



ST. LUCIE COMMERCE CENTER PLANNED DEVELOPMENT
PLANNED DEVELOPMENT ZONING AGREEMENT

LEGAL DESCRIPTION

UPDATE

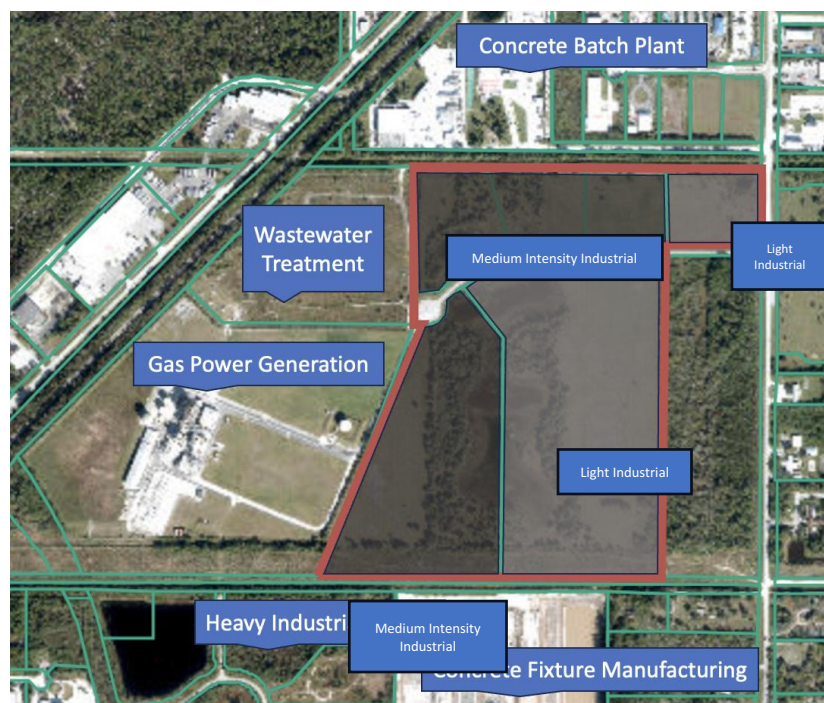
The proposed uses have been re-evaluated since the initial submittal due to the following reasons

1. The Industrial user market is shifting, and additional information about needed uses has been identified. Therefore, new uses have been added and underlined; and
2. The updated Traffic Impact Report identified certain retail and institutional uses that would be both an unlikely fit for this Industrial Subdivision and would create heavier traffic generation. These uses have been struck and are reflected in ~~strikethrough~~; and
3. FPUA, originally concerned about concrete users, is now supportive of their adjacent use under the Planned Development review.

BACKGROUND

St. Lucie Commerce Center LLC owns six (6) parcels of I-1 Light Industrial zoned property in the Treasure Coast Business Park subdivision. The development, St. Lucie Commerce Center (SLCC) was approved by the City of Fort Pierce City Commission on May 16, 2022 for development as a Light Industrial commerce park for the development of 1,215,000 s.f.. It is adjacent on its north property line to Heavy Industrial (I-3) zoning, occupied by a concrete batch plant, and adjacent to the western parcels are a natural gas-burning municipal power plant and a wastewater treatment facility which will process all sewer for the City of Fort Pierce. To the south of FPCC is a concrete fixture manufacturing facility and vacant land entitled for heavy industrial (SLC) development. Each of these uses is likely to create certain externalities to their neighbors including noise, dust, vibration, and odor.

Because of the existing and increasing intensity along the northern, western and southern property lines, FPCC proposes to amend the City of Fort Pierce Zoning Atlas to allow for a stepdown in intensity from those more intense uses on the subject boundaries while keeping the existing light industrial entitlements as a buffer to the east.



