



## **Sec. 2.2.16. Industrial district (I).**

**2.2.16.1. Purpose and intent.** The purpose and intent of the industrial district (I) is to provide lands for manufacturing, processing, storage and warehousing, wholesaling, and distribution. Service and commercial activities that are related to support manufacturing, processing, storage and warehousing, wholesaling, and distribution activities, as well as commercial uses relating to automotive repair and heavy equipment sales and repair are also permissible in the I district. The I district corresponds to and implements the industrial land use designation on the future land use map of the Collier County Growth Management Plan.

**2.2.16.2. Permitted uses.** The following uses, as identified within the Standard Industrial Classification Manual (1987), or as otherwise provided for within this section, are permitted as a right, or as uses accessory to permitted uses in the industrial district (I).

### **2.2.16.2.1. Permitted uses.**

1. Agricultural services (groups 0711, except that chemical treatment of soil for crops, fertilizer application for crops and lime spreading for crops shall be a minimum of 500 feet from a residential zoning district, 0721, except that aerial dusting and spraying, disease control for crops, spraying crops, dusting crops, and insect control for crops (with or without fertilizing) shall be a minimum of 500 feet from a residential zoning district, 0722--0724, 0761, 0782, 0783).
2. Apparel and other finished products (groups 2311--2399).
3. Automotive repair, service, and parking (groups 7513--7549).
4. Barber shops (group 7241).
5. Beauty shops or salons (7231).
6. Building construction (groups 1521--1542).
7. Business services (groups 7312, 7313, 7319, 7334--7336, 7342--7389, including auction rooms (5999), subject to parking and landscaping for retail use).
8. Communications (groups 4812--4899 including communications towers up to specified heights, subject to section 2.6.35).
9. Construction--Special trade contractors (groups 1711--1799).
10. Crematories (7261).
11. Depository and nondepository institutions (groups 6011--6163).
12. Eating places (5812).
13. Educational services (8243--8249).
14. Electronic and other electrical equipment (groups 3612--3699).
15. Engineering, accounting, research, management and related services (groups 8711--8748).
16. Fabricated metal products (groups 3411--3479, 3491--3499).

17. Food and kindred products (groups 2011--2099 except slaughtering plants).
18. Furniture and fixtures (groups 2511--2599).
19. General aviation airport.
20. Gunsmith shops (group 7699).
21. Heavy construction (groups 1611--1629).
22. Health services (8011 accessory to industrial activities conducted on-site only).
23. Industrial and commercial machinery and computer equipment (3511--3599).
24. Insurance agents, brokers, and service, including Title insurance (group 6361 and 6411).
25. Leather and leather products (groups 3131--3199).
26. Local and suburban transit (groups 4111--4173).
27. Lumber and wood products (groups 2426, 2431--2499).
28. Measuring, analyzing, and controlling instruments; photographic, medical and optical goods; watches and clocks (groups 3812--3873).
29. Membership organizations (groups 8611, 8631).
30. Miscellaneous manufacturing industries (groups 3911--3999).
31. Miscellaneous repair services (groups 7622--7699) with no associated retail sales.
32. Motor freight transportation and warehousing (groups 4212, 4213--4225, 4226 except oil and gas storage, and petroleum and chemical bulk stations).
33. Outdoor storage yards pursuant to the requirements of section 2.2.151.2.6.
34. Paper and allied products (2621--2679).
35. Personal services (groups 7211--7219).
36. Physical fitness facilities (group 7991).
37. Printing, publishing and allied industries (groups 2711-2796).
38. Railroad transportation (4011, 4013).
39. Real estate brokers and appraisers (6531).
40. Rubber and miscellaneous plastics products (groups 3021, 3052, 3053).
41. Shooting range, indoor (group 7999).
42. Stone, clay, glass, and concrete products (groups 3221, 3251, 3253, 3255--3273, 3275, 3281).
43. Textile mill products (groups 2211--2221, 2241--2259, 2273--2289, 2297, 2298).

