

Attachment B

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.

(c) *Permitted uses.*

(1) *Uses by right.*

SIC	Uses	Conditions
	Corporate offices	
	Day care centers	In accordance with article VI
	Eating places	
	Food trucks	In accordance with article VI
	Places of religious assembly	In accordance with article VI
	Professional schools	As defined in article II

	Sales offices	
	Rehabilitation centers	
	Exercise studio	
	Research and development in the physical, engineering and life sciences	Research and development in the physical, engineering and life sciences, defined as establishments primarily engaged in conducting research and experimental development in the physical, engineering, or life sciences, such as agriculture, electronics, environmental, biology, botany, biotechnology, computers, chemistry, food, fisheries, forest, geology, health, mathematics, medicine, oceanography, pharmacy, physics, veterinary and other allied subjects (NAICS 2002-541710
	Outdoor storage	In accordance with article VI
	Research, development and manufacturing of renewable energy including biofuels, solar and wind power products.	
	Facilities on premises for security personnel.	
	Ice manufacturing/vending machines	In accordance with article VI
GN 074	Veterinary services	Within fully enclosed structures and in accordance with article VI
IN 0752	Animal specialty services	
GN 076	Farm labor and management services	
GN 078	Landscape and horticultural services	
MG 15	Building construction	
MG 41	Local and suburban transit and interurban	

	highway passenger transportation	
MG 42	Motor freight transportation and warehousing	
MG 43	United States Postal Service	
MG 45	Transportation by air	
MG 47	Transportation services	
MG 48	Communications	
IN 7011	Hotels and motels	
MG 72	Personal services	
MG 73	Business services	
MG 75	Automotive repair, services and parking	
MG 76	Miscellaneous repair services	
MG 78	Motion pictures	
MG 79	Amusement and recreation services	Excluding simulated gambling establishments
MG 80	Health services	
MG 81	Legal services	
MG 86	Membership organizations	
MG 87	Engineering, accounting, research, management and related services	
Division G	Retail trade	
Division	Finance, insurance and real estate	

H		
SIC-8999	Services, not elsewhere classified	Within enclosed buildings
Division F	Wholesale excluding the following: scrap and waste materials (IN-5093); construction and mining machinery and equipment (IN-5082); transportation equipment and supplies, except motor vehicles (IN-5088); and petroleum and petroleum products (GN-517).	
Division C	Construction, excluding heavy construction other than building construction contractors (MG-16).	
MG 20	Food and kindred products (excluding the following: wet corn milling (IN-2046), raw cane sugar (IN-2061), and beet sugar (IN-2063).	
MG 22	Textile mill products, excluding cotton finishing plants (IN-2261).	
MG 23	Apparel and other finished products made from fabrics and similar materials	
GN-243	Millwork, veneer, plywood and structural wood members	
GN 244	Wood containers	
MG 25	Furniture and fixtures	
GN 267	Converted paper and paperboard products, except containers and boxes, excluding coated and laminated paper packaging (IN-2671).	
GN 265	Paperboard containers and boxes	

MG 27	Printing, publishing and allied industries, excluding gravure (IN 2754)	
GN 283	Drugs excluding medicinals and botanicals (IN 2833).	
GN 284	Soap, detergents and cleaning preparations, perfumes, cosmetics and other toilet preparations	
MG 31	Leather and leather products	
GN 323	Glass products, made of purchased glass	
GN 328	Cut stone and stone products	
IN 3444	Sheet metal work	
MG 352	Farm and garden machinery and equipment	
MG 36	Electronic and other electrical equipment and components, except computer equipment	
MG 38	Measuring, analyzing and controlling instruments; photographic, medical and optical goods; watches and clocks	
MG 39	Miscellaneous manufacturing industries	
GN 833	Job training and vocational rehabilitation services	
Division J	Public administration	

(d) Dimensional requirements. All principal and accessory structures shall be located and constructed in accordance with the following requirements:

(1) Required yard setbacks:

- a. Front setback from an arterial street or collector street: 25 feet minimum, 60 feet maximum.
- b. Front setback from roads internal to the BI district: zero feet minimum, 20 feet maximum.
- c. Side, interior: 10 feet.