The City of Fort Pierce Code of Ordinances has been researched, impacts of various uses evaluated, and a list of uses for a potential Planned Development have been developed. This list outlines Light Industrial uses in the lighter gray-shaded areas, above, and a refined set of medium intensity industrial uses are proposed in the interior parcels adjacent to the heavy industrial uses. Because the Fort Pierce zoning code has a very limited list of permitted and conditional industrial uses, the St. Lucie County Land Development Code was also evaluated to develop a more comprehensive list of potential uses.

INTENT

It is the intent of the proposed Planned Development to create a transitional set of “medium intensity” uses for the SLCC parcels on the western side of the development, adjacent to the more intense industrial uses, while retaining the existing light industrial entitlements on the parcels adjacent to Selvitz Road and the County’s proposed Intermodal Transit Facility.

USES ALLOWED: LIGHT INDUSTRIAL

Listed below are specific uses to be permitted through the Planned Development process in the proposed Planned Development for the Medium Industrial area. Uses removed since the original submittal are indicated with ~~strikethrough~~.

The following uses permitted in the City of Fort Pierce Light Industrial (I-1) Zoning District

Storage, Self Service
 Auto/Boat Sales/Rentals
 Repair, Vehicle or Marine
 Woodworking
 Light Industrial Service
 Catering
 Contractor Services
 Marine Industrial
 Warehouse/Freight
 Parcel Service
 Wholesale Trade
 Heavy Equipment Sales
 Processing, food and related products
 Aquaculture
 Antenna (on existing structure)

In addition, include the following uses permitted in St. Lucie County Industrial Light (IL)

- a. Business services. (73)
- b. **Communications - including telecommunication towers - subject to the standards of [Section 7.10.23](#). (48)**
- c. Construction services:
 - (1) Building construction - general contractors. (15)
 - (2) Other construction - general contractors. (16)
 - (3) Construction - special trade contractors. (17)
- d. Engineering, architectural and surveying services. (871)
- f. Laundry, cleaning and garment services. (721)
- g. Local and suburban transit. (41)
- h. Manufacturing:
 - (1) Food and kindred products. (20)
 - (2) Tobacco products. (21)
 - (3) Textile mill products. (22)
 - (4) Apparel and other finished products. (23)
 - (5) Furniture and fixtures. (25)
 - (6) Printing, publishing and allied industries. (27)
 - (7) Drugs. (283)
 - (8) Leather and leather products. (31)

- (9) Glass:
- (10) Fabricated metal prod. - except machinery and transport. equip.:
- (11) Industrial/commercial machinery and computer equipment:
- (12) Electronic and other electrical equipment and components, except computer equipment:
- (13) Measuring, analyzing and controlling instruments. (38)
- (14) Photographic, medical and optical goods. (38)
- (15) Watches and clocks. (38)
- (16) Misc. manufacturing industries:
 - (a) Jewelry, silverware, and platedware. (391)
 - (b) Musical instruments and parts. (393)
 - (c) Dolls, toys, games and sporting goods. (394)
 - (d) Pens, pencils, and other office and artists' materials. (395)
 - (e) Costume jewelry, costume novelties, and notions. (396)
 - (f) Brooms and brushes. (3991)
 - (g) Signs and advertising displays. (3993)
 - (h) Morticians goods. (3995)
 - (i) Manufacturing industries, NEC. (3999)
 - (17) Plastic products - fabrication, molding, cutting, extrusion, and injection processing.
- j. Millwork and structural wood members. (243)
- l. Motor freight transportation and warehousing. (42)
- m. Repair services:
 - (1) Automotive and automotive parking. (75)
 - (2) Electrical. (762)
 - (3) Watch, clock and jewelry repair. (763)
 - (4) Reupholstery and furniture repair. (764)
 - (5) Misc. repairs and services. (769)
- n. ~~Retail trade:~~
 - ~~(1) Lumber and other building materials. (521)~~
 - ~~(2) Paint, glass and wallpaper. (523)~~
 - ~~(3) Hardware. (525)~~
 - ~~(4) Nurseries, lawn and garden supplies. (526)~~
 - ~~(5) Mobile home dealers. (527)~~
 - ~~(6) Automotive/boat/RV/motorcycle dealers. (55)~~
 - ~~(7) Gasoline service. (55)~~
 - ~~(8) Furniture and furnishings. (57)~~
- o. Research, development, and testing services. (873)
- p. Ship, boat building and repairing (373)
- q. Sorting, grading and packaging services - citrus/vegetables. (0723)
- r. ~~Vocational schools. (824)~~
- s. Wholesale trade - durable goods:
 - (1) Motor vehicle and automotive equipment. (501)
 - (2) Furniture and home furnishings. (502)
 - (3) Lumber and other building materials. (503)
 - (4) Professional and commercial equipment/supplies. (504)
 - (5) Metals and minerals except petroleum. (505)
 - (6) Electrical goods. (506)
 - (7) Hardware, plumbing and heating equipment, and supplies. (507)
 - (8) Machinery, equipment, and supplies. (508)
 - (9) Misc. durable goods:
 - (a) Sporting and recreational goods. (5091)
 - (b) Toys and hobby goods. (5092)
 - (c) Jewelry, watches, precious stones and metals. (5094)
 - (d) Durable goods NEC. (5099)
- t. Wholesale trade - nondurable goods:
 - (1) Paper and paper products. (511)
 - (2) Drugs. (512)

