

6.05.19 M-1 - Restricted Industrial District

A. Purpose: This district is designed to accommodate a limited range of industrial and related uses which conform to a high level of Performance Standards. Industrial activity of this type is intended to be carried out within completely enclosed buildings where ever practical, and outdoor storage must be visually screened from adjacent residential areas. The uses which this district is designed to accommodate include general assembly, warehousing and distribution activities. In addition, major repair and service activities, as well as limited impact manufacturing activities meeting Performance Standards are intended to be accommodated in this district. Finally, commercial trade and service activities not compatible with activities adaptive to more restrictive districts, but which satisfy site plan criteria and performance criteria of the "M-1" district, should be accommodated in the "M-1" district. Residential development is excluded from this district, both to protect residences from an undesirable environment and to ensure the preservation of adequate areas for industrial development. Community facilities and trade establishments which provide needed services to industrial development also are intended to be accommodated in this district. Refer to Section 6.03.04.

B. Permitted Uses: In this district a building or premises may only be used for the following:

1. All uses permitted in the previous district.
2. Community facilities limited to public and private utilities.
3. Commercial activities limited to:
 - a. Business and professional offices;
 - b. indoor commercial amusement activities;
 - c. restricted sales and services; general retail sales services;
 - d. plant nurseries and landscape services;
 - e. trade services and repair;
 - f. vehicular service and maintenance subject to the following;
 - 1) All hydraulic hoists, pits, lubrication, washing, repairs, and service not of an emergency nature or short term diagnostic or minor repair work shall be conducted entirely within a building.
 - 2) All merchandise and material for sale shall be displayed within an enclosed building except that oil for use in motor vehicles may be displayed or sold from an appropriate rack or compartment at the gasoline station pump island for the convenience of the customer and station

attendant.

- 3) Flammable material shall be stored within the building setback lines and in a matter satisfactory to the Fire Department with jurisdiction and the director of the Planning Department.
 - 4) Storage of inoperative or unregistered motor vehicles generally shall not be permitted on the premises. However, motor vehicles which are being serviced may be stored in appropriate outside parking areas for a period not to exceed eight (8) weeks. Also, motor vehicles which have been towed from the scene of an accident may be held or stored in appropriate parking areas for a period not to exceed (3) days.
 - 5) When a service station dispensing flammable materials becomes vacant for a period exceeding one (1) year, the property owner shall be required to remove or treat in a safe manner approved by the Building Department Director all flammable materials, storage tanks or areas.
- g. Veterinary medical services provided all such activities are located in a fully enclosed, soundproofed building.
 - h. Boarding of domestic dogs and cats provided such activity is located no closer than one thousand (1,000) feet to a residential district except if such facility is within a fully enclosed, soundproofed building.
 - i. Restaurants.
 - j. Wholesale trades and services.
4. Limited Impact Industrial activities such as:
- a. Wholesaling, warehousing, furniture storage with warehousing, storage or distribution activities and similar uses.
 - b. Light manufacturing, fabricating, processing, packaging, assembling of components and similar activities.
 - c. Automotive and other mechanical repairs and services within an enclosed building.
 - d. Service establishment such as auto or heavy machinery or equipment rental, laundry or dry cleaning, home equipment rental and similar activities
 - e. Lumber yard, truss manufacturing, storage of construction materials, storage yard or building.
5. Private training facility and vocational schools within enclosed buildings.

6. Accessory uses or structures to any principal use permitted in the district.
7. One single family dwelling unit, occupied by the owner or an employee of the principal use, is permitted for security purposes.

C. Conditional Uses: In this district, as a conditional use, a building or premises may be used only for the following purposes upon determination by the County Board of Adjustment (Zoning Review and Appeals Board) that the respective use complies with standards regulating conditional uses in Section 6.09.00 et. Seq. and complies with the site plan requirements listed in Section 4.04.00:

1. Towers and Telecommunication Facilities subject to the requirements of Section 7.02.00.
2. Public Fairgrounds subject to the requirements of Section 6.09.02.D.D.
3. Commercial Outdoor Amusement Activities subject to the requirements of Section 6.09.02.E.E.

D. Site Plan Approval: Site plan approval as provided in Section 4.04.00, is required for all uses in this district.

E. Subdivision Conformance: Any land or lot within a plat or record (or not) on the effective date of this amendment shall not be re-divided into two (2) or more lots unless the provisions of the Subdivision Regulations of Santa Rosa County, Florida, (Section 4.03.00 et. seq.) have been met.

F. Lot Size: The minimum width of any lot developed for commercial or industrial uses shall be one hundred (100) feet when measured at the minimum front setback line and shall have a minimum width at the street right-of-way line of not less than one hundred (100) feet to allow for adequate ingress and egress.

G. Building Height: No building or structure shall exceed fifty (50) feet in height above the required minimum finished floor elevation at the property or building setback lines. See Section 2.10.01 for exceptions.

H. Minimum Required Setbacks:

1. Setbacks Along Collector or Arterial Roads: The minimum required building setback along a collector or arterial road, as described in Section 4.04.03(D), shall be as follows:
 - a) Along a collector road, the minimum required building setback shall be twenty-five (25) feet.
 - b) Along an arterial road, the minimum required building setback shall be fifty (50) feet.

If any other setback requirement of this Code conflicts with the above requirements, the more restrictive requirement will apply.

2. Front Setback: There shall be a front building setback having a depth of not less than fifty (50) feet when such site abuts a public right-of-way. However, the front building setback may be reduced to twenty-five (25) feet when such site abuts a private road within the project parcel. See Section 2.10.02 for other exceptions.
3. Side Setback: Except as provided in Section 2.10.04, there shall be a five (5) foot side building setback required, provided, however, that on any side of use in this district which abuts a residential district or right-of-way, there shall be a side building setback of fifty (50) feet.
4. Rear Setback: Except as provided in Section 2.10.03, there shall be a building setback of twenty-five (25) feet, except where this district abuts a residential district, then there shall be a building setback of fifty (50) feet required.

I. Performance Standards

1. Open Area/Landscaping: Every lot in this district shall have a minimum of fifteen percent (15%) of the total parcel area set aside of open landscaped area. All landscaped areas shall be planted and maintained in lawn, sod or natural foliage. And, provisions set forth in Article 7 shall be required. No part of any open area shall be used for driveways or parking area. Refer to Article 7 of this Ordinance for further requirements.
2. Gravel, dirt or earth material excavation, mining, borrow pits, construction and demolition debris (C&D) and land clearing debris (LCD) disposal facilities; Refer to Article 6, Section 6.09.00, Conditional Uses, and to Article 7 of this Ordinance for applicable performance standards.
3. All outdoor storage shall be effectively screened by a solid wall; fence or planting so that such stored materials will not be visible from a public way or residential area. This requirement shall not apply to the outside storage of aircraft.
4. All activity within two hundred (200) feet of a residential district boundary shall be conducted within completely enclosed buildings.
5. Landscaped buffers shall be required consistent with Section 7.01.05.