
CHAPTER 12 GI GENERAL INDUSTRIAL DISTRICT

SECTION 12.1 PURPOSE

- A. Industry is intended to include light manufacturing, assembling and finishing activities which have minimal or no nuisance potential to the surrounding nonindustrial areas. The preferred form of future industrial development is the industrial park concept. Within such a development the overall character may be a combination of light industrial uses supplemented by research and office facilities. In all cases, however, local, state, and federal environmental regulations and constraints must be observed.

- B. Certain heavier industrial uses are also provided as Special Land Uses. These uses are intended for locations that may best utilize essential public and private facilities. They are also characterized by low employee-to-land ratios, large-scale facilities, outdoor storage and incidents of heavy truck and/or rail traffic.

SECTION 12.2 PRINCIPAL PERMITTED USES (amended 3/08, 08/16)

In the GI District, no uses shall be permitted unless otherwise provided in this Ordinance except the following:

- A. The assembly, fabrication, manufacture, packaging, or treatment of products such as food products (excluding butchering, animal slaughtering, etc.), candy, drugs, cosmetics and toiletries, musical instruments, optical goods, toys, novelties, electrical instruments and appliances, radios and phonographs, pottery and figurines or other ceramic products using only previously pulverized clay.
- B. The assembly, fabrication, manufacture or treatment of products from the following previously prepared materials, such as bone, canvas, cellophane, cloth, cork, felt, fiber, glass, leather, paper, plastics, precious or semiprecious metals or stones, sheet metal (including large stamping such as automobile fenders or bodies), shells, textiles, wax, wire, wood (excluding saw and planing mills) and yarns.
- C. Tool and die shops, metalworking machine shops involving the use of grinding or cutting tools; manufacturing of tools, dies, jigs, and fixtures; publishing, printing or forming of box, carton, and cardboard products.
- D. Laboratories for research or testing.
- E. Central dry cleaning plants and laundries.
- F. Public utility uses, electric transformer stations and substations, electric transmission towers, municipal buildings and uses, gas regulators and municipal utility pumping stations.

- G. Wholesale and warehousing of automotive equipment, dry goods and apparel, groceries and related products, raw farm products (except livestock), electrical goods, hardware, plumbing, heating equipment and supplies, machinery and equipment, tobacco and tobacco products, paper and paper products, furniture and home furnishings, and any commodity the manufacture of which is permitted in this District, and
- H. Wholesale store, storage facilities, buildings, warehouses, distribution plants, and freezers and lockers, and
- I. Accessory buildings and uses customarily incidental to the Principal Permitted Uses and Special Land Uses, including quarters of a watchman or caretaker, in accordance with the requirements of Section 3.4.
- J. Public Buildings and Uses.

SECTION 12.3 SPECIAL LAND USES (amended 1/06, 2/06)

Land and/or buildings in the GI District may be used for the following subject to approval by the City Commission as a Special Land Use in accordance with the procedures of Chapter 15.

- A. Assembly and/or manufacture of automobiles, automobile bodies, parts and accessories, cigars and cigarettes, electrical fixtures, batteries and other electrical apparatus, and hardware.
- B. Automobile fuel stations.
- C. Automobile major and minor repair facilities.
- D. Breweries and distilleries.
- E. Commercial cellular and personal communication towers.
- F. Commercial kennels.
- G. Eating and drinking establishments, without drive-in windows.
- H. Health and fitness facilities, including indoor tennis, paddle ball, or racquetball courts.
- I. General industrial activities not otherwise noted, including:
 - 1. Machine shops.
 - 2. Metal buffing.
 - 3. Plastering and polishing shops.
 - 4. Millwork, lumber and planing mills.
 - 5. Paper mills.
 - 6. Painting shops.
 - 7. Welding shops.
 - 8. Sheet metal shops.
- J. Hotels and motels.
- K. New and used vehicle sales on lots located 500 feet or less from a residential zoning district.
- L. New and used vehicle sales rooms on lots located more than 500 feet from a residential zoning district.

- M. Junkyards and salvage yards.
- N. Mining, excavating, or other removal of sand, earth, minerals, or other material naturally found in the earth.
- O. New automobile rental and leasing agency.
- P. Outside storage yards of construction contractor's equipment and supplies, building materials, sand, gravel, or lumber.
- Q. Personal service establishments.
- R. Sexually oriented businesses.
- S. Truck terminals.
- T. Truck, tractor and trailer sales, rental, and repair.
- U. Veterinary hospitals and clinics.

SECTION 12.4 DISTRICT REGULATIONS

- A. Site Plan Review is required in accordance with Chapter 14.
- B. Parking is required in accordance with Chapter 16.
- C. Signs are permitted in accordance with the requirements of Chapter 18.
- D. Except as may otherwise be permitted in this District, all business or servicing, except for off-street parking and loading, shall be conducted within a completely enclosed building.
- E. No main building, structure, or principal use of land, nor the enlargement of any building, structure, or use of land, shall hereafter occur unless the following requirements are met and maintained in connection with such building, structure, use, or enlargement. (Refer to Chapter 15 for additional requirements for Special Land Uses.)

GI DISTRICT REQUIREMENTS		
MINIMUM YARD REQUIREMENTS	FRONT	50 ft.
		No parking is permitted in the required front yard. The required front yard, except for necessary entrance or service drives, shall be landscaped.
	SIDE	30 ft.
	REAR	50 ft.
MAXIMUM BUILDING HEIGHT		50 ft. or 3 stories
MAXIMUM LOT COVERAGE		50%
MINIMUM LOT REQUIREMENTS	AREA	20,000
	WIDTH	100 ft.

- F. Open storage facilities for materials or equipment used in the manufacturing, compounding, final product storage, or processing shall be totally obscured by a fence and/or landscaping six (6) feet in height so as to screen the storage area from the public streets and adjoining properties.

- G. Lighting shall comply with the provisions of Section 3.10, in addition to the provisions noted below:
 - 1. Off-street parking areas shall be adequately lit to ensure security and safety.
 - 2. Lighting shall illuminate only the parking lot or other areas approved for illumination by the Planning Commission.
 - 3. Canopy lighting shall be mounted flush with the canopy surface.

- H. Site Design Requirements:
 - 1. Mechanical equipment and service areas shall be visually screened from adjacent properties, public roadways, or other public areas. Architectural designs for buildings shall include design features to contain and conceal all heating, ventilation, air conditioning units, trash enclosures, dumpsters, loading docks and service yards.
 - 2. Walls visible from a public street shall be designed using architectural features or landscaping abutting the building for at least fifty percent (50%) of the wall length.
 - 3. On-site landscaping shall abut the walls fronting public rights-of-way so that the vegetation combined with the architectural features significantly reduce the visual impact of the building mass as viewed from the street.
 - 4. Exterior colors shall be of low reflectance, subtle, neutral or earth tone colors. High intensity colors such as black, neon, metallic or fluorescent for the facade and/or roof of the building are prohibited except as approved for building accents.