- (3) Dry goods and apparel. (513)
- (4) Groceries and related products. (514)
- (5) Farm products - raw materials. (515)
- (6) Chemicals, and allied products. (516)
- (7) Beer, wine, and distilled alcoholic beverages. (518)
- (8) Misc. nondurable goods:
 - (a) Farm supplies. (5191)
 - (b) Books, periodicals and newspapers. (5192)
 - (c) Flowers, nursery stock and florists' supplies. (5193)
 - (d) Tobacco/tobacco products. (5194)
 - (e) Paints, varnishes and supplies. (5198)
 - (f) Nondurable goods, NEC. (5199)

~~u. Mobile food vendors. (999)~~

x. Landscape and horticultural services. (078)

USES ALLOWED: MEDIUM INTENSITY INDUSTRIAL

Listed below are specific uses to be permitted through the Planned Development process in the proposed Planned Development for the Medium Industrial area. Uses amended since the original submittal can be found in underline and ~~strikethrough~~.

Permitted:

The following uses permitted in the City of Fort Pierce Light Industrial (I-1) Zoning District

Storage, Self Service
 Auto/Boat Sales/Rentals
 Repair, Vehicle or Marine
 Woodworking
 Light Industrial Service
 Catering
 Contractor Services
 Marine Industrial
 Warehouse/Freight
 Parcel Service
 Wholesale Trade
 Heavy Equipment Sales
 Processing, food and related products
 Aquaculture
 Antenna (on existing structure)

In addition, include the following uses permitted in St. Lucie County Industrial Light (IL)

- a. Business services. (73)
- b. Communications - including telecommunication towers - subject to the standards of [Section 7.10.23](#). (48)
- c. Construction services:
 - (1) Building construction - general contractors. (15)
 - (2) Other construction - general contractors. (16)
 - (3) Construction - special trade contractors. (17)
- d. Engineering, architectural and surveying services. (871)
- f. Laundry, cleaning and garment services. (721)
- g. Local and suburban transit. (41)
- h. Manufacturing:
 - (1) Food and kindred products. (20)
 - (2) Tobacco products. (21)
 - (3) Textile mill products. (22)
 - (4) Apparel and other finished products. (23)
 - (5) Furniture and fixtures. (25)
 - (6) Printing, publishing and allied industries. (27)

