

Sec. 34-903. - Use regulations table.

Use regulations for industrial districts are as follows:

TABLE 34-903. USE REGULATIONS FOR INDUSTRIAL DISTRICTS

	Special Notes or Regulations	IL Note (14)	IG Note (14)	IR Note (14)
Administrative offices		P	P	P
Agricultural services: office/base operations	Note (9)	—	—	P
Aircraft landing facility, private:				
Lawfully existing:				
Expansion of aircraft landing strip or helistop or heliport landing pad	34-1231 et seq.	SE	SE	SE
New accessory buildings	34-1231 et seq.	P	P	P
New:				
Aircraft landing strip or heliport, ancillary hangers, sheds and equipment	34-1231 et seq.	SE	SE	SE
Helistop	34-1231 et seq.	SE	SE	SE
Amateur radio antennas and satellite earth stations when accessory to an existing principal use	34-1175	Refer to 34-1175 for regulations.		
Animals:				
Animal clinic	34-1321 et seq.	P	P	P
Animal kennel, when completely enclosed within a building	34-1321 et seq.	P	P	P
Control center (including Humane Society)	34-1321 et seq.	P	P	—

ATM (automatic teller machine)		P	P	—
Automobile repair and service (34-622(c)(2)):				
Group I	34-1351	P	P	—
Group II	34-1351	P	P	—
Bar or cocktail lounge	34-1261 et seq.	SE	SE	—
Blacksmith shop	Note (9)	P	P	P
Boat ramps		EO/SE	EO/SE	—
Broadcast studio, commercial radio and television	34-1441 et seq.	P	P	—
Building materials sales (34-622(c)(4))	34-3001 et seq.	P	P	—
Business services (34-622(c)(5))				
Group I		P	—	—
Group II		P	P	—
Bus station/depot	34-1381 et seq.	P	P	—
Caretaker's residence	>Note (17)	AA	AA	—
Caterers		P	P	—
Cleaning and maintenance services (34-622(c)(7))		P	P	—
Cold storage warehouse and processing plant (including pre-cooling)		P	P	P
Communication facility, wireless	34-1441 et seq.	Refer to 34-1441 et seq. for regulations.		
Computer and data processing services		P	P	—

Consumption on premises	34-1261 et seq., 34-3152	AA/SE	AA/SE	—
Contractors and builders (34-622(c)(9)):				
Group I		P (1)	P	—
Group II		P (1)	P	—
Group III	34-1352, 34-2443, 34-3001 et seq.	P (1)	P(12)	—
Day care center, child	34-206, Note (13) & (16)	P	—	—
Day care center, adult	34-206, Note (13) & (16)	P	—	—
Emergency operations center		P	P	—
EMS, fire or sheriff's station	34-3152	P	P	P
Entrance gates and gatehouses	34-1741 et seq.	P	P	P
Essential services	34-1611 et seq.	P	P	P
Essential service facilities:				
Group I	34-1611 et seq., 34-1741 et seq., 34-2142	P	P	P
Group II	34-1611 et seq., 34-1741 et seq., 34-2141 et seq.	EO	—	—
Group III	34-1611 et seq., CFPD, IPD or MPD only	EO	—	—

Excavation:				
Water retention	34-1651	P	P	P
Oil or gas		SE	SE	SE
Farm equipment, sales, storage, rental or service	34-1352, 34-3001 et seq.	—	—	P
Farm machinery and tractor repair		—	—	P
Flea market, open		SE	—	—
Freight and cargo handling establishments (34-622(c)(17))	34-3001 et seq., Note (9)	SE	P	P (3)
Gasoline dispensing system, special		P	P	—
Hatcheries, poultry	Note (9)	—	—	P
Health care facility, group III (34-622(c)(20))	Note (4)	SE	SE	—
Health club or spa		P	P	—
Heliport or helistop	34-1231	See aircraft landing facilities, private		
Impound yard	Note: 9	EO	EO	—
Laundry or dry cleaning (34-622(c)(24)), group II		P	P	—
Machine shop		P	P	—
Maintenance facility (government)	Note (2)	P	P	—
Manufacturing, repair or wholesale sales of:				
Apparel (34-622(c)(1))	Note (9)	P	P	—
Boats	Note (9)	SE	P	—

