

- k. Subject to any other condition deemed appropriate by the administrative official or the city commission including but not limited to hours of operation and level of illumination.
 - 2. Multi-user signs. A multi-user sign may be allowed where two or more industrial users agree to share a common multi-user sign subject to the following conditions:
 - a. Maximum height: 15 feet.
 - b. Maximum sign area: 80 square feet.
 - c. Maximum individual user panel size: 20 square feet.
 - d. Maximum of ten panels, plus complex identification.
 - e. Signage shall have unified sign design to be approved for materials, lettering, lighting, and colors.
 - f. Shall require permission to locate from property owner and include maintenance agreement.
- (Ord. No. 11-1403, § 4, 8-18-2011; Ord. No. 14-1476, § 2, 10-16-2014; Ord. No. 18-1594, § 2, 3-1-2018)

Sec. 5.6.16. Business park and business park modified district.

A. *Statement of intent.* The intent of this district is to provide a protective zone for park-like development of industrial and related uses which have limited objectionable external effects and provide a high quality setting. Manufacturing, warehousing research, wholesale trade, and office uses are among the allowable uses. Development in this district is particularly characterized by unified planning, controlled ingress and egress to major streets, extensive setbacks, screening, and landscaping necessary to create a quality design.

B. *Permitted uses.*

- 1. Finance, insurance, and real estate office establishments such as bank, savings and loan associations, credit unions, security and commodity brokers, life insurance companies, car insurance companies and real estate companies.
- 2. Professional service establishments such as doctor's offices, medical clinics and laboratories, legal services, engineering and architectural services, and accounting, auditing, and bookkeeping services. Hospitals are not allowed.
- 3. Business service office establishments such as advertising services, computer programming services, consumer credit and reporting services collection services, permanent and temporary employment services, and mailing services. Temporary labor service establishments are not allowed as a permitted use.
- 4. Communication service establishments such as newspaper and printing services, television and radio studios, telephone and telegraph offices, communication towers, and other communication facilities.
- 5. Travel agencies.

6. Administrative offices for businesses, public uses, or semi-public uses.
7. Facilities for the production, assembling, and/or packaging of precision instruments.
8. Jewelry and precious metal products manufacturing.
9. Signs and advertising display manufacturing.
10. Research and development establishments associated with biochemical, chemical, electrical, photographic, medical, metallurgical, pharmaceutical or X-ray research.
11. Electrical manufacturing establishments involved in making: small electrical or electronic apparatus; coils, tubes, and semiconductors; communication, navigation, guidance, and control equipment; data processing equipment (including computer software); glass edging and silvering equipment; graphics, and art equipment; metering equipment; radio, and television equipment; photographic equipment; radar, infrared, and ultraviolet equipment; optical devices and equipment; or filling and labeling equipment.
12. Wholesale trade, warehouse, and distribution establishments. Those businesses selling, storing, or distributing motor vehicles, head equipment, mobile homes, or manufactured homes are not allowed.
13. Business park support uses listed under divisions (B)(13)a) and b) below shall be permitted, provided that such uses shall not occupy more than five percent of the gross floor area of all buildings on any lot or group of contiguous lots in common ownership or control; shall be within a building or enclosure such that there are no external signs or evidence of such uses; and shall have no external access to the uses:
 - a) Facilities for the furnishing of meals and sale of refreshments and personal convenience items solely to the employees of authorized establishments and visitors doing business on the premises.
 - b) Pharmacy, medical marijuana dispensing facilities.
 - c) Medical and law enforcement heliports (any maintenance facilities shall be accessory).
14. Outdoor display shall be permitted within ten percent of the business store front subject to the following conditions:
 - a. A site plan shall be provided distinguishing the proposed outdoor display area and the items proposed outdoor display, i.e. vending and/or ice machines.
 - b. Outdoor display area shall be allowed only to the area set for on the site plan, shall be paved and all electrical outlets supplying power to display area shall meet all applicable codes.
 - c. A clearance of five feet on the sidewalk and/or walkway shall be required.
 - d. All propane tanks and other related-type vending stations shall be properly enclosed to avoid any potential hazards.

- e. Outdoor display exceeding the ten percent allowance shall require a conditional use permit (see section 20.2.2.)
- f. All outdoor storage shall require a conditional use permit (see section 20.2.2.).

