

INDUSTRIAL

Industrial uses are generally considered to be the most likely to create unacceptable impacts on residential areas. Noise, odors, toxic chemicals and wastes, and transportation conflicts are all associated with traditional industrial uses.

Industrial uses are crucial to the long-term economic well-being of the City. Existing strategically located industrial lands are identified on the Industrial Preservation Map as “Industrial Sanctuary” or “Areas of Situational Compatibility”.

The plan includes four industrial land use categories: Business Park (BP), Light Industrial (LI), Heavy Industrial (HI), and Water Dependent-Water Related (WD-WR). Although some industries produce adverse impacts, and should therefore be isolated away from residential and other low intensity use areas, many industrial uses can exist in harmony with non-industrial neighbors through proper site design, arrangement of uses and the incorporation of effective buffers. Business parks, for example, may include such light industrial uses as research and product development, communications facilities, light assembly and manufacturing, and even some types of warehousing.

LIGHT INDUSTRIAL (LI)

LI - GENERAL INTENT

Light Industrial (LI) is a category which provides for the location of industrial uses that are able to be performed in such a manner as to control the external effects of the process, such as smoke, noise, soot, dirt, vibration, odor, etc. Uses within this category, other than outside storage, shall be conducted within an enclosed building. Generally, light industrial uses involve materials that have previously been prepared, or raw materials that do not need refining. These uses do not create a noticeable amount of noise, dust, odor, smoke, glare or vibration outside of the building or on the site in which the activity takes place.

Site access to roads classified as collector or higher on the Highway Functional Classification Map is preferred; except for sites located within the DIA’s jurisdictional boundaries.

LI - GENERAL USES

The uses provided herein shall be applicable to all LI sites in all Development Areas and uses, other than outside storage, shall be conducted within an enclosed building.

Principal Uses

Light assembly and manufacturing; Packaging; Processing; Manufacturing of paints, enamels and allied products; Concrete batching plants; Storage/warehousing; Distribution; Research and development activities; Transportation terminals; Radio/T.V. studios; Transmission and relay towers; Yard waste composting; Recycling facilities; Offices; Medical clinics; Veterinary offices; and Vocational/trade schools and building trade contractors.

Existing dwellings which were legally built as single or multi-family dwellings prior to the adoption of the 2010 Comprehensive Plan shall be allowed as a legal, non-conforming uses and may be rebuilt if necessary so long as the original structure and density is not intensified or enlarged in any way, as long as there is not an adopted Neighborhood Action Plan and/or study recommending against them.

Secondary Uses

All public facilities and non-residential uses permitted in residential and commercial land use categories may also be permitted as secondary uses.

In addition, the following secondary uses may also be permitted: Railroad yards; Truck terminals; Bus and rail stations; Solid waste management facilities including composting and recycling operations; Institutional uses and public facilities; Utility plants and facilities; Broadcasting studios including transmitters; and Telephone and cellular phone towers.

Source: City of Jacksonville Planning and Development Department, June 22, 2023