Chemicals and allied products (34-622(c)(6)):					
	Group I	IPD only, Note (9)	EO	EO	—
	Group II:				
	Cosmetics, perfumes, etc.	Note (9)	P (5)	P (5)	—
	All other chemicals	IPD only, Note (9)	—	EO	—
	Electrical machinery and equipment (34-622(c)(11))	Note (9)	P	P	—
	Fabricated metal products (34-622(c)(14)):				
	Group II	Note (9)	SE	P	—
	Group III	Note (9)	—	P	—
	Food and kindred products (34-622(c)(15)):				
	Group I	Note (9)	—	P	P
	Group II	Note (9)	SE	P	P
	Group III	Note (9)	P	P	—
	Furniture and fixtures (34-622(c)(18))	Note (9)	P	P	—
	Leather products (34-622(c)(25)):				
	Group I	Note (9)	—	P	P
	Group II	Note (9)	P	P	P
	Lumber and wood products (34-622(c)(26)):				
	Group I	IPD only, Note (9)	—	EO	EO
	Groups II and IV	Note (9)	P	P	—

	Group III	Note (9)	—	P	—
	Group V	IPD only, Note (9)	—	EO	—
	Group VI	IPD only, Note (9)	—	EO	—
	Machinery (34-622(c)(27)):				
	Group I	Note (9)	P (6)	P	—
	Group II	Note (9)	P (6)	P	—
	Group III	Note (9)	—	P	—
	Measuring, analyzing and controlling instruments (34-622(c)(28))	Note (9)	P	P	—
	Novelties, jewelry, toys and signs (34-622(c)(29)), groups I, II and III	Note (9)	P	P	—
	Paper and allied products (34-622(c)(31)):				
	Group II	Note (9)	P	P	—
	Group III	Note (9)	P (7)	P	—
	Rubber and plastic products (34-622(c)(44)):				
	Group I	IPD only, Note (9)	—	EO	—
	Group II	Note (9)	P	P	—
	Stone, clay, glass or concrete products (34-622(c)(48)):				
	Group I	Note (9)	P	P	—
	Group II	Note (9)	—	P	—
	Group III	Note (9)	P (8)	P	—

	Textile mill products (34-622(c)(50)):				
	Groups I and II	Note (9)	P	P	—
	Tobacco (34-622(c)(51))	Note (9)	—	P	—
	Transportation equipment (34-622(c)(52)):				
	Group II	Note (9)	SE	P	—
	Groups I, III and IV	Note (9)	—	P	—
	Marina	34-1862	EO	EO	—
	Mass transit depot or maintenance facility (government)		P	P	—
	Message answering service		P	P	—
	Mini-warehouse		P	P	—
	Mobile home dealers	34-1352	P	P	—
	Motion picture production studios	Note (9)	P	P	—
	Nightclub	34-1201 et seq., 34-1261 et seq.	SE	SE	—
	Nonstore retailers (34-622(c)(30)), all groups		P	P	—
	Oxygen tent services		P	P	—
	Parcel and express services		P	P	—
	Parking lot:				
	Accessory		P	P	P
	Commercial	Note (15)	P	P	P

	Garage, public		—	—	—
	Park-and-ride	34-1388	P	P	P
	Temporary	34-2022	P	P	P
	Parks (34-622(c)(32)), Group I	Note (2)	P	P	—
	Personal services (34-622(c)(33)), group III		P	P	—
	Photofinishing laboratory	Note (9)	P	P	—
	Place of worship	Note (16), 34-2051 et seq.	P	P	P
	Post office	Note (2)	P	P	—
	Printing and publishing (34-622(c)(36))		P	P	—
	Processing and warehousing		P	P	—
	Recreation facilities				
	Commercial ((34-622(c)(38))				
	Group I		—	—	P
	Group III & IV		P	P	—
	Personal	P	P	P	P
	Private—On-site	P	P	P	P
	Private—Off-site	SE	SE	SE	SE
	Recycling facility (df)		P	P	—
	Religious facilities	Note (2) & (16), 34-2051 et seq.	P	P	—



Rental or leasing establishments (34-622(c)(39)):				
Group II	34-1201 et seq., 34-1352, 34-3001 et seq., 34-3152	P	P	—
Group III	34-1352, 34-3001 et seq.	P	P	—
Group IV	34-1352, 34-3001 et seq., Note (9)	P	P	—
Repair shops (34-622(c)(40))				
Groups I, II, III and IV		P	P	—
Group V	Note (9)	P	P	—
Research and development laboratories (34-622(c)(41)):				
Group I	Note (9)	—	—	P
Groups II and IV		P	P	—
Restaurant (34-622(c)(43)):				
Group I	34-3152	P	P	P
Group II	34-1261 et seq., 34-3152	P	P	—
Resource recovery facilities:				
Recovery facilities to produce energy	IPD only	—	EO	—
Retail and wholesale sales, when clearly incidental and subordinate to a permitted principal use on the same premises		P	P	P