C. *Conditional use.* Permissible by the city commission after public hearing and subject to appropriate conditions and safeguards. The city commission may approve, deny or add additional conditions for all conditional use requests. (See section 19.2.4. of the LDR.)

- 1. Establishments not allowed as a permitted use which are engaged in the production, assembling, packaging, or treatment of materials, goods, food stores, and other semi-finished or finished products from semi-finished or raw materials.
- 2. Commercial and industrial laundries.
- 3. Cold storage and ice processing facilities.
- 4. Contract construction service establishments.
- 5. Temporary labor service establishments on lots located at least 200 feet from residential district boundaries.
- 6. Restaurants.
- 7. Retail sales of products assembled or manufactured on the premises, provided that such sales uses shall not occupy more than 25 percent of all buildings on any lot or group of contiguous lots in common ownership or control; shall be within a building or enclosure such that there are no external signs or evidence of such uses; and shall have no external access to the uses.
- 8. Gasoline service stations.
- 9. Motion picture production establishments.
- 10. Vocational, technical, trade, and industrial schools.
- 11. Day care centers.
- 12. Fire stations.
- 13. Heliports not allowed as a permitted use (any maintenance facilities shall be accessory.)
- 14. Bus depots, rail stations and taxi stations.
- 15. Commercial off-street parking lots and garages.
- 16. Park and recreation areas.
- 17. Security guard quarters.
- 18. Sewage treatment plants, water plants, power plants, and similar facilities.
- 19. Communication towers and other communication.
- 20. Recycling collection centers.
- 21. Uses allowed as a permitted use when conducted wholly or partly out of door.

22. Outdoor display and storage. Outdoor display or storage of merchandise for sale or rent may be permitted by conditional use permit subject to the following conditions:
- a. The location and extent of outdoor storage and display areas are identified on a site plan and are approved as part of the conditional use.
 - b. Display and storage areas are subordinate in area and incidental to permitted principal uses.
 - c. Outdoor storage areas shall be effectively screened by a solid fence or commercial grade, 70 percent opaque, mesh material applied to a fence.
 - d. Display and storage areas shall be paved according to the standards of the Land Development Regulations.
 - e. Outdoor display areas shall be indicated on the site plan as permanent or temporary and approved as part of the conditions of approval.
 - f. Additional landscaping and/or site enhancements may be required as part of the site plan to insure site compatibility or improve visual screening.
 - g. A minimum five-foot-wide clearance on the sidewalk and/or walkway shall be required.
 - h. All propane tanks and other related-type vending stations shall be properly enclosed or secured to avoid any potential hazards.
23. Crematoriums, as defined by chapter 4 of this land development regulation, may be permitted as a conditional use subject to the following conditions:
- a. The proposed crematorium shall comply with all performance standards of the Land Development Regulations and specifically the performance standards listed in article 3 of chapter 5 including noise, odors, and air pollution.
 - b. The city commission may consider the compatibility of the location of the proposed crematorium to existing and proposed businesses and residents of the area. Use compatibility criteria shall include, at a minimum, the number of cremations to occur annually and the hours of operation.
 - c. The proposed crematorium shall comply with all applicable standards listed under Rule 62-296.401 of the Florida Administrative Code.
24. Reserved.
25. *Multi-user signs.* A multi-user sign may be allowed as a conditional use where two or more industrial users agree to share a common multi-user sign subject to the following conditions:
- a. Maximum height: 15 feet.
 - b. Maximum sign area: 80 square feet.
 - c. Maximum individual user panel size: 20 square feet.
 - d. Maximum of ten panels, plus complex identification.

- e. Signage shall have unified sign design to be approved for materials, lettering, lighting, and colors.
- f. Shall require permission to locate from property owner and include maintenance agreement.

D. *Tract size.* Each permitted or conditional use shall be part of a development governed by a common preliminary plan which contains a minimum of five acres of contiguous land, other than street separations, unless the city commission finds that a tract which contains less than five acres is suitable by virtue of some unusual conditions in which case this minimum may be waived by the city commission upon the recommendation of the planning commission board.

E. *Prohibited uses.*

- 1. Automobile, RV, and camper sales/rental;
- 2. Campgrounds;
- 3. Communication towers;
- 4. Flea markets;
- 5. Mini-warehouses;
- 6. Recreational vehicle developments; and
- 7. Sexually oriented businesses.