- (7) Drugs. (283)
- (8) Leather and leather products. (31)
- (9) Glass:
- (10) Fabricated metal prod. - except machinery and transport. equip.:
- (11) Industrial/commercial machinery and computer equipment:
- (12) Electronic and other electrical equipment and components, except computer equipment:
- (13) Measuring, analyzing and controlling instruments. (38)
- (14) Photographic, medical and optical goods. (38)
- (15) Watches and clocks. (38)
- (16) Misc. manufacturing industries:
 - (a) Jewelry, silverware, and platedware. (391)
 - (b) Musical instruments and parts. (393)
 - (c) Dolls, toys, games and sporting goods. (394)
 - (d) Pens, pencils, and other office and artists' materials. (395)
 - (e) Costume jewelry, costume novelties, and notions. (396)
 - (f) Brooms and brushes. (3991)
 - (g) Signs and advertising displays. (3993)
 - (h) Morticians goods. (3995)
 - (i) Manufacturing industries, NEC. (3999)
 - (17) Plastic products - fabrication, molding, cutting, extrusion, and injection processing.
- j. Millwork and structural wood members. (243)
- l. Motor freight transportation and warehousing. (42)
- m. Repair services:
 - (1) Automotive and automotive parking. (75)
 - (2) Electrical. (762)
 - (3) Watch, clock and jewelry repair. (763)
 - (4) Reupholstery and furniture repair. (764)
 - (5) Misc. repairs and services. (769)
- n. ~~Retail trade:~~
 - ~~(1) Lumber and other building materials. (521)~~
 - ~~(2) Paint, glass and wallpaper. (523)~~
 - ~~(3) Hardware. (525)~~
 - ~~(4) Nurseries, lawn and garden supplies. (526)~~
 - ~~(5) Mobile home dealers. (527)~~
 - ~~(6) Automotive/boat/RV/motorcycle dealers. (55)~~
 - ~~(7) Gasoline service. (55)~~
 - ~~(8) Furniture and furnishings. (57)~~
- o. Research, development, and testing services. (873)
- p. Ship, boat building and repairing (373)
- q. Sorting, grading and packaging services - citrus/vegetables. (0723)
- r. ~~Vocational schools. (824)~~
- s. Wholesale trade - durable goods:
 - (1) Motor vehicle and automotive equipment. (501)
 - (2) Furniture and home furnishings. (502)
 - (3) Lumber and other building materials. (503)
 - (4) Professional and commercial equipment/supplies. (504)
 - (5) Metals and minerals except petroleum. (505)
 - (6) Electrical goods. (506)
 - (7) Hardware, plumbing and heating equipment, and supplies. (507)
 - (8) Machinery, equipment, and supplies. (508)
 - (9) Misc. durable goods:
 - (a) Sporting and recreational goods. (5091)
 - (b) Toys and hobby goods. (5092)
 - (c) Jewelry, watches, precious stones and metals. (5094)
 - (d) Durable goods NEC. (5099)
- t. Wholesale trade - nondurable goods:

- (1) Paper and paper products. (511)
- (2) Drugs. (512)
- (3) Dry goods and apparel. (513)
- (4) Groceries and related products. (514)
- (5) Farm products - raw materials. (515)
- (6) Chemicals, and allied products. (516)
- (7) Beer, wine, and distilled alcoholic beverages. (518)
- (8) Misc. nondurable goods:
 - (a) Farm supplies. (5191)
 - (b) Books, periodicals and newspapers. (5192)
 - (c) Flowers, nursery stock and florists' supplies. (5193)
 - (d) Tobacco/tobacco products. (5194)
 - (e) Paints, varnishes and supplies. (5198)
 - (f) Nondurable goods, NEC. (5199)

~~u. Mobile food vendors. (999)~~

x. Landscape and horticultural services. (078)

And the following St. Lucie County IH Conditional Uses are recommended as a Permitted Use:

Manufacturing

- Stone, clay, glass and concrete products.
- Primary metal industries.

The following uses, not listed in either City or County industrial districts, are recommended for inclusion in the proposed Planned Development as permitted uses:

- Screened outdoor storage of materials and equipment

SUMMARY

The Medium Intensity list of uses reflects most relevant uses permitted in Light Industrial Zoning (both in City of Fort Pierce and St. Lucie County jurisdictions,) as well as some Heavy Industrial Uses. Following market research for end users, it has been identified that there is a great need and demand for concrete manufacturing for this area.

