

I-1 INDUSTRIAL DISTRICT

DISTRICT INTENT: To foster economic growth and diversification in a manner consistent with the need for protecting the existing economy of the county and the natural resources of Apalachicola River and Bay.

PERMITTED USES AND STRUCTURES

- PRINCIPAL:**
1. Manufacturing and assembly line processing.
 2. Welding and machine shops.
 3. Transportation activities.
 4. Wood processing, finishing and the storage of allied products.
 5. Bottling plants and food processing.
 6. Automobile salvage and junk yards.
 7. Other uses as determined by the Franklin County Planning and Zoning Commission.

- ACCESSORY:**
1. Uses of land customarily incidental and subordinate to one of the permitted principal uses, unless otherwise excluded.
 2. Fire station.

PROHIBITED USES AND STRUCTURES:

1. Residential uses, except for security purposes.
2. All uses not specifically or provisionally permitted herein.

SPECIAL EXCEPTIONS: After public notice and hearing and appropriate conditions and safeguards, the Board of Adjustment may permit as special exceptions:

1. A residential unit associated with the principal use permitted for security purposes under R-2 regulations.
2. Storage of petroleum or petroleum products.
3. The storage, handling, or use of potentially toxic or hazardous materials in accordance with all State and Federal laws.
4. Public utility uses that fit on a single lot, specifically limited to electrical substations, telecommunication buildings or towers, sewer lift stations, and portable water chlorination stations.

DEVELOPMENT STANDARDS

MINIMUM LOT SIZE: No minimum lot size or lot area per unit, lot width, depth, or frontage; however, existing lots may not be subdivided.

BUILDING SETBACK: See Note 1

MAXIMUM BUILDING: 50 feet in height.

MAXIMUM IMPERVIOUS LOT COVERAGE: 80%

SIGNS: See Section 450 of zoning ordinance.

OFF STREET PARKING AND LOADING REQUIREMENTS:

1. Permeable surfaces where feasible.
2. See Section 430 and 440 of zoning ordinance.

NOTES: I-1 INDUSTRIAL DISTRICT

1. When land in this district abuts land in another district the applicable setbacks and bulk regulations of the non-industrial (or more strict) districts shall apply to the abutting industrial land. The setback shall occur within the industrial property.
2. Natural drainage ways, sloughs, and adjacent vegetation shall not be disturbed.
3. Planted buffer shall be maintained between industrial and residential uses. The developer shall plant the buffer with trees and no commercial access shall be made through the buffer area.
4. All future development in the industrial area shall be introduced in such a way as to avoid any significant modification to the natural drainage area to the river or bay.
5. The Carrabelle Airport and Harbour Industrial area and the Eastpoint Industrial area shall provide a minimum of 1500 feet setback from abutting residential uses. Other setbacks shall be determined by the Board with the advice of the Commission.
6. Franklin County Ordinance 89-8, Critical Shoreline, and Franklin County Ordinance 88-2, Flood Hazard, are applicable to lands within this district.
7. All development in the Industrial District shall be subject to the provisions of Section 301.06 of this ordinance.
8. The county shall evaluate all industrial land development activities which will require a permit under Chapter 17-2, F.A.C., with regard to appropriateness of location and shall adopt site plan conditions consistent with these requirements.