

Appendix B Land Development Code

Exhibit B-1

Sec. 30-67.1. Business industrial district (BI).

- (a) *Purpose.* The BI district is established for the purpose of providing sufficient space in appropriate locations physically suitable for the development of certain office, business and industrial uses in a combined setting. This district will facilitate the development of a business park that will cater to a variety of uses that support and complement each other and reduce external trips for goods and services. This district supports enterprises engaging in light manufacturing, processing or fabrication of products and machinery, research and development operations, business retail, medical uses and wholesale or storage distribution concerns. This district contains uses which generally are not objectionable because of noise, heavy truck traffic or fumes, or uses that can be adequately regulated for mitigation of nuisances by performance standards.
- (b) *Objectives.* The provisions of this district are intended to:
- (1) Provide a business/employment center that allows a variety of uses where employees have access to goods and services without having to leave the business park environment;
 - (2) Accommodate enterprises with functions requiring access to transportation services by providing them with locations that are in close proximity to necessary transportation facilities such as major thoroughfares, railroads or air terminals for the reception and distribution of goods or services;
 - (3) Encourage business park development in appropriate locations throughout the community where public facilities and services exist or are planned.
 - (4) Allow a mix of uses that are compatible with airport operations in appropriate areas near the Gainesville Regional Airport;
 - (5) Encourage such future development to occur on vacant land where the natural characteristics of such land are suitable for this type of development; and
 - (6) Encourage the infill and/or redevelopment of existing areas that would benefit from the opportunity to combine business and industrial uses.