

Sec. 10-6.653. IC. Interchange Commercial District.

1. District Intent	PERMITTED USES	
	2. Principal Uses	3. Accessory Uses
<p>The IC district is intended to promote economic opportunities which are supported by an economic base larger than Leon County in which a mixture of hotel, restaurants, retail shopping uses, office, light manufacturing, processing, storage, community and recreational facilities are permitted. The IC district may be located adjacent to an interchange with Interstate Highway 10 (I-10) in areas designated Suburban on the Future Land Use Map of the Comprehensive Plan. This district is intended to encourage significant investment in property improvements and provide a concentration of economic activity. The minimum district size is 40 acres.</p> <p>The district is not intended to accommodate heavy industrial operations, such as truck stops or uses requiring outside storage, nor to accommodate residential development which would limit the ability of the district to attain its economic potential.</p> <p>The district is intended for intensive uses which benefit from locations adjacent to interchanges with I-10, and which will facilitate commercial activity directly related to through traffic on I-10.</p> <p>The IC district establishes minimum development criteria and design criteria which are intended to prevent underachievement of economic development objectives and to assure high quality development.</p> <p>The maximum gross density allowed for residential development in the IC district is 16 dwelling units per acre while the minimum gross density allowed is 6 dwelling units per acre. The minimum gross density requirements may be eliminated if constraints of concurrency or preservation and/or conservation features preclude the attainment of minimum densities.</p>	<p>(1) Automotive service and repair, including car wash as part of a shopping center, in conjunction with a motel or hotel or approved as a PUD.</p> <p>(2) Broadcasting studios.</p> <p>(3) Commercial recreation and entertainment uses.</p> <p>(4) Communications and utilities.</p> <p>(5) Community services, including libraries, vocational schools and police/fire stations. Elementary, middle, or high schools are prohibited. Other community services may be allowed in accordance with Section 10-6.806 of these regulations.</p> <p>(6) Day care centers.</p> <p>(7) Distribution facilities.</p> <p>(8) Hotels and motels, including bed and breakfast inns.</p> <p>(9) Laboratories; research and development activities.</p> <p>(10) Manufacturing (consistent with the definition of light industrial).</p> <p>(11) Multiple family dwellings</p> <p>(12) Office uses.</p> <p>(13) Off-street parking facilities.</p> <p>(14) Passive and active recreational activities.</p> <p>(15) Personal services (barber shops, fitness clubs, etc.)</p> <p>(16) Printing and publishing.</p> <p>(17) Repair services, non-automotive.</p> <p>(18) Retail uses permitted in CP as part of a shopping center or approved as a PUD.</p> <p>(19) Transportation and freight handling activities.</p> <p>(20) Warehouses, mini-warehouses, or self storage facilities.</p> <p>(21) Other uses, which in the opinion of the Land Use Administrator, are of a similar and compatible nature to those uses described in this district.</p>	<p>(1) A use or structure on the same lot with, and of a nature customarily incidental and subordinate to, the principal use or structure and which comprises no more than 33 percent of the floor area or cubic volume of the principal use or structure, as determined by the County Administrator or designee. The 33 percent limitation does not apply to outdoor storage that is accessory to a permitted principal use.</p> <p>(2) Light infrastructure and/or utility services and facilities necessary to serve permitted uses, as determined by the County Administrator or designee.</p> <p>(3) Residential use (intended for watchman or guard not to exceed 1 dwelling unit per industrial use).</p> <p>(4) Outdoor storage (without the 33 percent limitation), provided it complies with Section 7 below.</p>
DEVELOPMENT STANDARDS (continued on page 2 of 3)		

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Use Category	4. Minimum Lot or Building Size			5. Minimum Building and Parking Setbacks				6. Maximum Building Restrictions	
	a. Lot or Site Area	b. Lot Width and Depth	c. Building Floor Area	a. Front	b. Side-Interior Lot	c. Side-Corner Lot	d. Rear	a. Building Size (excluding gross building floor area used for parking)	b. Building Height (excluding stories used for parking)
Permitted Non-Industrial or Non-Office Principal Uses	none	none	1,000 square feet	50 feet	none	25 feet	10 feet	25,000 square feet of gross building floor area per acre not to exceed 200,000 square feet per site. 50,000 square feet of gross building floor area per acre for storage areas within buildings.	4-stories
Multiple family dwellings	10,000 square feet	80 feet	100 feet	15 feet	15 feet on each side	15 feet	25 feet	not applicable	4 stories; except 3 stories within 100 feet of a low density residential district
All Other Principal Uses	none	none	1,000 square feet	50 feet	none	25 feet	10 feet	25,000 square feet of gross building floor area per acre. 50,000 square feet of gross building floor area per acre for storage areas within buildings.	4 stories

