

**Highlands County Code of Ordinances
Land Development Regulations (2009)**

Section 12.05.252. I-2 industrial district.

- A. **Intent.** The I-2 industrial district is intended to locate industrial and manufacturing occupancies which, due to employment of heavy equipment and machinery, may create noise and vibration objectionable to residential or business neighborhoods. All occupancies in this district will utilize all safeguards to prevent pollution of air, land and water by the emission of fumes, toxic gases, dust, smoke, toxic effluents and other wastes and to mitigate their effects.
- B. **Permitted principal uses and structures in this district are:**
1. Any use permitted in the I-1 district except those uses allowed in B-3 and B-4 which shall be allowed by special exception.
 2. Automobile accessories and tires.
 3. Textiles, mattresses, rope, etc. boxes.
 4. Disinfectants and insecticides.
 5. Malt beverages and liquor.
 6. Cork or excelsior; concrete or metal culvert, septic tanks.
 7. Construction or contractors yard.
 8. Machine or welding shop.
 9. Millwork, lumber or planing mill.
 10. Automobile assembly plant.
 11. Truck or motor freight terminal and depot.
 12. Meat processing, fish smoking, curing and canning.
 13. Storage in bulk of such products as building materials, butane, clay and concrete products, grain, gravel, sand, hay, ice, lead, liquor, machinery, timber, wool, oil or gasoline.
 14. Concrete batching or transit mix plant, paving plant.

15. Asphalt storage--Liquid or solid.
16. Electric power plant.
17. Feed grinding and processing.
18. Livestock auction and sale.
19. Excavation, removal, distribution, crushing and screening of rock, sand, gravel or soil.
20. Storage.
21. Septic tank service.
22. Monument works.
23. Vessel, boat and ship building and repair.
24. Bulk storage of petroleum and petroleum products; gas holder, butane and propane.
25. Cold compounding of nonodorous fertilizer materials foundry,
26. Storage of poisonous gases.
27. Bag cleaning.
28. Iron or steel fabrication.
29. Sandblasting.
30. Such miscellaneous activities as:
 - a. Airport or sea plane base.
 - b. Circus or carnival.
 - c. Animal cemetery or refuge.
 - d. Correctional or penal institution.
31. Sexually oriented businesses subject to regulation pursuant to Section 12.08.125 and article IV of chapter 4 of this Code.

32. Wastewater treatment and water treatment facilities serving a single development when the water treatment facility is not included in the definition of a potable water facility.
 33. Sugar based feedstock Ethanol Production pursuant to the requirements of 12.05.252 (J). (Ord. No. 07-08-31 § 3)
- C. **Permitted accessory uses and structures** in this district are accessory uses and structures, including living quarters, accessory to a permitted use.
- D. **Prohibited uses and structures** in this district do not include, either as a principal or accessory use, any of the following, which are listed for emphasis:
1. Dwellings, except as accessory to a permitted use.
 2. Hotels, motels, apartment hotels, rooming, boarding or lodging houses, villas, bungalow courts.
 3. Institutions for the housing, care or treatment of sick, indigent aged, adolescent or other persons.
- E. **Special exceptions.** Permissible in this district by the after public hearing and subject to appropriate conditions and safeguards are:
1. Racetrack—Auto, horse, dog, motorcycle.
 2. Rifle range.
 3. Animal slaughterhouse or abattoir; asphalt manufacture or refining; asphalt paving plant; corrosive acid manufacture including hydrochloric, nitric, sulphurous and sulfuric acids; bone distillation; blast furnace; butane and propane manufacture or storage; cement; lime gypsum or plaster of paris, manufacture or grinding; creosote manufacture or treatment; coke oven; distillation of coal tar, petroleum, refuse, grain or wood; drilling, production or refining of petroleum or inflammable liquids; drop forge plant; fat rendering; fertilizer manufacture, except the cold compounding of nonodorous materials foundry; gunpowder, fireworks or other explosives, manufacture or storage, except as incidental to a permitted use; garbage, offal, dead animals, refuse, rancid fats; incineration, reduction of storage, glue size or gelatin manufacture, where the processes used include the refining or recovering of products from fish, animal refuse or offal; house wrecking yards, used building material yards; junkyards, automobile wrecking yards; salvage yard; paper and pulp mills; pyroxylin and pyroxylin product manufacture; rubber manufacture from raw materials; sewage disposal plants; smelting or refining of metals or ores; steel manufacture by Bessemer, open hearth or

other process; steel mills, rolling mills, blooming mills; stock yards or feeding pens, tanning, curing or storage of raw hides or skins, except as incidental to taxidermy; tallow, grease or lard manufacture or refining from animal fat; extraction of animal, vegetable or fish fat and oils; poisons, poison gases; acids, batteries, die casting, foundry, drop forging, stamping, dyeing, shearing or punching of metal.

