

**AMENDED**

PROPOSED  
ORDINANCE NO. 09-18

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE  
TO BE ENTITLED:

AN ORDINANCE AMENDING SECTIONS 12-2-9 OF THE CODE OF THE CITY OF PENSACOLA, FLORIDA; AMENDING THE INDUSTRIAL LAND USE DISTRICT; PROVIDING FOR SEVERABILITY; REPEALING CLAUSE; PROVIDING AN EFFECTIVE DATE.

WHEREAS, a proper public hearing was held on April 12, 2018 concerning the following proposed amendment to the Land Development Code; NOW

BE IT ORDAINED BY THE CITY OF PENSACOLA, FLORIDA:

SECTION 1. Chapter 12-2-9 of the Code of the City of Pensacola, Florida, is hereby amended as follows:

**Sec. 12-2-9. - Industrial land use district.**

The regulations in this section shall apply to the light industrial (wholesale and light industry) and heavy industrial zoning districts: M-1 and M-2.

(A) Purpose of district. The industrial land use district is established for the purpose of providing areas for industrial development for a community and regionally oriented service area. The industrial zoning district's regulations are intended to facilitate the manufacturing, warehousing, distribution, wholesaling and other industrial functions of the city and the region. New residential uses are prohibited in the M-2 zoning district. The industrial district regulations are designed to:

- Encourage the formation and continuance of a compatible environment for industries, especially those which require large tracts of land and/or employ large numbers of workers;
- Protect and reserve undeveloped areas which are suitable for industries;
- Discourage development of new residential or other uses capable of adversely affecting or being affected by the industrial character of this district; and

• Provide an opportunity for review by the planning board and approval by the city council for specific uses that may be an environmental nuisance to the community.

(B) Uses permitted.

(1) M-1, light industrial district.

(a) Any use permitted in the C-3 district.

(b) Outdoor storage and work-, but shall be screened by an opaque fence or wall at least eight (8) feet high at installation. Vegetation shall also be used as a screen and shall provide seventy-five (75) percent opacity. The vegetative screen shall be located on the exterior of the required fence, and shall be subject to the regulations contained in Section 12-6 of this Chapter.

(c) Wholesale business.

(d) Lumber, building material yards.

(e) Furniture manufacture/repair.

(f) Assembly of electrical appliances, instruments, etc.

(g) Welding and metal fabrication, except the fabrication of iron and steel or other metal for structural purposes, such as bridges, buildings, radio and television towers, oil derricks, and sections for ships, boats and barges.

(h) Processing/packaging/distribution.

(i) Canning plants.

(j) Ice plant/storage buildings.

(k) Bottling plants.

(l) Stone yard or monument works.

(m) Manufacturing uses of a scale and intensity likely to be capable of producing sound, vibration, odor, etc. that is incompatible with the general commercial districts.

(n) Conditional uses permitted:

1. Residential and non-residential community correction centers, probation offices, and parole offices provided that no such site shall be located any closer than one-quarter mile, one thousand three hundred twenty (1,320) feet, from a school for children in grade 12 or lower, licensed day care center facility, park, playground, nursing home, convalescent center, hospital, association for disabled population, mental health center, youth center, group home for disabled population or youth, or other place where children or a population especially vulnerable to crime due to age or physical or mental disability regularly congregates.

(2) M-2, heavy industrial district.

(a) Any use permitted in the M-1 district.

(b) Any use or the expansion of any use or building not permitted in the preceding district may be permitted upon development plan review by the planning board and city council approval subject to regulations in section 12-2-81.

(C) Regulations. All developments are required to comply with design standards and are encouraged to follow the design guidelines as established in section 12-2-82. Table 12-2-8, describes requirements for the industrial zoning districts.

TABLE 12-2.8

REGULATIONS FOR THE INDUSTRIAL ZONING DISTRICTS

Standards M-1 M-2

Minimum Yard Requirements

(Minimum Building Setbacks) There shall be no yard requirements, except that where any nonresidential use is contiguous to a residential zoning district there shall be a twenty-foot yard, or for industrial uses a forty-foot yard, unless the two (2) districts are separated by a public street, body of water, or similar manmade or natural buffer of equal width.

Maximum Building Height No building shall exceed forty-five (45) feet in height at the property or building setback lines if contiguous to a residential district. Above the height permitted three (3) feet may be added to the height of the building for each foot the building is set back from the property lines up to a maximum height of one hundred (100) feet.

If not contiguous to a residential zoning district no building shall exceed one hundred (100) feet in height at the property lines.

Lot Coverage Requirements The maximum combined area occupied by all principal and accessory buildings shall not exceed seventy-five (75) percent of the total site area.

(D) Additional regulations. In addition to the regulations established above in section 12-2-9(C), all developments within the industrial zoning districts will be subject to, and must comply with, the following regulations:

- Supplementary district regulations subject to regulations in sections 12-2-31 to 12-2-50.
- Off-street parking subject to regulations in Chapter 12-3.
- Signs subject to regulations in Chapter 12-4.
- Tree/landscape regulations in Chapter 12-6.
- Storm-water management and control of erosion, sedimentation and runoff subject to regulations in Chapter 12-9.
- Alcoholic beverages regulations subject to Chapter 7-4 of this Code.

SECTION 2. All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

SECTION 3. This ordinance shall become effective on the fifth business day after adoption, unless otherwise provided pursuant to Section 4.03(d) of the City Charter of the City of Pensacola.

Passed: \_\_\_\_\_

Approved: \_\_\_\_\_  
President of City Council

Attest:

\_\_\_\_\_  
City Clerk