

- 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 this ordinance, 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 no 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.

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 enclose: 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 not less than 6 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, automobile filling stations and commercial truck stops. Service establishments within this zoning district must be housed and/or conducted in a completely enclosed building.
8. Public and non-public schools.
9. Medical clinics in connection with industrial activities.
10. The growing and harvesting of all varieties of citrus trees and citrus fruits, including such customary care taking and husbandry practices generally accepted and used in citrus groves located within the City.

C. PERMITTED ACCESSORY USES AND STRUCTURES.

Uses and structures which are customarily accessory and clearly incidental and subordinate to permitted principal uses and structures, provided however, that no residential facilities shall be permitted in the district except for watchmen or caretakers whose work requires residence on the premises or for employees who will be temporarily quartered on the premises.

D. PROHIBITED USES AND STRUCTURES.

1. Dwelling units (including motel and hotel) except as provided under accessory uses, hospitals or clinics (except clinics in connection with industrial activity), nursing homes and similar uses, private or public elementary or high schools, churches, yards or lots for scrap or salvage operations or for processing, storage, display, or sale of any scrap, salvage, or secondhand building materials and automotive vehicle parts.
2. Wrecking yards (including automotive vehicle wrecking yards) and junkyards.
3. Any use or structure not specifically or provisionally permitted by this section shall be considered prohibited.
4. Any use not conforming to performance standards in Chapter 5 of the LDR.

E. 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 Sec. 19.2.4. of the LDR.)

1. Repairs and Manufacturing: Repairs and manufacturing processes located at a greater distance than 300' of a residential district may be located outdoors as a Conditional Use if enclosed by a solid wall or solid fence at least six feet high. Conditions of approval may be required to insure that the proposed use is compatible with its surroundings. Uses may not be allowed based entirely on the location of the site with its surrounding.
2. 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.
- F. SIGN, ELECTRONIC COMMUNITY BULLETIN BOARD – Permitted as a Conditional Use and subject to the following conditions:
- a. Located on Arterial or Collector roadways.
 - b. Maximum height 8’, maximum width 12’ and designed as a monument sign.
 - c. Maximum size for electronic Bulletin Board is 20 sq. ft. (i.e. 10’ x 2’).
 - 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 City Commission including but not limited to hours of operation and level of illumination.
- G. MAXIMUM LOT REQUIREMENTS. (Area and Width) None.
- H. MAXIMUM LOT COVERAGE BY ALL BUILDINGS. (Includes accessory buildings.)
- I. MAXIMUM IMPERVIOUS SURFACE COVERAGE: 70%.

- J. **MINIMUM YARD REQUIREMENTS.** (Depth of front and rear yards, width of side yards.)
 - 1. Front yards adjacent to residential districts: Where an ILW district adjoins a residential district without an intervening street or alley, and where lots separated by the boundary have adjacent front yards, the first lot in the ILW district, or 100 feet of such lot (whichever is less), shall provide a front yard of the minimum depth required in the adjoining district. Such yard shall be maintained as an area, except for necessary access drives and walkways, and shall not be used for parking.
 - 2. Other than indicated above: All yards adjacent to streets: 10 feet, which shall be maintained as a landscaped area, except for necessary drives and walkways, and shall not be used for parking.
 - 3. Side and rear yards adjacent to residential districts: When such conditions exist without an intervening street or alley, the minimum dimensions as required for the adjoining yard in the residential district shall apply. Solid fences or walls at least 6 feet in height shall be erected by the ILW land use along all side and rear property lines so adjoining, except that such walls shall not project beyond the rear line of an adjacent front yard in the residential district.
- K. **MAXIMUM HEIGHT OF STRUCTURES.** Unlimited.
- L. **MINIMUM OFF-STREET PARKING REQUIREMENTS.**

Refer to Parking Chapter 11.

Sec. 5.6.18 IM, INDUSTRIAL, MEDIUM

- A. **STATEMENT OF INTENT.** These districts are intended primarily for medium manufacturing and closely related uses. It is intended to preserve such lands for the functions of medium industrial activity, wholesaling, warehousing, and distribution. To allow maximum latitude for operations, performance standards are applied at district boundary lines. It is not intended to permit uses not of the general character indicated as principal uses, nor to permit general commercial operations, residential or institutional uses within the district.
- B. **PERMITTED PRINCIPAL USES AND STRUCTURES.**
 - 1. Wholesaling, warehousing, storage, or distribution establishments.