FPUA had originally indicated concern about this use adjacent to its new Water Reclamation Facility, but has now determined that this can be an appropriate use under the more stringent Planned Development Final Site Plan process, where the dust-creating portions of the use can be microsited on parcels through the Technical Review Committee and Public Hearing process. Therefore, Concrete Manufacturing has been added to the proposed Medium Intensity Use Area.

This use transect provides for a logical and orderly transition between the light industrial development pattern found along Selvitz Road and the more intense wastewater treatment and gas powered power plant to the west.

RELEVANT CITY OF FORT PIERCE CODE SECTIONS

Sec. 125-204. Light Industrial Zone (I-1).

- (a) *Purpose.* The purpose of this district is to provide for industrial and related uses with limited objectionable external effects in areas that are suitable for such operations due to the desirability of site characteristics, adequacy of utilities, appropriateness of transportation facilities and other factors. Acceptable manufacturing, warehousing, heavy commercial and similar uses are encouraged. Uses in the district may perform a support role for uses in other industrial areas.
- (b) *Basic use standards.* Uses in an I-1 zone must meet the requirements of this section. More restrictive requirements, set forth in accordance with other provisions of this chapter, must be satisfied by some conditional uses.
- (1) *Lot size.*
- a. The minimum lot width shall be 100 feet.
 - b. The minimum lot depth shall be 100 feet.
- (2) *Yards.* The minimum yard depth for portions of the property abutting a public right-of-way or nonindustrial district will be 15 feet.
- (c) *Other applicable use standards.*
- (1) Site plan review shall be required as outlined in section 125-313.
 - (2) Accessory buildings shall comply with all yard, lot coverage and building height requirements of this chapter.
 - (3) Every lot shall abut a street other than an alley for at least 50 feet.
 - (4) Materials or objects which would detract from the open space character of an uncovered or unenclosed area will not be permitted in such an area.
 - (5) All uses will comply with applicable access, parking and loading standards in sections 125-315 and 125-316.
 - (6) Conditional uses will meet the requirements in sections 125-235 through 125-247.
 - (7) Signs will comply with standards referred to in section 125-310.
 - (8) All other applicable ordinance requirements will also be satisfied.

(Code 1983, § 22-34; Ord. No. H-186, § 30-36, 6-15-1981; Ord. No. H-245, § 1, 12-20-1982; Ord. No. I-26, § 4, 8-15-1983; Ord. No. K-24, § 14, 8-21-2000; Ord. No. L-04, § 1, 3-3-2008; Ord. No. L-97, § 4, 11-16-2009; Ord. No. L-267, § 2, 11-5-2012; Ord. No. L-295, § 17, 11-4-2013 ; Ord. No. 19-016 , § 10, 5-20-2019)

Sec. 125-187 (g) I-1 Light Industrial Permitted Uses

[DPG translated the Use Table into list format and paraphrased where appropriate]

Permitted

Safety Service
 Park and Open Space
 Bus Shelter
 Halfway House
 Minor Utility
 Dwelling Rental
 Educational Service
 Storage, Self Service
 Auto/Boat Sales/Rentals

*Repair, Vehicle or Marine
Woodworking
Light Industrial Service
Catering
Contractor Services
Marine Industrial
Warehouse/Freight
Parcel Service
Wholesale Trade
Heavy Equipment Sales
Processing, food and related products
Aquaculture
Antenna (on existing structure)*

Conditional

*Environmental Research and Education Facilities
College or University
Airport
Bus Terminal
Taxi Terminal
Social Service Institution
Major Utility
Eating and Drinking Establishments
Stadium
Office: Professional, Medical, General
Waste-related Use
Solid Waste Separation
Recycling
Salvage Yard
Community Gardens
Antenna Support Structure*

Sec. 125-205. Heavy Industrial Zone (I-3).