44. Title abstract offices (group 6541).
45. Transportation equipment (groups 3714, 3716, 3731, 3732, 3751, 3761, 3764, 3769, 3792, 3799).
46. Transportation by air (groups 4512--4581).
47. Transportation services (groups 4724--4783, 4789 except stockyards).
48. United States Postal services (4311).
49. Welding repair (7692).
50. Wholesale trade-Durable goods (groups 5012--5014, 5021--5049, 5063--5092, 5094--5099).
51. Wholesale trade-nondurable goods (groups 5111--5159, 5181, 5182, 5191 except that wholesale distribution of chemicals, fertilizers, insecticides, and pesticides must be a minimum of 500 feet from a residential zoning district (5192--5199)).

**2.2.16.2.2.** *Uses accessory to permitted uses.*

1. Uses and structures that are accessory and incidental to uses permitted as of right in the I district.
2. Caretaker's residence, subject to section 2.6.16.
3. Retail sales and/or display areas as accessory to the principal use, excluding automotive sales and/or display areas, not to exceed an area greater than 20 percent of the gross floor area of the permitted principal use, and subject to retail standards for landscaping, parking and open space.
4. Recreational vehicle campground and ancillary support facilities when in conjunction with temporary special event activities such as air shows and the like.

**2.2.16.3.** *Conditional uses.* The following uses are permitted as conditional uses in the industrial district (I), subject to the standards and procedures established in division 2.7.4:

1. Adult day care centers (8322).
  - a. Shall not be located within 500 feet of the nearest property line of land uses encompassing wholesale storage of gasoline, liquified petroleum, gas, oil, or other flammable liquids or gases.
  - b. Shall not be located on the same street customarily utilized by construction truck traffic from asphalt plants and excavation quarries.
  - c. Shall have a minimum lot area of 20,000 square feet and a minimum lot width of 100 feet.
  - d. Shall provide a minimum usable open space of not less than 30 percent of the total square footage of the lot area.
2. Child day care services (8351), provided:

- a. All areas and surfaces readily accessible to children shall be free of toxic substances and hazardous materials. This shall include all adjacent and abutting properties lying within 500 feet.
    - (1) For purposes of this subsection, the following definitions shall apply:
      - (a) Hazardous materials: A material that has any of the following properties; ignitable, corrosive, reactive and/or toxic.
      - (b) Toxic substances: A substance which is or is suspected to be, carcinogenic, mutagenic, teratogenic, or toxic to human beings.
  - b. Shall not be located within 500 feet of the nearest property line of land uses encompassing wholesale storage of gasoline, liquefied petroleum, gas, oil, or other flammable liquids or gases.
  - c. Shall not be located on the same street customarily utilized by construction truck traffic from asphalt plants and excavation quarries.
  - d. Shall have a minimum lot area of 20,000 square feet and a minimum lot width of 100 feet.
  - e. Shall provide a minimum usable open space of not less than 30 percent of the total square footage of the lot area.
  - f. Shall provide that all open spaces to be used by children will be bounded by a fence of not less than five feet in height, to be constructed of wood, masonry, or other approved material.
  - g. Shall provide a landscape buffer in accordance with division 2.4 of this Code.
  - h. Shall comply with the State of Florida Department of Health and Rehabilitative Services Child Day Care Standards, Florida Administrative Code, chapter 10M-12, effective March 11, 1986.
  - i. Where a child care center is proposed in conjunction with, and on the same parcel as, a facility which is a permitted use, the requirements set forth in subparagraphs a--h above, with the exceptions of [subparagraphs] d and e shall be used to provide the protections to children using the child care center intended by this section consistent with the development of the proposed permitted use.
- 2[.1]. Chemical and allied products (groups 2812--2899).
  3. Communications (groups 4812--4899 including communications towers that exceed specified heights subject to all requirements of section 2.6.35).
  4. Electric, gas, and sanitary services (groups 4911--4971).
  5. Fabricated metal products (groups 3482--3489).
  6. Food and kindred products (2011 and 2048 including slaughtering plants for human and animal consumption).
  7. Leather tanning and finishing (3111).

