

4.0 INDUSTRIAL POLICIES

4.1 GENERAL

OBJECTIVE 4.1

Industrial land use categories shall be established to allow for a range of industrial activities, subject to the policies and standards contained in this Chapter. Industrial developments are characterized by the fabrication, manufacturing, transporting, warehousing or distribution of goods. In addition a fairground shall be authorized on that portion of Tax Parcels 07872-003-002 and 07872-003-008 described in the Declaration of Covenants, Conditions and Restrictions recorded in Book 3598, Page 1133 of the Official Records of Alachua County; fairground uses include agricultural, community-based or government-oriented activities, and to the extent any of these activities are commercial in nature, said activities shall not exceed a period greater than six (6) consecutive months.

Policy 4.1.1 Industrial development shall be located in the urban cluster, with the following limited exceptions:

- a. Material-oriented industrial development that is 1) dependent on natural resources found in the rural area, or 2) based on raw agricultural products, materials, or activities at or proximate to the site, may be located only as follows:
 1. The Board of County Commissioners must first make a determination that the proximity of the particular industrial use to natural resources or raw materials is so significant a factor for that industrial use that:
 - (a) its location outside of the urban cluster at or near the site of those resources or materials is appropriate, and
 - (b) its location within the urban cluster is inappropriate.
 2. The determination shall be based in part on an economic analysis of the particular industrial activity. The economic analysis shall evaluate, without regard to land cost, economies associated with performing the industrial activity at or near the site of the resources or materials, compared to performing the industrial activity in an industrial area. The Board of County Commissioners shall also consider the following factors:
 - (a) the impact on public health and the environment,
 - (b) compatibility with surrounding land uses,
 - (c) cost in the provision of public services and infrastructure to the particular material-oriented industrial activity,
 - (d) effect on the economy of the area, and
 - (e) consistency with other policies in the Comprehensive Plan.

3. If consideration of all the factors in paragraph 2 leads to the conclusion that the industrial activity should be located at a particular site outside the urban cluster , then the site shall be designated on the Future Land Use Map as Industrial/Resource-based or Industrial/Agriculturally-dependent. The Industrial/Resource-based or Industrial/Agriculturally-dependent land use classification shall be applied as an overlay district, providing for the underlying land use classification to remain in effect as well.
4. Any designation of sites with such a rural industrial overlay district shall be accompanied by policies addressing standards for the specific type of industrial use, its scale and intensity, and other conditions related to matters such as environmental issues, compatibility with surrounding uses, infrastructure, and the specific form of subsequent development orders that will be required to proceed with development of the site. These policies may include requirements for any necessary additional special studies to be carried out by or for the County at the expense of the applicant.
5. The land development regulations shall establish or identify appropriate zoning classifications and other site-specific approval processes for these types of industrial uses.
 - b. Industrial uses, other than those limited uses provided for in Policy 4.1.1.a, located outside of the urban cluster shall locate in existing rural employment centers, and shall be designated on the future land use map with the appropriate land use classification. Standards for rural employment centers are contained in Section 6.0 .

Policy 4.1.2 A range of choice in land areas and locations for the different types of industry shall be provided to meet the anticipated expansion of industry in the County and to meet the objectives of the Economic Element of this Plan. Sufficient area for industrial land use shall be identified in appropriate locations on the Future Land Use Map in an effort to create a supply of land which has the proper zoning already in place, which is therefore immediately available for such uses. The County shall identify a number of potential locations with suitable infrastructure, including parcels with rail access, interstate access, or proximity to cargo terminals, and suitable environmental characteristics for such uses. Procedures and standards to facilitate development review shall be adopted as part of the land development regulations to implement this policy. Such standards and procedures shall be reviewed on an annual basis to determine their effectiveness in protecting public health and the environment, and facilitating permitting.

Policy 4.1.3 Industrial locations and proposed uses shall be consistent with the Conservation and Open Space Policies of Alachua County.

Policy 4.1.3.1 Industrial operations shall eliminate or, where possible, minimize the following impacts on public health and the environment:

- a. erosion;
- b. noise;
- c. odor, fumes, vapors and gases;
- d. fire and explosion hazards;
- e. radioactive elements;
- f. electromagnetic interference;
- g. smoke, dust, particulate matter, and dirt;
- h. vibrations;
- i. glare;
- j. toxic wastes.

4.2 LOCATION AND COMPATIBILITY

Policy 4.2.1 Industrial uses shall not be located adjacent to residential or agricultural areas without adequate buffering or integrating design and business practices to eliminate or minimize adverse impacts. Land use decisions concerning location of industrial uses shall take into consideration environmental justice.

Policy 4.2.2 Prime industrial locations, pursuant to Policy 4.1.2 above, shall be kept free from encroachment of incompatible land uses.

Policy 4.2.3 Commercial uses within an industrial area shall be limited to neighborhood convenience, except as provided in Objective 4.1 for that portion of Tax Parcels 07872-003-002 and 07872-003-008 described in the Declaration of Covenants, Conditions and Restrictions recorded in Book 3598, Page 1133 of the Official Records of Alachua County.

4.3 DESIGN AND SITE STANDARDS

Policy 4.3.1 Industrial facilities in urban clusters shall group together in planned industrial districts on sites capable of being expanded and developed in stages. Criteria for permitting industrial development shall include but are not limited to:

- a. topography and soils--land having stable, well-drained soils, free from flooding;
- b. climate--prevailing wind direction that does not impact adjacent residential areas;
- c. accessibility--access to arterials and highways and, where possible, rail facilities;
- d. utilities--availability of water, sewer, electricity or natural gas in adequate quantities;
- e. size--large enough for proper site design.

- Policy 4.3.2 Industrial sites shall be designed to provide for:
- a. adequate off-street parking to meet the needs of the operation;
 - b. adequate buffering along roadways and adjacent uses to minimize the effects of lighting, noise and signing.

Policy 4.3.3 When development is located along a railway facility or a railroad-highway intersection, conflicts between the development and the adjacent highway network should be avoided.

4.4 REQUIRED FACILITIES AND SERVICES

Policy 4.4.1 Industrial development shall be located only in areas where adequate facilities and services exist or will be provided prior to occupancy. These facilities include, but are not limited to:

- a. roadways.
- b. fire service.
- c. water supply.
- d. street lighting.
- e. solid waste collection and disposal.
- f. sewage collection and disposal.
- g. storm water drainage and disposal.
- h. emergency medical service.

Policy 4.4.2 New industrial development shall meet all of the requirements for adequate facilities based on the level of service standards for those facilities and concurrency provisions of the Plan.

4.5 LIGHT INDUSTRIAL

Policy 4.5.1 The light industrial designation is applicable for industrial parks or office parks in a campus-like setting. This designation is intended for use on large tracts of land within the urban cluster or rural employment centers which can provide internal road systems. Stringent performance standards shall be incorporated into the land development regulations to provide buffering, signage, landscaping, and architectural standards and other methods to limit any adverse impacts and ensure compatibility with adjacent areas. Certain research and development, warehousing, transportation and distribution uses may be appropriate if all performance standards can be achieved.