Schools, commercial (34-622(c)(45))		P	P	—
Schools, noncommercial:				
Lee County School District	Note (16), 34-2381	P	P	P
Other	Note (16), 34-2381	—	—	—
Self-service fuel pumps		—	P (11)	—
Signs in compliance with chapter 30		P	P	P
Social services (34-622(c)(46)), group II	Note (9)	P	P	—
Storage:				
Indoor	34-3001 et seq.	P	P	P (3)
Open	34-3001 et seq., 34-1352	P	P	P (3)
Studios (34-622(c)(49))		P	P	—
Temporary uses		TP	TP	TP
Transportation services (34-622(c)(53)), groups II, III and IV		P	P	—
Trucking terminal	34-1352	SE	P	P (3)
Vehicle and equipment dealers (34-622(c)(55)):				
Group III		P	—	—
Group IV		P	P	—
Group V		P	P	—
Warehouse:				

Mini-warehouse		P	P	—
Private		P	P	—
Public		P	P	—
Wholesale establishment:	34-622(c)(56)			
Group I	34-3001 et seq., Note (9)	P	P	P
Group II	34-3001 et seq., Note (9)	—	—	P
Group III	34-3001 et seq.	P	P	—
Group IV	34-3001 et seq.	P	P	—

Notes:

- (1) Excluding asphalt or concrete batch plants that were not lawfully existing as of February 4, 1978.
- (2) New facilities of ten or more acres or expansion of an existing facility to ten or more acres requires a special exception.
- (3) Limited to agricultural products, livestock and equipment.
- (4) Expansion of an existing facility to over 50 beds requires a special exception.
- (5) Limited to manufacturing of cosmetics, perfumes and other toilet preparations only.
- (6) Limited to assembly of the finished product from its component parts.
- (7) Limited to SIC code 265 (Paperboard Containers and Boxes) only.
- (8) Limited to small custom-designed concrete products produced in molds, such as decorative architecture or ornamental features commonly associated with residential uses.
- (9) The use is subject to the special setback regulations as set forth in section 34-2443 , minimum required setbacks.

(10) Reserved.

(11) Two pumps are permissible as an accessory use to businesses to provide fuel for their own fleet of vehicles and equipment. Additional pumps require approval of a special exception.

(12) Including asphalt batch plants.

(13) A day care center, owned by the entity with title to the place of worship, that is operated within the building housing the place of worship is not required to obtain special exception approval.

(14) In the industrial development land use category, offices and office complexes are only permitted when specifically related to adjoining industrial use(s). Prior to issuance of any local development order, the developer must record covenants and restrictions for the property that limit any office uses to those that are specifically related to adjoining industrial uses consistent with Policy 1.1.7 of the Lee County Comprehensive Plan.

(15) Limited to the parking of the following:

1. A tractor-trailer or semi-trailer truck.
2. A truck with two or more rear axles.
3. A truck with a manufacturer's Gross Vehicle Weight Rating (GVWR) in excess of 12,000 pounds.
4. Any truck and trailer combination resulting in a combined manufacturer's Gross Vehicle Weight Rating (GVWR) in excess of 12,000 pounds.
5. Any trailer used in the conduct of a commercial or industrial business.

(16) Not permitted in Airport Noise Zone B.

(17) Not permitted in Airport Noise Zones B unless required to support a noise compatible use and constructed in compliance with limitations for dwelling unit type set forth in section 34-1004 as applicable.

(Ord. No. 93-24, § 7(table 470.A), 9-15-93; Ord. No. 94-02, § 7, 1-19-94; Ord. No. 94-24, § 49, 8-31-94; Ord. No. 95-07, § 35, 5-17-95; Ord. No. 96-06, § 5, 3-20-96; Ord. No. 96-17, § 5, 9-18-96; Ord. No. 97-10, § 6, 6-10-97; Ord. No. 98-03, § 5, 1-13-98; Ord. No. 98-11, § 5, 6-23-98; Ord. No. 00-14, § 5, 6-27-00; Ord. No. 01-18, § 5, 11-13-01; Ord. No. 02-20, § 5, 6-25-02; Ord. No. 03-11, § 1, 4-8-03; Ord. No. 04-05, § 1, 4-27-04; Ord. No. 05-14, § 6, 8-23-05; Ord. No. 06-06, § 1, 4-11-06; Ord. No. 08-21, § 3, 9-9-08; Ord. No. 09-23, § 10, 6-23-09; Ord. No. 11-08, § 10, 8-9-11; Ord. No. 13-10, § 10, 5-28-13; Ord. No. 14-13, § 7, 6-17-14)