- (a) *Purpose.* The purpose of this district is to provide for heavy industrial and related uses with limited objectionable external effects in areas that are suitable for such operations due to the desirability of site characteristics, adequacy of utilities, appropriateness of transportation facilities and other factors. Acceptable manufacturing, warehousing, heavy commercial and similar uses are encouraged.
- (b) *Basic use standards.* Uses in an I-3 zone must meet the requirements of this section. More-restrictive requirements, set forth in accordance with other provisions of this chapter, must be satisfied by some conditional uses.
- (1) *Lot size.*
- The minimum lot width shall be 100 feet.*
 - The minimum lot depth shall be 100 feet.*
- (2) *Yards.* The minimum yard depth for portions of the property abutting a public right-of-way or nonindustrial district will be 15 feet.
- (c) *Other applicable use standards.*
- Site plan review shall be required as outlined in section 125-313.*
 - Accessory buildings shall comply with all yard, lot coverage and building height requirements of this chapter.*
 - Every lot shall abut a street other than an alley for at least 50 feet.*
 - Conditional uses will meet the requirements in sections 125-235 through 125-247.*
 - Signs will comply with standards referred to in section 125-310.*
 - All other applicable ordinance requirements will also be satisfied.*
- (d) *Parking and loading standards.* The following are the off-street parking and loading standards for the I-3 zone:
- (1) *Parking.*
- Less than 100,000 square feet equals 2.0 spaces per 1,000 square feet of floor area.*
 - More than 100,000 square feet equals 1.0 space per 1,000 square feet of floor area.*
- (2) *Loading.*
- Zero to 24,999 square feet equals one loading space.*
 - Twenty-five thousand to 59,999 square feet equals two loading spaces.*
 - Sixty thousand to 119,999 square feet equals three loading spaces.*
 - One hundred twenty thousand to 199,999 square feet equals four loading spaces.*
 - Two hundred thousand to 299,999 square feet equals five loading spaces.*
- (e) *Annexed property assigned I-3 zoning.* This subsection shall apply to any annexed property that does not comply with subsection (d) of this section and this subsection (e) at the time of annexation. Any property annexed and assigned I-3 zoning shall be allowed to continue all uses occurring on the property at the time of annexation. No modifications to any part of the property shall be required by the city. In the event the annexed property is damaged or destroyed due to fire or natural disaster, then the property owner shall be permitted to reconstruct the property to the form, manner and condition the property was in prior to the damage or destruction notwithstanding any non-compliance with subsection (d) of this section and this subsection (e). Property annexed and assigned I-3 zoning is exempt from section 125-322.

(Code 1983, § 22-34.1; Ord. No. L-63, § 1, 12-1-2008; Ord. No. L-219, § 7, 9-19-2011; Ord. No. L-295, § 18, 11-4-2013 ; Ord. No. 19-016 , § 11, 5-20-2019)

Sec. 125-187 (h) I-3 Heavy Industrial Permitted Uses

[DPG translated the Use Table into list format and paraphrased where appropriate]

Permitted

Safety Service
 Park and Open Space
 Bus Shelter
 Minor Utility
 Major Utility
 Dwelling Rental
 Storage, Self Service
 Auto or Boat Sales/Rentals
 Vehicle Storage
 Industrial, Artisan
 Industrial, woodworking
 Light Industrial Service
 Catering Facility
 Contractor Services
 Research Service
 Marine-Related Industrial
 Warehouse and Freight
 Parcel Service
 Wholesale Trade
 Heavy Industrial Service
 Heavy Equipment Sales/Service
 Processing, food & related products
 Antenna (on existing structure)

Conditional

Environmental Research and Education Facilities
 College or University
 Airport
 Bus Terminal
 Taxi Terminal
 Marine related commercial
 Educational Service Establishments
 Waste Related Use
 Solid Waste Separation/Transfer Station
 Recycling Center
 Salvage Yard
 Aquaculture
 Community Gardens
 Antenna (structure)

