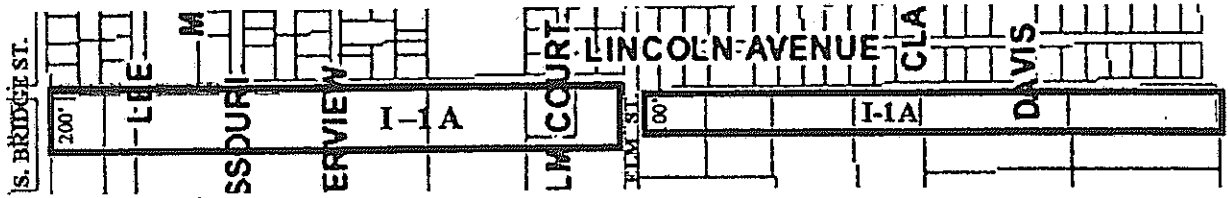


- D. *Lincoln Avenue Corridor.* The property fronting on Lincoln Avenue east of South Bridge Street to the eastern limits of the City of LaBelle for a distance of two hundred (200) feet south of Lincoln [Avenue] east to Elm Street and from Elm Street east a distance of one hundred (100) feet south of the East-West Ditch is zoned I-1A. The subject area is:



Lincoln Avenue Corridor

4-70.7. *Light industrial (I-1).*

- A. *Purpose and intent.* Light industrial district (I-1) allows a range of more intensive commercial uses and services which are generally those uses that tend to utilize outdoor space in the conduct of business. The I-1 district permits heavy commercial services such as full-services automotive repair, and establishments primarily engaged in construction and specialized trade activities such as contractor offices/shops, plumbing, heating and air conditioning services. Similar permitted uses that typically have a need to store related equipment, material and supplies within an enclosed structure or have showrooms displaying the building material for which they specialize.

Outdoor parking, storing or displaying for sale of one (1) or more private or commercial vehicles on vacant lots or undeveloped lots is prohibited unless the property has met the land development code for parking lot requirements and landscaping.

Mobile, manufactured and modular homes sales (new or used) businesses must "set-up" each unit displayed. "Setup" is defined for display purposes as skirting, finished exterior (i.e. siding) and entrance steps.

Sites used for storage of new or used commercial or recreational vehicles, mobiles, manufactured or modular homes must be enclosed by a minimum six-foot perimeter one hundred (100) percent opaque fence or wall and buffered as required by the Landscape Ordinance.

4-70.8. *Heavy industrial (I-2).*

- A. *Purpose and intent.* The purpose and intent of the heavy industrial district (I-2) is to provide lands for manufacturing, processing, storage and warehousing, wholesaling, and distribution. Service and commercial activities that are related to support manufacturing, processing storage and warehousing, wholesaling, and distribution activities, as well as commercial uses relating to automotive repair and heavy equipment sales and repair are also permissible in the I-2 district.
- B. Parking or displaying for sale of one (1) or more private or commercial vehicles on vacant lots or undeveloped lots is prohibited unless the property has met the Land Development Code for parking lot requirements and landscaping. Sites used for storage of new or used:
- (1) Commercial or recreational vehicles; or
  - (2) Mobile, manufactured or modular homes must be enclosed by a mini-

## LADILLA CODE

imum six-foot perimeter one hundred (100) percent opaque fence or wall and buffered as required by the Landscape Ordinance.

4-70.9. *Construction standards.*

- (1) Area, yard and height requirements, see section 4-76 table.
- (2) Restrictions on B-1, B-2, B-3 and I-1A. Pre-engineered steel buildings and structural steel buildings must have permissible veneers or sidings. The veneers or sidings must be specifically manufactured or designed as siding materials.

*Permissible*

Lathe and stucco  
Block and stucco  
Lap siding (including vinyl or aluminum)  
Brick  
Finished wood

*Not Permissible*

Corrugated metal  
Corrugated fiberglass  
5 V crimp

*Note:* Applicant for building permit may request the design review board review any composite materials specifically manufactured or designed as siding to determine whether the new material is permissible.

4-70.9.[5.] *Allowable uses in business and industrial zoned districts.* Allowable uses in B-1 are permissible in B-2. Allowable uses in B-2 are permissible in B-3 and so on unless stated to the contrary.

*Zoning verification letter.* If a specific use is not listed in the following table, a letter requesting a zoning verification may be submitted to the building department. The request will be reviewed by a review committee consisting of the appropriate city staff including but not limited to the building official and his staff and the city attorney and his staff. The city attorney will then issue the petitioner a "zoning verification letter" which states the decision of the review committee and shall be binding upon the city. The petitioner may appeal the decision of the review committee to city commission.