Except where the side yard abuts property which is in a residential district or which is shown for residential use on the future land use map of the comprehensive plan: 50 feet.

- d. Side, street: 20 feet.
- e. Rear: 20 feet.

Except where the rear yard abuts property which is in a residential district or which is shown for residential use on the future land use map of the comprehensive plan: 50 feet.

- f. Maximum building height:

When not located within an airport zone of influence: 5 stories

When located within an airport zone of influence: in accordance with the Airport Hazard Zoning Regulations

- g. Maximum Floor Area Ratio: 4.0.
- h. Maximum lot coverage: 80 percent

- (2) Within 300 feet of any property which is in a residential district or which is shown for residential use on the future land use map of the comprehensive plan, all activity and uses, except storage of equipment and parking, shall be conducted within completely enclosed buildings.

(e) *Additional requirements.*

- (1) General conditions. Master planned (phased) developments and subdivisions of 3½ acre or larger shall meet the following standards:
 - a. Perimeter landscaping shall be provided averaging 25 feet in width, but not less than 15 feet in width at any given point. Such landscaped area shall be developed to attain opacity of 75 percent within three years. The design of such landscaped area may include berms, decorative masonry and shrubs; however, at a minimum shade trees from the Gainesville Tree List shall be planted approximately every 50 feet. At least 50 percent of the landscaped area must be devoted to living plant materials, and the stormwater management, drainage and parking uses shall not encroach upon the landscaped area. Heritage and Champion trees preserved on site may be used to meet this requirement with the approval of the appropriate reviewing board and if the intent of this provision is being met.
 - b. The development shall be designed to provide safe and convenient access from public transit routes, sidewalks and bikeways to uses within the development. Sidewalks are required for both sides of internal streets (public or private) and external public streets abutting the development.
 - c. Service areas and mechanical equipment shall be sited so as to minimize visibility from the perimeter of the development and shall be designed and situated so as to minimize impacts on adjacent properties.
 - d. Access shall be designed, insofar as possible, to promote shared use of driveways between adjacent lots and to local streets.
 - e. Stormwater management systems shall be designed to maximize an integrated design among the various lots or tracts within the development. The aesthetic treatment of retention/detention facilities through the use of contour, landscaping and the incorporation of water features shall be encouraged.

- (2) Standards for manufacturing uses. All permitted manufacturing uses (classified as MG-20 through MG-39 of the Standard Industrial Classification Manual) shall conform to the following additional standards:
- a. The manufacturing use shall be limited to the fabrication, manufacture, assembly or processing of materials which are, for the most part, already in processed form.
 - b. All activity and uses except storage, loading and unloading operations, and parking shall be conducted within completely enclosed buildings.
 - c. Night operations, including loading and unloading, are prohibited within 300 feet of the property line of any residential zoning district or area which is shown for residential use on the future land use map of the comprehensive plan, unless conducted within a completely enclosed building which has no openings other than stationary windows or required fire exits. Night operations are those conducted between the hours of 9:00 p.m. and 6:00 a.m. This prohibition shall not apply to security personnel or other security operations. The appropriate reviewing board may grant a waiver to this prohibition if the board finds that the noise attenuation and screening being provided is sufficient to mitigate the adverse impacts of the night operations on properties within 300 feet.
- (4) Airport operations. Developments and uses located in the airport zones of influence must comply with and may be restricted or prohibited by the City of Gainesville Airport Hazard Zoning Regulations.

(Ord. No. 080435, § 3, 3-19-09; Ord. No. 110289, § 2, 11-3-11; Ord. No. 140130, § 10, 9-4-14; Ord. No. [140190](#), § 14, 4-16-15)