

Indian River County Land Development Regulations

TABLE OF USES from Section 911.11. - Industrial districts

Section 911.11. - Industrial districts.

- (4) *Uses.* Uses in the industrial districts are classified as permitted uses, administrative permit uses, and special exception uses. Site plan review shall be required for the construction, alteration and use of all structures and buildings.

	District	
Use	IL	IG
<i>Agriculture</i>		
Agricultural Production Crops		
Horticultural and landscape	P	P
Plants and specialties		
Mulch products and services	P	P
Kennels and animal boarding	P	P
Services		
Farm labor and management services	P	P
Landscape services	P	P
Veterinary services	P	P
Commercial fisheries	P	-
<i>Commercial</i>		
Construction		
General building contractors	P	P

Use	District	
	IL	IG
Special trade contractors	P	P
<i>Personal Services</i>		
Linen supply	P	-
Carpet and upholstery cleaning	P	-
Dry cleaning plants	P	-
Crematoriums	P	-
<i>Auto Repair, Services and Parking</i>		
Automobile parking and storage	P	-
Automobile Repair		
Body and paint shops	P	P
General automotive repair	P	P
Carwashes	P	-
<i>Miscellaneous Repairs</i>		
Electrical repair	P	P
Reupholstery and furniture	P	P
Welding	P	P
Heavy machinery	P	P
<i>Social Services</i>		

Use	District	
	IL	IG
Job training services	P	P
<i>Wholesale Trade</i>		
Durable goods (not including demolition debris site, junkyard, recycling center)	P	P
Non-durable goods	P	P
Auction facilities, unenclosed	S	-
Flea market	A	-
Recycling center (including vegetation debris mulching)	A	A
Auto and home supply stores	P	-
Gasoline service stations	P	S
Boat dealers	P	-
Recreational vehicle dealers	P	-
Motorcycle dealers	P	-
Automobile sales (new and/or used)	P	-
Automotive fluid sales and services (other than gasoline)	-	A
Retail Trade		
Convenience stores	P	P
Medical marijuana treatment center	-	A

Use	District	
	IL	IG
Amusement and Recreation		
Enclosed commercial amusements, gyms, dance studios	P	-
<i>Eating and Drinking Establishments</i>		
Restaurants	P	-
Take out restaurants	P	P
Drive through	P	-
Bars and lounges	P	-
Bottle clubs	P	-
Fuel dealers	P	P
Adult entertainment facilities	S	S
<i>Marine-Related Commercial Activities</i>		
Boat sales and rental	P	-
Commercial marina	P	-
Marine repair and services	P	P
<i>Industrial</i>		
Manufacturing		
Food and kindred products	P	P
Tobacco products	P	P

Use	District	
	IL	IG
Fruit and vegetable juice extraction	A	P
Fruit and vegetable packing houses	A	P
Textile products	P	P
Lumber and wood	P	P
Furniture and fixtures	P	P
Paper manufacturing	-	P
Printing and related support activities	P	P
Chemicals	-	P
Petroleum products	-	P
Rubber and plastics	-	P
Tires	-	P
Rubber and plastic footwear	P	P
Hose, belts, gaskets and packing	P	P
Fabricated rubber products	P	P
Drugs and pharmaceuticals	P	P
Tanning and finishing	-	P
Footwear	P	P
Other leather goods	P	P

Use	District	
	IL	IG
Brick and tile	-	P
Glass and glass products	-	P
Cement and concrete products	-	P
Other nonmetallic mineral products	-	P
Primary metal industries	-	P
Fabricated metal products	P	P
Machine shops	P	P
Industrial machinery and equipment	-	P
Electronic and other electric equipment	P	P
Transportation equipment	-	P
Instruments and related products	P	P
Junk and salvage yards	-	S
Demolition debris site	-	S
<i>Transportation and Utilities</i>		
Airports/airstrips	S	S
Heliports/helipads	S	S
Railroad and bus transportation services	P	P
Trucking and courier services	P	P

Use	District	
	IL	IG
Commercial warehousing & storage	P	P
Moving and storage	P	P
Trucking terminals	P	P
Self storage	P	P
Outdoor storage	P	P
Vehicle storage lot (paved/unpaved) ²	P	P
Postal services	P	P
Water transport services	P	-
Air transport services	P	-
Pipelines	P	P
<i>Transportation Services</i>		
Communications towers (wireless facilities including cell towers)	A ³	A ³
Communications towers (non-wireless facilities including TV and radio broadcast towers)		
Amateur radio (accessory use)		
Less than 80 feet	P	P
80 feet or taller (see 971.44(4) for special criteria)	S	S
Commercial		

Use	District	
	IL	IG
Up to 70 feet:		
Camouflaged	P	P
Non-camouflaged	P	P
70 feet to 150 feet:		
Camouflaged	A	A
Monopole (minimum of 2 users)	A	A
Not camouflaged and not monopole	A/S*	A/S*
Over 150 feet:		
All tower types (see 971.44(1) for special criteria)	S	S
Freight transport arrangement	P	P
Utilities		
Public and private utilities, heavy	S	S
Gas services	P	P
Electric services	P	P
Water services	P	P
Sanitary services	P	P
Irrigation systems	P	P
<i>Residential Uses</i>		

Use	District	
	IL	IG
Accessory housing (watchmen)	A	A

P= Permitted use

A= Administrative permit use

S= Special exception use

¹ The requirements of section 917.06(11) of the accessory uses and structures chapter, shall apply to towers less than seventy (70) feet.

² Standards for unpaved vehicle storage lots are found in section 954.08(6).

³ For wireless commercial facilities regulations, see section 971.44(5), Section 4 use table.

*See 971.44(4) to determine whether the administrative permit or special exception use process applies.