4. Mobile home as accessory use for security to protect property against vandals, thieves, etc., provided that any grant of a special exception shall set a time limit of not to exceed five years. However, this shall not permit the use of an RV or travel trailer for this purpose.
 5. Landfill limited exclusively to natural vegetative material;
 6. Landfill limited exclusively to clean concrete, clean cinder block, bricks and ceramic tile.
 7. Store, recycle, or mulch, soil, sand, muck and natural vegetative material.
 8. Wireless communications facility (WCF) or transmission tower or tower, including lattice towers, guyed towers, monopole towers, ground-mounted towers and alternative tower structure or other similar wireless communications facilities, pursuant to the standards contained in sections 12.08.133 and 12.08.135 of this Code.
 9. Uses as permitted in the B-1, B-2, B-3, and B-4 zoning districts.
- F. **Minimum lot requirements** in this district, in regard to area and width, are, for use first permitted in I-2 district:
1. **Width:** 200 feet.
 2. **Area:** 20,000 square feet.
- G. **Minimum yard requirements.** (Depth of front and rear yards, width of side yards) See sections 12.05.307 and 12.05.402 of this Code.
- H. **Maximum intensity (floor area ratio), impervious surface, and height of structures.**
1. No portion intended for human occupancy shall exceed 150 feet in height. Exceptions to height of structures may apply as provided in Sections 12.05.302, 12.08.133, and 12.08.135. See definition of Height of buildings in Section 12.02.104. (Ord. No. 09-10-03 § 18)

2. **Maximum intensity (floor area ratio):** Up to 1.00 FAR.
 3. **Maximum impervious surface:** Up to 70 percent site coverage. (Ord. No. 05-06-05 § 59; Ord. No. 05-06-30 § 59)
- I. **Limitations on signs** shall apply in this district as follows: No signs intended to be read from off the premises, except:
1. Signs as permitted in B-2.
 2. Temporary construction sign. Same as for R-3.
- J. **Limitations on uses.** The following limitations on uses apply in this district:
1. Wastewater treatment facilities or structures or water treatment facilities or structures shall conform to the standards contained in section 12.08.131., wall or similar structure may be substituted in lieu of the vegetative screening.
 2. All potable water facilities that have an annual average withdrawal from any source or combined sources greater than or equal to 100,000 gpd, shall be located within the public water supply zoning district and the public water supply comprehensive plan future land use map designation and shall obtain a special use permit satisfying the standards contained in section 12.05.281, PW public water supply district, and sections 12.03.107 and 12.03.411 special use permit approved by the BCC.
 3. All sugar based feedstock Ethanol Production Facilities shall:
 - a. Not locate any production facility closer than 1,000 feet from an existing residential use; and
 - b. Have a Fire Safety Plan approved by the County Fire Marshall, pursuant to 12.08.102.E.13; and
 - c. Have no outdoor lighting fixtures allowed to shine or glare onto adjacent properties. All illumination from lights/fixtures shall be directed towards the ground and shielded to ensure that illumination does not radiate upon other properties unless other adjacent property is developed together and adopted as a single plan; and

- d. Have a deed restriction or covenant running with the land that will be in favor of the County and surrounding land owners that is recorded which consents to controlled burns on surrounding properties. (Ord. No. 05-06-05 § 60; Ord. No. 05-06-30 § 60; Ord. No. 07-08-31 § 4)

(Ord. No. 99-18 § 38) (Res. of 8-18-70, § 5 (sched. I-1); Ord. No. 89-21; Ord. No. 90-02; Ord. No. 93-15, § 52; Ord. No. 95-28, §§ 11, 12 Ord.98-04 § 7; Ord. No. 99-18 § § 19, 38; Ord. 00-01-42 §§11,12; Ord. 00-01-11 §28; (Ord. 00-01-25 § 24)(Ord. 03-04-1) (Old Sec. 12-98)(Ord. No. 05-06-05, §§ 59, 60; Ord. No. 05-06-30, §§ 59, 60; Ord. No. 07-08-31 §§ 3, 4; Ord. No. 09-10-03 § 18)

The code may be found in its entirety on line at hcbcc.net – choose: *Development Services* – choose: *Chapter 12 Land Development Regulations*.

Highlands County Zoning Department, 501 S. Commerce, Sebring, FL 33870, 863-402-6638/6640.

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