- 7. Urban Design Criteria** - Development within the IC district shall meet the following criteria:
- a. All buildings elevations which may be viewed from a public street shall be finished in brick, stucco, glass curtain wall, architectural concrete or textured block. All building elevations which may be viewed from a public street shall have an uniform appearance consistent with the front building elevation.
 - b. All buildings shall screen utility connections, roof top equipment and meter locations with materials found on the building exterior or with evergreen landscaping.
 - c. All buildings shall screen trash collection/storage areas with materials found on the exterior of the building.
 - d. All delivery truck docks shall provide a screen of sufficient height and length to screen loading and unloading trucks.
 - e. Sidewalks shall be a minimum 6 feet in width and form a continuous system on the site.
 - f. All electrical and telecommunication utilities shall be located underground except for antennae.
 - g. Parking shall not exceed a concentration of 100 spaces per net acre of parking lot and adjacent landscaping.
 - h. Each development within the IC district shall establish a uniform sign design for all signs.
 - i. All wall signs shall be internally illuminated individual letters, or an internally illuminated logo not exceeding 80 square feet in area. No other wall mounted signs are permitted. Signs composed solely of upper case letters shall not exceed 36 inches in height. Signs composed of upper and lower case letters shall not exceed 45 inches in height including the descender.
 - j. No roof signs, nor billboards are permitted.
 - k. One free standing sign per public street frontage per site is permitted. Free standing signs shall be constructed with a base using material found on the principal structure. Freestanding signs shall not exceed 400 square feet in area per face, nor have more than 2 faces, nor exceed 50 feet in height.
 - l. Temporary signs, not to exceed 30 days per of display per calendar year are permitted, except for "for sale" and "for lease" signs which are not subject to this limitation.
 - m. No other signs are permitted in the IC district except for the signs listed in 7.i-m.
 - n. Parking lots and driveways shall be designed to achieve a 60% tree canopy coverage within ten years of development.
 - o. All development shall develop and maintain a 30 foot landscape area adjacent to all public streets. This landscape area shall have at least one street tree for every 40 feet of street frontage. The landscape area may contain a sidewalk and be crossed by driveway entrances no wider than 30 feet.

DEVELOPMENT STANDARDS (continued on page 3 of 3)

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- 8. Street Access Restrictions:** Properties within the IC zoning district may have vehicular access to the types of streets listed below. For the purpose of this section, a “type” of street refers to the functional classification of the street according to the “Roadway Functional Classification” map adopted in the Transportation Element of the 2010 Comprehensive Plan. Also for the purpose of this section, a street is considered to be “at the border” of the M-1 zoning district if a zoning district other than the M-1 zoning district is located on the other side of the street.
- a. To any street classified as a collector or arterial that is located inside or at the border of the IC zoning district; or
 - b. To any street classified as a local that is located inside of the IC zoning district; or
 - c. To any street classified as a local that is located at the border of the IC zoning district, except that properties in the IC zoning district shall not have vehicular access to a local street if the local street is located at the border of the M-1 zoning district and a residential zoning district is located on the other side of the local street. For the purpose of this section, residential zoning districts include the following: RA, R-1, R-3, R-4, R-5, MH, MR-1, and the RP zoning districts.

GENERAL NOTES:

- 1. If central sanitary sewer is not available, residential development is limited to a minimum of 0.50 acre lots and non-residential development is limited to a maximum of 2,500 square feet of building area. Community service facilities are limited to a maximum of 5,000 square feet of building area or a 500 gallon septic tank. Also, refer to Sanitary Sewer Policy 2.1.12 of the Comprehensive Plan for additional requirements.**
- 2. Refer to the Environmental Management Act (EMA) for information pertaining to the regulation of environmental features (preservation/conservation features), stormwater management requirements, etc.**
- 3. Refer to the Concurrency Management Ordinance for information pertaining to the availability of capacity for certain public facilities (roads, parks, etc.).**