APPENDIX B—LAND DEVELOPMENT CODE

§ 4-70

<i>Business and Industrial Uses</i>	2,500 sq. ft. or less					
	<i>B-1</i>	<i>B-2</i>	<i>B-3</i>	<i>I-1</i>	<i>I-2</i>	<i>I-1A</i>
Alcohol—Restaurants with lounge area may not be located within 700 feet of church, school.	SE	SE	SE	SE	SE	SE
Alcohol, lounge stand alone may not be located within 700 feet of church, school or another establishment serving or selling alcohol	NP	NP	SE	SE	SE	NP
Apparel and accessory stores	P	P	P	P	P	NP
Apartments or condos (in the mixed used Future Land Use designation)	SE	SE	SE	NP	NP	NP
Automotive accessories, parts, tire and battery store, provided that no recycling shall take place on the premises and all sales shall take place inside the store, including installation of tires	NP	SE A	P	P	P	NP
Automotive garage mechanical service, provided that all repair and service work shall be done within an enclosed building	NP	SE	P	P	P	NP
Auto-oil change (stand alone)	NP	NP	P	P	P	NP
Auto sales—New (including used cars as an accessory use)	NP	P	P	P	P	NP
Auto sales—Used (stand alone)	NP	NP	NP	P	P	NP
Banks, financial institution	P	P	P	P	P	P
Bakeries—Retail	P	P	P	P	P	P
Bakeries—Wholesale	NP	NP	P	P	P	P
Business services (secretarial, copy, collating, producing documents, answering services, mail and packaging services, etc.)	P	P	P	NP	NP	P
Book stores (adult themes may be allowed as special exception I-2)	P	P	P	P	Adult /SE	P
Car wash—Stand alone	NP	P	P	P	P	NP
Church	SE	SE	SE	SE	SE	P
Convenience store with pumps	NP	P	P	P	P	P
Concrete—Masonry manufacture	NP	NP	NP	P	P	NP
Construction services with outdoor storage must be screened and buffered according to landscape code	P no outdoor storage	NP	P	P	P	P
Clinical laboratories	SE	SE	SE	SE	SE	SE
City of LaBelle public utility stations	SE	P	P	P	P	P
Crematorium—Stand alone (refer to Funeral homes)	P	NP	NP	P	P	N
Day care or adult daycare	SE	SE	SE	P	P	P
Equipment (lawn mowers, augers) rental and sales	P no open storage	P no open storage	P	P	P	NP
Entertainment (adult)—Must not be located within 1,000 feet of a church, school, adult entertainment business or establishment serving or selling alcohol	NP	NP	NP	NP	SE	NP
Farm equipment (tractors) with open storage or display	NP	SE	P	P	P	P
Feed, seed, insecticide and fertilizer store no outdoor display or storage	P no open storage	P no open storage	P	P	P	P
Florist shops—Wholesale	NP	NP	NP	P	P	P
Fuel bulk plant (such as gas, diesel, propane)	SE	P	P	P	P	P
Funeral homes (including crematorium as an accessory use) Refer to Crematorium—Stand alone	NP	SE	P	NP	NP	P
Furniture store, antiques, new and used—Limited outdoor display (all repairs or restoration must be in an enclosed building)	P	P	P	P	P	P
Garden supply with limited display area	P	P	P	P	P	P
General merchandise store (refer to Retail)						
Grocery store	SE	P	P	P	P	P
Health, fitness and beauty services (i.e. home health care, gyms, dance schools, nail and hair salons, massage therapists)	P	P	P	P	P	P
Horticultural nursery	NP	NP	NP	P	P	P
Hotels, motels, inns and bed and breakfasts	SE	P	P	NP	NP	NP

<i>Business and Industrial Uses</i>	<i>2,500 sq. ft. or less</i>					
	<i>B-1</i>	<i>B-2</i>	<i>B-3</i>	<i>I-1</i>	<i>I-2</i>	<i>I-1A</i>
Laundries, dry cleaning establishments	P drop off/ pick up only	P	P	P	P	NP
Lumber and building materials	NP	P no outdoor storage	P	P	P	P
Manufacture and outdoor storage	NP	NP	NP	P	P	NP
Mobile home or recreational vehicle sales (new) with restrictions on display (i.e. fencing or skirting etc)	NP	NP	NP	P	P	P
Model home centers (site built)	NP	SE	SE	NP	NP	NP
Package liquor store (no alcohol consumed onsite)	NP	P	P	P	P	NP
Parking garages and lots	P	P	P	P	P	P
Pawn shop	NP	NP	P	P	P	P
Pet shop—No outdoor kennels or overnight boarding	P	P	P	P	P	P
Pharmacies	P	P	P	P	P	NP
Photo developing lab/store front	P	P	P	P	P	P
Printing and sign companies	SE	P	P	P	P	P
Professional offices (accounting, appraisal, auditing, medical, payroll service, engineering, legal, real estate, construction services, etc.) No outdoor storage in B-1	P	P	P	NP	NP	P
Professional training centers (education and career centers, dance schools)	P	P	P	P	P	P
Public schools	P	P	P			P
Repair service (no work or storage outdoors) shoe, appliance, electronic, locksmith, small engine, upholstery, locksmith	SE	P	P	P	P	NP
Restaurant	P	P	P	P	P	P
Retail sales (e.g. gift and florist shops, apparel, hardware store, home supply store, etc.) *Outdoor display is allowed only during the businesses hours of operation.	P outdoor display*	P	P	P	P	P
Salvage yard/junk yards	NP	NP	NP	NP	NP	NP
Self storage units (mini units) outdoor storage is permissible only in I-1 and I-2 must be fenced with a 100% opaque fence and buffered according to the landscape code	NP	A	P	P	P	SE
Theaters (movie or stage) and studios, art or photography	SE	P	P	P	P	NP
Tractor supply stores	NP	P	P	P	P	P
Veterinary clinic/hospital—Large animal (more than 150 lbs)	NP	NP	NP	P	P	NP
Veterinary clinic/hospital—Small animal (less than 150 lbs) No outdoor kennel in B-2, B-3 zoning	NP	P	P	P	P	NP
Video tape, DVD and CD rental	NP	P	P	P	Adult/SE	P
Wrecker service	NP	NP	NP	P	P	NP

a. Notes:

P - Permitted use in the use category and zoning classification listed.

A - Permitted as an accessory use.

SE - Special exception in the use category and zoning classification listed.

NP - Nonpermitted use in the use category and zoning classification listed.

b. The above list of uses is not all inclusive; complimentary or similar uses may be allowed as determined by the zoning verification letter.