

Section 23.3-4. Inclusionary as to Permitted Use.

The intent of this chapter is that it be "inclusionary." That is, principal uses, accessory uses, and conditional uses specifically stated for each zoning district shall be the only uses permitted. Any use proposed within any given zoning district which is not a stated use or use type within said district is expressly prohibited. Questions of whether a use is of a type listed shall be interpreted by either the Planning and Zoning Board or the Historic Resources Preservation Board, but no use variance shall be approved.

Section 23.3-24. I-POC – Industrial Park of Commerce.

a) *Intent.* The Industrial Park of Commerce District is intended to provide for the establishment and enlargement of office, manufacturing and light industrial uses without restriction on traffic generating characteristics. The Industrial Park of Commerce District is also intended to permit establishment of certain other uses which are compatible with industrial operations. Development in the industrial land use category should be guided to minimize negative impacts on nearby residential areas. The Industrial Park of Commerce District implements the industrial land use category of the Lake Worth Comprehensive Plan.

b) *Use restrictions.* Uses permitted both by right and as administrative or conditional uses shall also comply with the applicable regulations in Article 4, Development Standards. Refer to Permitted Use Table at Section 23.3-6 for a complete list of uses.

1. Principal uses permitted by right.

- A. Commercial – Low Intensity.
- B. Office – Low Intensity.
- C. Automotive Vehicular – Low Intensity.
- D. Industrial Uses – Low Intensity.
- E. Cultural & Artisanal Arts Uses – Low Intensity
- F. Light utility facilities.
- G. Essential services.
- H. Parking facilities.
- I. Radio and television broadcasting studios.
- J. Indoor commercial recreation uses.

2. Accessory uses permitted by right.

- A. Any use accessory to and customarily incidental to a principal use permitted by right.
- B. Retail sales and storage accessory to indoor shooting ranges, provided that no more than fifteen percent (15%) of the gross floor area of the building or buildings shall be devoted to such accessory uses.

3. Principal uses permitted by either administrative or conditional use.

- A. Commercial – Medium to High Intensity.
- B. Office – Medium to High Intensity.
- C. Automotive Vehicular – Medium to High Intensity.
- D. Industrial Uses – Medium to High Intensity.

- E. Cultural & Artisanal Arts Uses – Medium to High Intensity.
- F. Public - Low to High Intensity.
- G. Communication towers (see Article 4, Development Standards).
- H. Transit storage and maintenance facilities for passenger transportation operations, not within one hundred fifty (150) feet of residentially zoned property, measured from property line to property line.
- I. Adult establishments which are south of 10th Avenue North and not within one thousand (1,000) feet of a church, school, park, residential development, library, or place of business licensed for the sale of alcoholic beverages, measured from property line to property line:
 - Adult book store or adult video store.
 - Movie theaters offering movies or other displays showing specified sexual activities or specified anatomical areas.
 - Theaters and establishments offering any kind of show emphasizing sexual activities or specified anatomical areas.
 - Places offering coin-operated devices which show specified sexual activities or specified anatomical areas.
 - Cabarets, clubs or taverns offering any entertainment showing specified sexual activities or specified anatomical areas.
- J. Local trucking without storage, as listed in SIC 4212.
- K. Shooting ranges, indoor, subject to the following requirements:
 - (1). Such uses shall not be located within four hundred (400) feet of any residential district, as measured from property line to property line, regardless of intervening structures or buildings.
 - (2). Noise generated from such uses shall not exceed fifty five (55) decibels, as measured on the exterior of the building.
 - (3). Such uses and uses accessory thereto shall meet all local, state and federal requirements for health, safety and environmental concerns, including, as applicable, those imposed by the National Fire Protection Association, the Florida Department of Environmental Protection, the Environmental Protection Agency and the Occupational Safety and Health Act.
- 4. Accessory uses permitted as either administrative or conditional uses. Any use accessory to and customarily incidental to a principal use permitted as either an administrative or conditional use.
- 5. Uses prohibited. All uses not specifically identified as permitted shall be deemed to be prohibited in the district. See Permitted Use Table

c) *Development regulations for uses permitted by right.*

Lot Area	13,000 sq. ft.	
Lot Width	100 ft.	
Height	Primary	30 ft. (not to exceed 2 stories) *Additional 15 ft of height under Sustainable Bonus Incentive Program (not to exceed 4 stories).