8. Lumber and wood products (groups 2411, 2421, 2429).
9. Motor freight transportation and warehousing (group 4226, oil and gas storage, and petroleum and chemical bulk stations, but not located within 500 feet of a residential zoning district).
10. Oil and gas extraction (groups 1321, 1382).
11. Paper and allied products (2611).
12. Petroleum refining and related industries (groups 2911--2999).
13. Primary metals industries (groups 3312--3399).
14. Refuse systems (4953).
15. Rubber and miscellaneous plastics products (groups 3061--3089).
16. Stone, clay, glass, and concrete products (groups 3211, 3221, 3229, 3241, 3274, 3291--3299).
17. Textile mill products (groups 2231, 2261--2269, 2295, 2296).
18. Transportation by air (4581 airport flying fields).
19. Transportation services (4789 stockyards).
20. Wholesale trade--durable goods (groups 5015, 5051, 5052, 5093). Wholesale trade--nondurable goods (groups 5162, 5169, 5171, 5172, 5191).
21. Homeless shelters, as defined by this Code.
22. Soup kitchens, as defined by this Code.
23. Any other industrial use which is comparable in nature with the foregoing list of permitted uses and consistent with the purpose and intent statement of the district, as determined by the board of zoning appeals.

**2.2.16.4. Dimensional standards.** The following dimensional standards shall apply to all permitted, accessory, and conditional uses in the industrial district (I). Where specific development criteria and standards also exist in the Golden Gate Master Plan, Immokalee Master Plan or in the future land use element of the Collier County growth management plan, they shall supersede any less stringent requirement or place additional requirements on development.

**2.2.16.4.1. Minimum lot area.** 20,000 square feet.

**2.2.16.4.2. Minimum lot width.** 100 feet.

**2.2.16.4.3. Minimum yard requirements.**

1. *Front yard.* 25 feet.
2. *Side yard.* The sum total of the side yards shall be 20 percent of the lot width, not to exceed a maximum of 50 feet. This yard requirement may be apportioned between the side yards in any manner, except that neither side yard may be less than ten feet. A zero

lot line option may be used only in conjunction with an existing structure built on the lot line, or in conjunction with a unified plan of development involving one or more lots under common ownership where the preceding yard requirements for this district are met relative to the unified site.

3. *Rear yard.* 15 feet.
4. *Waterfront.* 25 feet.
5. *Railroad ROW.* No setback is required from a railroad easement, or right-of-way.
6. *Yard abutting residential parcel.* 50 feet.

**2.2.16.4.4.** *Maximum height of structure.* 50 feet.

**2.2.16.4.5.** *Minimum floor area.* 1,000 square feet.

**2.2.16.4.6.** *Maximum lot coverage.* (Reserved.)

**2.2.16.4.7.** *Minimum off-street parking and off-street loading.* As required in division 2.3.

**2.2.16.4.8.** *Landscaping.* As required in division 2.4.

**2.2.16.4.9.** *Lighting.* Lighting shall be located so that no light is aimed directly toward a property designated residential if lighting is located within 200 feet of residential property.

**2.2.16.4.10.** *Distance between structures.* If there is a separation between any two principal structures on the same parcel, said separation shall be a minimum of 15 feet or a distance equal to one-half the sum of their heights, whichever is the greater.

**2.2.16.5.** *Signs.* As required in division 2.5.

**2.2.16.6.** *Fence requirements.* Outdoor storage yards permitted as a principal use of the property abutting a residentially zoned property, shall be screened with a fence at least seven feet in height above ground level, or landscaping equivalent or combination thereof. Said fence or wall shall be opaque in design and made of masonry, wood, or other materials approved by the Site Development Review Director.

(Ord. No. 92-73, § 2; Ord. No. 93-37, § 3; Ord. No. 93-89, § 3; Ord. No. 94-27, § 3; Ord. No. 94-58, § 3; Ord. No. 95-31, § 3; Ord. No. 97-83, § 3.B.; Ord. No. 98-63, § 3.A.; Ord. No. 99-46, § 3.A.; Ord. No. 00-8, § 3.B.; Ord. No. 00-43, § 3.B.; Ord. No. 01-60, § 3.A.; Ord. No. 02-31, § 3.B.; Ord. No. 03-01, § 3.B.; Ord. No. 03-55, § 3.C.)