F. *Basic site design standards:*

1. *Lot size:*

- a) The minimum lot area shall be 60,000 square feet.
- b) The minimum lot width shall be 200 feet.
- c) The minimum lot depth shall be 300 feet.

2. *Yards: Business park.*

- a) The minimum front yard depth shall be 25 feet.
- b) The minimum side yard depth shall be ten feet.
- c) The minimum rear yard depth shall be ten feet.
- d) The first 25 feet of any yard abutting a public right-of-way shall be landscaped in accordance with the Land Development Regulations.

3. *Yards: Business park modified.*

- a) The minimum front yard depth shall be 40 feet.
- b) The minimum side yard depth shall be 25 feet.
- c) The minimum rear yard depth shall be 40 feet.
- d) The first 40 feet of any yard abutting a public right-of-way shall be landscaped in accordance with the Land Development Regulations.

4. *Parking space setback: Business park*—Parking spaces shall be set back 20 feet from a public or private right-of-way or five feet from an interior property lines.
5. *Parking space setback: Business park modified*—Parking spaces shall be set back 40 feet from a public or private right-of-way or 105 feet from an interior property lines.
6. *Lot coverage: Impervious surfaces* shall not cover more than 80 percent of the lot area.
7. *Structure height: Business par*—Maximum height four stories, but no more than 50 feet high.
8. *Structure height: Business park modified*—Maximum height two stories, but no more than 35 feet high.

G. *Other uses standards. Business park.*

1. *Outdoor storage, other than operable vehicles:* No outdoors storage shall be allowed in this area shall cover an area in excess of ten percent of the site and no outdoor storage shall be allowed in the principal building or in any required yard area. All outdoor storage areas shall be screened on all sides by a solid wall or a solid fence at least six feet high.
2. *Repairs and manufacturing:* All repair and manufacturing processes shall be in completely enclosed buildings.

H. *Other uses standards. Business park modified.*

1. *Outdoor storage, other than operable vehicles:* No outdoors storage shall be allowed.
2. *Repairs and manufacturing:* All repair and manufacturing processes shall be in completely enclosed buildings.

I. *Other site design standards.* All BP development shall meet the applicable provisions of the following sections or articles:

1. *Prohibited signs:* Canopy, flashing, moving, portable, pole, projecting pylon, roof, temporary point of purchase or trailer signs, and wind signs shall be prohibited.
2. *Permitted signs:* Only monument or ground signs (also known as low profile signs) shall be permitted. Monument and ground-mounted signs shall have a maximum height of 15 feet, and a maximum surface area of 80 square feet. Only roof signs that do not project above the main roof are prohibited. Wall signs shall be limited to one sign per structure (or business in a multi-business structure), and have a maximum surface area of 50 square feet.
3. *Relationship with city's signage regulations:* All other sign usage shall comply with the requirements found in the city's Land Development Regulations. Where there is a conflict between this SAP and the Land Development Regulations, the more restrictive standard shall apply.
4. *Parking and access:* Chapter 11, articles 1 and 2.

5. *Landscaping*: Chapter 10, article 1.
6. *Signs*: Chapter 7, article 4.
7. *General regulations for nonresidential uses*: Chapter 5, article 2.

J. *Preliminary plan required.*

1. *General*: In order to ensure that the intent of the district is being met a preliminary plan shall be required for all areas within the district. This preliminary plan must be approved by the city commission after a public hearing and prior to or concurrently with any preliminary plat approval or site plan approval. The preliminary plan shall be a conceptual drawing of the areas proposed for development and should provide enough detail to enable all reviewers to understand how the proposed development will function in a unified park-like environment.
2. *Submittals*: The following information shall be submitted for preliminary plan approval:
 - a) *Written information*: The following written information shall be provided and where appropriate may be include on required maps:
 1. Name, address and phone number of owner, developer and agent.
 2. Material which is intended to present evidence of ownership or control.
 3. A statement describing the objectives and characteristics of the development and indicating intent regarding the future selling or leasing of portions of the development.
 4. A list of proposed land uses and an indication of the parts of the site where each use would be allowed to occur.
 5. A table of land use distribution showing proposed uses, acreage by land use, and the gross floor area of uses.
 6. A statement explaining the desired phasing, including the approximated timing, and the rationale for the phasing approach.
 - b) *Mapping of existing features*: One or more maps and surveys at a scale of no less than one inch equals 100 feet, except the vicinity map, showing the following for the entire tract:
 1. The location of the development site in relation to existing streets.
 2. A boundary survey and legal description prepared by a surveyor registered in the state.
 3. Approximate topography defining the character of the land.
 4. The comprehensive plan future land use designations, zoning classifications, and existing land uses for the development site and all properties within 100 feet of property lines and adjacent rights-of-way.

