
Sec. 3-29. LIGHT INDUSTRIAL (ZONE IA)

- (a) *Area.* All land designated as Zone IA is subject to the regulations of this Section and Sec. 20.3-10. Such areas are established to provide for the development of industrial activities of a light manufacturing and wholesaling nature. A site plan conforming to the requirements of this section shall be submitted to the Planning and Zoning Department for administrative review and approval prior to obtaining a building permit for all uses within this District.
- (b) *Uses Permitted.*
- (1) All uses permitted in Sec. 20.3-28.
 - (2) Bottling beverages; cabinet making; carpentry; cold storage warehouses and precooling plants; engines - gas, gasoline, steam, and oil - sales and service; farm machinery sales and service and storage; fruit packing and preserving; ice plants; leather goods manufacturing, excluding tanning; sharpening and grinding shops; manufacturing and assembly of clothing and garments; scientific, electrical, and optical equipment; souvenirs and novelties; testing laboratories; fabrication of materials used in the building trades; boat or yacht repairing or overhauling; canning factories for fruits and vegetables; furniture manufacture; machine shops; mattress and bedding manufacture and sales; metalizing processes; novelty works; ornamental metal work shops; and similar uses.
 - (3) Accessory uses such as dining and recreational facilities as convenience to occupants thereof and their customers and employees, and business offices accessory to the primary industrial use.
 - (4) Textile, hosiery, and weaving mills, provided they are not located closer than 300 feet to any residential district.
 - (5) Private utility services as follows:
 - (i) Telephone exchange buildings;
 - (ii) Gas and water regulations substations;
 - (iii) Electric power and light substations;
 - (iv) Water tower, storage tank, reservoir, water treatment plant.
 - (6) Marine facilities.
 - (7) Boatyard. This facility is intended to provide complete construction and repair facilities for all manner of marine craft in addition to such dry storage as may be found complimentary to the primary use. Docking of pleasure craft for residential purposes is prohibited.
 - (8) Marina/Boatyard. The purpose of this operation is to provide boat repair and storage services. The fueling of resident and transient craft is permitted. Docking of pleasure

craft for residential purposes is considered as an accessory use.

- (9) Incinerators as accessory to the principal use and exempt from the provisions of Sec. 20.3-44.
 - (10) Commercial radio, television, microwave transmission and relay station and accessory buildings.
 - (11) Communication Antennas and Communication Towers, including accessory buildings, tower support and peripheral anchors as governed by the provisions of Section 20.3-46 of the Clay County Land Development Code. (Amended 11/26/96 - Ord. 96-58).
 - (12) Warehouses and associated offices
- (c) *Conditional Uses.* The following uses are permitted in the IA zoning district, subject to the conditions provided in Section 20.3-5.
- (1) Public assembly.
 - (2) Public and/or private sewer facilities.
 - (3) Residential Dwellings. (Amended 8/27/96- Ord. 96-35)
 - (4) Land Clearing Debris Disposal Facility (Amended 6/98 - Ord. 98-27)
 - (5) Auctions. *Rev. 04/22/08*
 - (6) Recreational Vehicle and Boat Storage
- (d) *Uses Not Permitted.*
- (1) Any use not allowed in (b) or (c) above.
 - (2) Any use which would create any obnoxious, corrosive, or offensive noise, gas, odor, smoke, dust, fumes, vibration, or light, and which would in any way be detrimental to other surrounding properties or to the welfare and health of the citizens in the area.
- (e) *Lighting Adjacent to Residential Districts.* Artificial lighting used to illuminate the premises and/or advertising copy shall be directed away from adjacent residential or agricultural districts.
- (f) *Density Requirements.* The maximum density for development on land with the IA zoning classification shall correspond to an FAR of fifty (50) percent.
- (g) *Lot and Building Requirements.* The principal building(s), accessory structures and other uses shall be located so as to comply with the following minimum requirements.
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- (1) Side lot line setbacks on property which abuts residential or agricultural districts shall be not less than twenty-five (25) feet. If said lot is a corner lot, then the setback shall be the same as the front yard.
 - (2) Rear lot line setbacks shall be twenty (20) feet. If the rear yard does not abut a public street, then access to the rear of the lot shall be not less than twenty (20) feet in width and shall be unobstructed at all times.
 - (3) Front lot line setbacks shall in no case be less than twenty-five (25) feet.
 - (4) All structures shall be set back a minimum of 50 feet landward from the ordinary high water line or mean high water line, whichever is applicable; for waters designated as Aquatic Preserves or Outstanding Florida Waters, the setback will be 100 feet. These setbacks shall not apply to structures on lots or parcels located landward of existing bulkheads permitted by the St. Johns River Water Management District or Florida Department of Environmental Protection.
 - (5) Where a district is adjacent to a lot line of property of a residential or agricultural classification, no materials, garbage containers, or refuse shall be allowed nearer than fifteen (15) feet to such a residential or agricultural district. Garbage or refuse shall be screened so as not to be readily visible.
 - (6) Visual Barrier: Proposed non-residential development shall be buffered from adjacent land within the residential land use categories identified in Section 20.3-8 with a ten (10) foot landscaped area, minimum six (6) foot high opaque barrier (fence or vegetation) and tree planting thirty (30) feet on center. For all development commenced on or after January 28, 2003, the provisions of this subsection shall not apply. For developments that commence after this date, the provisions of Article VI of the Clay County Land Development Code (the Tree Protection and Landscaping Standards) will apply. *(Rev. 02/08/11)*