	Accessory	24 ft. (not to exceed 2 stories)
Setback	Front	20 ft. minimum not to exceed 32 ft.
	Rear	20 ft. or 10% of lot depth when next to residential zoning district. 10 ft. in general. 5 ft. for accessory structure
	Side	20 ft. on street and 0 ft. on interior lot.
		Roof overhangs shall not exceed more than 2 feet.
	Bonus Height and Stories	For all stories above the second story, both the front façade and rear façade must be set back an additional distance beyond the minimum. A. Front Façade for third story and above must have front setback of eight (8) to twelve (12) feet in addition to minimum. B. Rear façade for third floor and above must have rear setback of eight (8) to twelve (12) feet in addition to minimum.
Living Area	Single-Family	N/A
	Multiple-family	N/A
Accessory Structure Limitations	The total area for accessory structures is limited to 40% of the principal structure area or 1,000 sq. ft., whichever is less.	
Impermeable Surface Total	A. Small lot - 65% B. Medium lot –65% C. Large Lot – 65%	
Maximum Lot Coverage for all Buildings	A. Lots up to 4,999 sq. ft.(small lot) – 55% B. Lots 5,000 sq. ft. to 7,499 sq. ft.(medium lot) – 55% C. Lots over 7,500 sq. ft. (large lot) – 55%	
Maximum Wall Heights	30’-0” wall height at setback.	

at Side Setback	45'-0" wall height with sustainable incentive.
Floor Area Ratio (F.A.R.) Limitation	Maximum F.A.R. is 2.2.
	The F.A.R. shall be 1.10 for lots up to 4,999 sq. ft.; 1.10 for lots between 5,000 sq. ft. and 7,499 sq. ft.; and 1.10 for lots 7,500 sq. ft. and greater.
	An additional 1.10 of F.A.R. shall be granted under the Sustainable Bonus Incentive Program.

1. Minimum lot dimension.
 - A. Minimum lot area: thirteen thousand (13,000) square feet.
 - B. Minimum lot width: one hundred (100) feet.
2. Maximum height of buildings.
 - A. Principal building: thirty (30) feet in height not to exceed two (2) stories.
 - B. Additional fifteen five (15) feet in height shall be granted under the Sustainable Bonus Incentive Program (not to exceed four (4) stories).
 - C. Garages and other accessory buildings: twenty four (24) feet.
3. Minimum setbacks for buildings.
 - A. Minimum front setback: twenty (20) feet.
 - B. Minimum side setback:
 - (1) Interior side: none.
 - (2) Street side: twenty (20) feet.
 - C. Minimum rear setback:
 - (1) Ten (10) feet in general.
 - (2) For lots next to residential zoning districts: fifteen (15) feet or ten percent (10%) of lot depth, whichever is greater.
 - (3) For accessory structures: five (5) feet.
 - D. Additional height and stories setback for sustainable incentive: buildings in excess of thirty (30) feet in height in addition to sustainable incentive shall provide an additional front and rear setback of between eight (8) and twelve (12) feet to the minimum required front and rear setbacks.
 - E. Where the property is adjacent to a residential use, all setbacks shall be twenty (20) feet.
4. Maximum impermeable surface. The maximum impermeable surface shall be:
 - A. Sixty five percent (65%) of the lots up to 4,999 sq. ft.;
 - B. Sixty five percent (65%) for lots between 5,000 sq. ft. and 7,499 sq. ft.; and
 - C. Sixty five percent (65%) for lots 7,500 sq. ft. and greater.
5. Maximum impermeable surface for all structures: The maximum impermeable surface shall be:
 - A. Fifty five percent (55%) for lots up to 4,999 sq. ft.;
 - B. Fifty five percent (55%) for lots between 5,000 sq. ft. and 7,499 sq. ft.; and
 - C. Fifty five percent (55%) for lots 7,500 sq. ft. and greater.
6. Floor Area Ratio (F.A.R.) limitations: Maximum F.A.R. is 2.20. The F.A.R. shall be:

- A. 1.10 for lots up to 4,999 sq. ft.;
 - B. 1.10 for lots between 5,000 sq. ft. and 7,499 sq. ft.; and
 - C. 1.10 for lots 7,500 sq. ft. and greater.
 - D. An additional 1.10 of F.A.R. shall be granted under the Sustainable Bonus Incentive Program.
- 7. Accessory structures. All accessory structures shall not exceed forty percent (40%) of the gross floor area of the principal structure, excluding approved prefabricated metal storage buildings totaling no more than 144 square feet.
 - 8. Location of accessory buildings, pools, etc.: Accessory buildings, pools and similar structures shall be allowed within the rear or side yards of a double front or corner lot between the main structure and a public street, provided that minimum setbacks are maintained.
 - 9. Required street trees. Street trees shall be installed at a minimum of every twenty five (25) feet of frontage. Approved native species shall be used.

d) *Locational and development regulations for uses permitted as either administrative or conditional uses.* Uses permitted as conditional uses shall be regulated pursuant to the requirements of sections 23.2-28 and 23.2-29 Article 4, Development Standards.