5. The location of all existing structures, rights-of-way, easements and other natural and man-made features on site and within 100 feet of the property lines and adjacent rights-of-way.
- c) *Mapping of proposed features:* One or more maps at the same scale as the existing features maps, shall include the following:
 1. A schematic representation of proposed land uses (including common open space), conceptual building locations, parking lots, and driveway entrances and exits.
 2. A delineation of proposed roads with the functional classification of streets and an indication of required off-site street improvements.
 3. A schematic depiction of existing and proposed surface water management elements, including wetlands and major detention facilities.
 4. The general location and size of any community facility included within the development.
 5. Any proposed phasing of the project.
- d) *Schedule of amenity/compatibility features:* A schedule indicating any proposed amenity or compatibility features which may include: Natural open or landscaped areas; wall, berming, and screening waterway and flood protection measures.
- e) *Miscellaneous information:* Any other information needed to satisfy the criteria in 8 c) below.
3. *Criteria:* The preliminary plan shall indicate that the following conditions shall be met:
 - a. *Unified development:* All lots within the development shall be linked with driveways and a pedestrian network and will have other unifying features, such as unified signage plan, landscape plan, architectural features, and the like (all of which are designed to promote a unified, park-like environment).
 - b. *Compatibility:* The location and arrangement of uses and buildings, roads, driveways, parking areas, pedestrian ways, and other features shall be compatible with surrounding land uses.
 - c. *Traffic:* The proposed development shall be planned such that the traffic generated can be easily accommodated without causing excessive volumes of traffic, particularly on residential streets.
 - d. *Landscaping:* All parts of the site not used for buildings, roads, driveways, parking, and other structures shall be suitably landscaped with vegetative materials.
4. *Special conditions of approval:* Under most circumstances the use, lot size, lot coverage, structure height and other requirements of the district which are listed above and the general standards of this chapter shall apply to developments in the district. However, where necessary to ensure compatibility of buildings and uses

with each other and with off-site properties, the city commission may eliminate uses which would otherwise be allowed. In addition, the city commission may increase regulations, requirements, and standards, including but not limited to: lot coverage, yard size, structure height, landscaping, screening, signage, and lighting. Also, the city commission may require business park district developments which are adjacent to other business park district developments governed by a separate plan to coordinate the design and placement of buildings, roads, driveways, parking, pedestrian ways, fences/walls, and landscaping.

5. *Preliminary plan review procedure:* The city commission shall hold at least one public hearing on the preliminary plan prior to taking action on the plan.
6. *Effective period of preliminary plan approval:* Approval of a preliminary plan shall be effective for a period of 18 months.

K. *Site plans and subdivisions.*

1. *Site plan required:* A site plan review shall be required in accordance with chapter 5, article 2, section 5.2.17.A.3. In conformance with the intent, a high level of site design and landscaping is expected.
2. *Site plan and plat reviews:* The approved preliminary plan shall form the basis for the more detailed subdivision plat and/or site plan applications which follow. Preliminary plat and site plan reviews may be done in phases but must conform to the preliminary plan. See division (I)(3) below if the site plans or plats do not conform to the preliminary plan.
3. *Conformance to preliminary plan and preliminary plan amendments:*
 - a. *Conformance:* No permits shall be issued by the city, and no development shall commence unless in conformance with the approved preliminary plan, unless a change or deviation is approved under one of the three alternatives outlined below. The provisions below shall also govern any changes included in a plat or site plan. Any request for a change shall be accompanied by a written request stating the reasons.
 - b. *Minor changes:* The director or designee may approve minor changes and deviations from the approved preliminary plan which are in compliance with the provisions and intent of these regulations, and which do not depart from the principal concept of the approved preliminary plan. Examples would be a minor shift of a parking lot location. All other requested changes and deviations shall be referred to the city commission.
 - c. *Moderate changes:* After review by the planning board, the city commission may at the request of the owner, without requiring a new application, authorize changes to approved preliminary plans that pertain to location and configuration of buildings, landscaping, and similar changes when the full character and intent of the approved preliminary plan is not violated.