RELEVANT ST. LUCIE COUNTY CODE SECTIONS

Section 3.00.01.T**Industrial Light (IL) Zoning District**

Purpose. *The purpose of this district is to provide and protect an environment suitable for light manufacturing, wholesale, and warehousing activities that do not impose undesirable noise, vibration, odor, dust, or other offensive effects on the surrounding area, together with such other uses as may be necessary to and compatible with light*

industrial surroundings. The number in "()" following each identified use corresponds to the SIC Code reference described in [Section 3.01.02\(B\)](#). The number 999 applies to a use not defined under the SIC Code but may be further defined in [Section 2.00.00](#) of this Code.

Permitted

- a. Business services. (73)
- b. Communications - including telecommunication towers - subject to the standards of [Section 7.10.23](#). (48)
- c. Construction services:
 - (1) Building construction - general contractors. (15)
 - (2) Other construction - general contractors. (16)
 - (3) Construction - special trade contractors. (17)
- d. Engineering, architectural and surveying services. (871)
- e. Commercial fishing. (091)
- f. Laundry, cleaning and garment services. (721)
- g. Local and suburban transit. (41)
- h. Manufacturing:
 - (1) Food and kindred products. (20)
 - (2) Tobacco products. (21)
 - (3) Textile mill products. (22)
 - (4) Apparel and other finished products. (23)
 - (5) Furniture and fixtures. (25)
 - (6) Printing, publishing and allied industries. (27)
 - (7) Drugs. (283)
 - (8) Leather and leather products. (31)
 - (9) Glass:
 - (10) Fabricated metal prod. - except machinery and transport. equip.:
 - (11) Industrial/commercial machinery and computer equipment:
 - (12) Electronic and other electrical equipment and components, except computer equipment:
 - (13) Measuring, analyzing and controlling instruments. (38)
 - (14) Photographic, medical and optical goods. (38)
 - (15) Watches and clocks. (38)
 - (16) Misc. manufacturing industries:
 - (a) Jewelry, silverware, and platedware. (391)
 - (b) Musical instruments and parts. (393)
 - (c) Dolls, toys, games and sporting goods. (394)
 - (d) Pens, pencils, and other office and artists' materials. (395)
 - (e) Costume jewelry, costume novelties, and notions. (396)
 - (f) Brooms and brushes. (3991)
 - (g) Signs and advertising displays. (3993)
 - (h) Morticians goods. (3995)
 - (i) Manufacturing industries, NEC. (3999)
 - (17) Plastic products - fabrication, molding, cutting, extrusion, and injection processing.
- i. Marinas. (4493)
- j. Millwork and structural wood members. (243)
- k. Motion pictures. (78)
- l. Motor freight transportation and warehousing. (42)
- m. Repair services:
 - (1) Automotive and automotive parking. (75)
 - (2) Electrical. (762)
 - (3) Watch, clock and jewelry repair. (763)
 - (4) Reupholstery and furniture repair. (764)
 - (5) Misc. repairs and services. (769)
- n. Retail trade:
 - (1) Lumber and other building materials. (521)
 - (2) Paint, glass and wallpaper. (523)
 - (3) Hardware. (525)

