiation.
 - (iii) Are provided with off-street loading facilities which are located at the rear or side of the building and visually screened from any abutting public or approved private street or residentially zoned property.
 - (iv) Are provided with off-street parking facilities which are separated from any abutting public or approved private street by at least an eight foot landscaped strip.

- (v) All structures limited to a maximum of thirty thousand (30,000) square feet gross building area. Buildings larger than the maximum may be permitted following a public hearing to determine the adequacy of the site development plan and compatibility with surrounding area so that it will not be detrimental to the general health or welfare of the surrounding area.
 - (4) Commercial radio, television and microwave transmission and reception facilities, including their accessory uses.
 - (5) Hotels and motels when part of a unified development that is predominantly industrial select in nature.
 - (6) Marinas and boatels when part of a unified development that is predominantly industrial select in nature.
 - (7) Communication Antennas and Communication Towers, including accessory buildings, tower support and peripheral anchors as governed by the provisions of Section 20.3-46 of the Clay County Land Development Code. (Amended 11/26/96 - Ord. 96-58).
- (c) *Conditional Uses.* The following uses are permitted in the IS zoning district, subject to the conditions provided in Section 20.3-5.
- (1) Public assembly.
 - (2) Residential dwelling.
 - (3) Land Clearing Debris Disposal Facility (Amended 6/98 - Ord. 98-27)
- (d) *Uses Not Permitted.*
- (1) Any use not allowed in (b) and (c) above.
- (e) *Density Requirements.* The maximum density for development on land with the IS zoning classification shall correspond to a floor area ratio (FAR) of fifty (50) percent.
- (f) *Lot and Building Requirements.* The principal building(s), accessory structures and other uses shall be located so as to comply with the following minimum requirements.
- Rev. 04/22/08*
- (1) Side lot line setbacks on property which abuts residential or agricultural districts shall be not less than twenty-five (25) feet. If it is a corner lot, the

side lot line setback shall be the same as the front lot line setback.

- (2) Rear lot line setbacks shall be twenty (20) feet, or twenty-five (25) feet from multi-family and single-family residences. If the rear yard does not abut a public street, then access shall be not less than 20 feet in width and shall be unobstructed at all times.
 - (3) Front lot line setbacks shall in no case be less than 25 feet.
 - (4) All structures shall be set back a minimum of 50 feet landward from the ordinary high water line or mean high water line, whichever is applicable; for waters designated as Aquatic Preserves or Outstanding Florida Waters, the setback will be 100 feet. (amended 5/05 – Ord. 05-18)
 - (5) Where a district is adjacent to a lot line of property of a residential or agricultural classification, no materials, garbage containers, or refuse shall be allowed nearer than 15 feet to such a residential or agricultural district. Garbage or refuse shall be screened so as not to be readily visible.
 - (6) *Off-Street Parking.* Visitors and customers may be placed in the front. Parking shall be at the side or rear for employees. All parking lots shall be paved. The off-street parking area shall be a minimum of 1.1 spaces per employee at the largest shift. This determination would include, but not be limited to, plans for expansion and type of use in terms of intensity of employment. Each space shall be at least 10 feet by 20 feet. The adequacy of parking provisions will be determined when the site plan is submitted for a building permit.
 - (7) *Visual Barrier:* Proposed non-residential development shall be buffered from adjacent land within the residential land use categories identified in Section 20.3-8 with a twenty-five (25) foot building setback, ten (10) foot landscaped area, minimum six (6) foot high opaque barrier (fence or vegetation) and tree planting thirty (30) feet on center.
- (g) *Other Requirements.*
- (1) Access for emergency vehicles shall be 20 feet in width and unobstructed at all times.
 - (2) *Landscaping.* Except as otherwise provided, all portions of any lot not otherwise covered with natural cover, buildings, or parking lots shall be graded, drained, and landscaped with trees, shrubs, and planted ground cover. Side and rear yard: 20 foot buffer areas shall be planted with trees or hedges as a screen and maintained by the property owner. Such screen shall not be less than three feet at the time of planting and reach a height of six feet within three years.

- (3) *Lighting and Utilities.* Shaded light sources shall be used to illuminate signs, facades, buildings, parking and loading areas, and shall be so arranged as to eliminate glare from roadways and streets, and shall be directed away from properties lying outside the district. Shaded light sources are lighting elements shielded with an opaque shade to direct the light. No neon lights, intermittent, or flashing lights or such lighted signs shall be allowed. All telephone lines shall be placed underground. Secondary electrical distribution lines serving individual installations shall be placed underground. Other high voltage electric lines may be placed underground or on poles, provided that poles are located on private property and have provisions for street lighting brackets. Where underground distribution is utilized, transformers shall be placed on the ground and contained in pad mounts, enclosures, or vaults. Where enclosures or vaults are used, the construction and design shall be compatible with the primary building. The developer must provide landscaping with shrubs and plants to screen pad mounted transformers except for the area in front of the transformer door opening. Small 15KVA transformers may be pole mounted for limited low-power use where circuitry through a pad mount or vault is not available.

(h) *General Provisions.*

- (1) With respect to any parcel zoned IS on August 27, 2002, any use permitted under this section may be undertaken or continued thereon and may lawfully continue thereafter.
- (2) With respect to any parcel zoned IS on August 27, 2002, any non-conforming use then in existence thereon may lawfully continue thereafter, subject to the provisions and limitations set forth in Section 20.3-11 hereof.
- (3) No parcel shall be rezoned to IS unless application therefore has been filed on or before August 27, 2002. This prohibition shall not apply to parcels within any development of regional impact under Chapter 380, Florida Statutes, for which a development order has been issued prior to August 27, 2002, provided that such development order is in effect at the filing of such application, and IS is specifically authorized thereunder. (amended 8/02 – Ord. 02-45)