- d. *Major changes:* After review by the planning board, the city commission may determine that requested changes and deviations from an approved preliminary plan constitute a substantial alteration to the character of the development and thus require that the requested changes be subject to the same procedures as required for new applications. Examples include a change in overall intensity or a substantial shift in the traffic circulation system.

L. *Administrative conditional use.* These uses are permitted by a waiver granted by the administrative official, with denials of an administrative waiver appealable to the city commission.

1. Sign, electronic community bulletin board. Permitted subject to the following conditions:
 - a. Located on arterial or collector roadways.
 - b. Maximum height eight feet, maximum width 12 feet and designed as a monument sign.
 - c. Maximum size for electronic bulletin board is 20 square feet.
 - d. All signs will need to be brought into conformity.
 - e. Bulletins shall be incidental in the principal use.
 - f. No off premise signs will be permitted.
 - g. The applicant must own the property on which the sign is to be located.
 - h. Color and intensity of illumination shall be appropriate for the specific site and sign location.
 - i. Illumination shall be limited to a maximum of 11 watt incandescent bulbs and limited to the hours between 6:00 a.m. to 11:00 p.m.
 - j. The base of the monument sign shall be landscaped with appropriate shrubbery and ground material as approved by the technical review board.
 - k. Subject to any other condition deemed appropriate by the administrative official or the city commission including but not limited to hours of operation and level of illumination.
2. *Multi-user signs.* A multi-user sign may be allowed where two or more industrial users agree to share a common multi-user sign subject to the following conditions:
 - a. Maximum height: 15 feet.
 - b. Maximum sign area: 80 square feet.
 - c. Maximum individual user panel size: 20 square feet.
 - d. Maximum of ten panels, plus complex identification.
 - e. Signage shall have unified sign design to be approved for materials, lettering, lighting, and colors.

- f. Shall require permission to locate from property owner and include maintenance agreement.

(Ord. No. 08-1331, § 2, 7-17-2008; Ord. No. 11-1403, § 4, 8-18-2011; Ord. No. 14-1476, § 2, 10-16-2014; Ord. No. 17-1584, § 2, 11-16-2017; Ord. No. 18-1594, § 2, 3-1-2018)

Sec. 5.6.17. ILW, industrial light, warehousing.

A. *Statement of intent.* These districts are intended for light manufacturing, processing, storage and warehousing, wholesaling, and distribution. Institutional and residential uses are prohibited as not in character with the activities conducted in these districts. Service and commercial activities relating to the character of the district are permitted. Regulations are intended to prevent or reduce friction between uses in this district and land uses in adjoining districts and to protect nearby residential districts. Performance standards are applied at lot lines.

B. *Permitted principal uses and structures.*

1. Fully enclosed: wholesaling, warehousing, storage, or distribution establishments.
2. Fully enclosed: light manufacturing, processing (including food processing, but not to include slaughter houses), packaging, or fabricating, mobile and modular home manufacturing.
3. The printing, publishing, and distribution of newspaper, magazines, and other written materials.
4. Bulk storage yards, including bulk storage of flammable liquids, subject to the provisions of the performance standards in chapter 5 of the LDR, and acids.
5. Outdoor storage yards and lots, provided such outdoor storage yard shall not be located closer than 25 feet to any public street and that such yard shall be completely enclosed, except for necessary ingress and egress, and have a solid fence or wall or commercial grade, 70 percent opaque, mesh material applied to a fence not less than six feet high and provided further that this provision shall not permit wrecking yards (including automobile wrecking or salvage yards), junk yards, or yards used in whole or in part for scrap or salvage operations or for processing storage, display or sales of any scrap, salvage, or secondhand building materials, junk automotive vehicles, or secondhand automotive vehicle parts.
6. Retail establishments for sale of new and used automobiles, motor cycles, trucks and tractors, manufactured homes, boats, automotive vehicle parts and accessories, heavy machinery and equipment, farm equipment and supplies, lumber and building supplies, monuments. Retail establishments within this zoning district must be housed and/or conducted in a completely enclosed building.
7. Service establishments catering to commerce and industry including linen supply, freight movers, communication services, business machine services, canteen services, restaurants (including drive-in restaurants), employment agencies, sign companies,