- (4) Nurseries, lawn and garden supplies. (526)
- (5) Mobile home dealers. (527)
- (6) Automotive/boat/RV/motorcycle dealers. (55)
- (7) Gasoline service. (55)
- (8) Furniture and furnishings. (57)
- o. Research, development, and testing services. (873)
- p. Ship, boat building and repairing - less than forty-five (45) feet. (373)
- q. Sorting, grading and packaging services - citrus/vegetables. (0723)
- r. Vocational schools. (824)
- s. Wholesale trade - durable goods:
 - (1) Motor vehicle and automotive equipment. (501)
 - (2) Furniture and home furnishings. (502)
 - (3) Lumber and other building materials. (503)
 - (4) Professional and commercial equipment/supplies. (504)
 - (5) Metals and minerals except petroleum. (505)
 - (6) Electrical goods. (506)
 - (7) Hardware, plumbing and heating equipment, and supplies. (507)
 - (8) Machinery, equipment, and supplies. (508)
 - (9) Misc. durable goods:
 - (a) Sporting and recreational goods. (5091)
 - (b) Toys and hobby goods. (5092)
 - (c) Jewelry, watches, precious stones and metals. (5094)
 - (d) Durable goods NEC. (5099)
- t. Wholesale trade - nondurable goods:
 - (1) Paper and paper products. (511)
 - (2) Drugs. (512)
 - (3) Dry goods and apparel. (513)
 - (4) Groceries and related products. (514)
 - (5) Farm products - raw materials. (515)
 - (6) Chemicals, and allied products. (516)
 - (7) Beer, wine, and distilled alcoholic beverages. (518)
 - (8) Misc. nondurable goods:
 - (a) Farm supplies. (5191)
 - (b) Books, periodicals and newspapers. (5192)
 - (c) Flowers, nursery stock and florists' supplies. (5193)
 - (d) Tobacco/tobacco products. (5194)
 - (e) Paints, varnishes and supplies. (5198)
 - (f) Nondurable goods, NEC. (5199)
- u. Mobile food vendors. (999)
- v. Single-family detached dwelling units provided that the single-family dwelling unit is located on an existing lot or parcel or record, as further defined in this Code, that was existing on or before August 1, 1990. (999)
- w. Kennels. Allowed as a permitted use only when the property is surrounded by industrial uses or zoning and is five hundred (500) feet or more from residential uses or zoning. All distance requirements shall be measured from the nearest point of the existing home or area of single-family zoning to the nearest point of the proposed kennel.
- x. Landscape and horticultural services. (078)
- y. Personal services. (72)

Conditional Uses

- a. Airports, landing and takeoff fields - general aviation. (4581)
- b. Manufacturing:
 - (1) Cut stone and stone products. (328)
 - (2) Motorcycles, bicycles, and parts. (375)
 - (3) Wood containers, wood buildings and mobile homes. (244/245)
- c. Ship, boat building and repairing (excluding ship or boat salvaging) - forty-five (45) to one hundred fifty (150) feet. (373)
- d. Wholesale:

(1) Petroleum bulk stations and terminals.

e. Scrap and waste materials - subject to the provisions of Section 7.10.12.A.

f. Kennels. (0752) Other than those permitted under [Section 3.01.03](#) T.2.w. of the Land Development Code.

Section 3.00.01.U
Heavy Industrial (IH) Zoning District

Purpose. *The purpose of this district is to provide an environment suitable for heavy manufacturing and other activities that may impose undesirable noise, vibration, odor, dust, or other offensive effects on the surrounding area together with such other non-residential uses as may be necessary to and compatible with heavy industrial surroundings. The number in "()" following each identified use corresponds to the SIC Code reference described in [Section 3.01.02\(B\)](#). The number 999 applies to a use not defined under the SIC Code but may be further defined in [Section 2.00.00](#) of this Code.*

Permitted

Any Permitted Use in IL

Conditional Use

- a. Airport, landing and takeoff fields - general aviation. (4581)
- b. Manufacturing:
 - (1) Paper and allied products. (26)
 - (2) Chemicals and allied products. (28)
 - (3) Petroleum refining and related products. (29)
 - (4) Stone, clay, glass and concrete products. (32)
 - (5) Primary metal industries. (33)
 - (6) Ammunition and ordinance. (348)
- c. Natural or manufactured gas storage and distribution points. (492)
- d. Scrap, waste and land clearing and yard trash recycling operations - subject to the provisions of [Section 7.10.12](#).
- e. Warehousing and storage services - stockyards. (999)
- f. Wholesale trade - nondurable goods:
 - (1) Petroleum and petroleum products. (999)