
Sec. 4-70. Business and industrial zones.

Purpose and intent.

The purpose and intent of the commercial and industrial zones is to provide the citizens of the City of LaBelle with convenient access to goods and services and to establish areas for economic development that will provide the citizens of LaBelle with high quality jobs. These zones provide business opportunity without adversely impacting the integrity of residential neighborhoods, diminishing the scenic quality of the city, or negatively impacting the safe and efficient movement of people, products and services.

4-70.1. *Definitions.* Defined terms contained in this section are provided in section 2-4 of this Code.

4-70.2. *Business professional (B-1) zone.*

Purpose and intent.

The business professional zone is the lowest intensity commercial zoning district within the city. It is intended to allow for commercial and office uses, located so as to serve adjoining residential neighborhoods and to encourage pedestrian-friendly business areas. The commercial services permitted are those where traffic generation, access, lighting and noise will be compatible with residential uses.

To create the neighborhood commercial character of this district, buildings should be placed along the street frontage with parking in the rear or side, with minimal driveway openings. Contiguous sidewalks from one (1) parcel to another should be encouraged to further strengthen the pedestrian experience. Architectural features that create an attractive facade and reduce building scale and mass should be used to serve as a transition from nearby residential areas. Required landscape as per Appendix B, section 4-80, should be used to develop a street tree pattern and to soften the view of buildings as they relate to the street.

Multifamily residential units above or to the rear of ground floor commercial or office use are encouraged as a component of developments within this district and are limited to a density established by the future land use designation.

- A. *Permitted uses.*
Refer to Appendix B, section 4-70.8.
- B. *Development regulations.*
Refer to Appendix B, section 4-76(b).

4-70.3. *Business general (B-2) zone.*

Purpose and intent.

The business general zone provides for the retailing of commodities and a wide variety of commercial establishments. The purpose of this district is to provide for the location and grouping of compatible retail enterprises having the common characteristics of dispensing commodities, providing professional services or providing personal services, which do not involve more than incidental or limited assembly, fabrication or storage of commodities. Due to the higher volumes of traffic associated with these types of uses, lands within this district should be located either on or in near proximity to major roadways where access to such roadways minimizes traffic impacts to local streets, businesses and residential areas.

Outdoor sales and storage that is accessory to the primary use is allowed in the B-2 zone. With the exception of the display for rent or sale of merchandise, all products, merchandise, equipment or any other material stored outside of the buildings, whether new or used, shall be hidden from view on all sides, except for necessary openings and gates, by a one hundred (100) percent opaque fence, wall or vegetative hedge, not less than six (6) feet high and no greater than ten (10) feet high. Additional height may be requested through the special exception process.

Quonset hut-type buildings, truck trailers, or similar box style storage shall not be permitted.

PODS or personal storage containers shall be allowed for temporary storage, not to exceed thirty (30) consecutive days at a time.

Accessory storage and/or sales areas must comply with Appendix B, section 4-85, Parking and landscape requirements [supplemental regulations].

- A. *Permitted uses.* Refer to Appendix B, section 4-70.8.
- B. *Development regulations.* Refer to Appendix B, section 4-76(b).

4-70.4. *Business heavy (B-3) zone.*

Purpose and intent.

The B-3, business heavy zone provides the opportunity for the most diverse and intensive types of commercial activities, while at the same time maintaining a clean and attractive community. The intent of this district is to provide a location for groups of compatible commercial uses with similar intensities and having the common characteristic of not involving more than incidental and minimal assembly, fabrication or storage of commodities. For example, establishments selling building materials would be compatible with a maintenance and repair facility, but not with a day care facility.

Outdoor sales and storage are allowed in the B-3 zone. With the exception of the display for rent or sale of merchandise, all products, merchandise, equipment or any other material stored outside of the buildings, whether new or used, shall be hidden from view on all sides, except for necessary openings and gates, by a one hundred (100) percent opaque fence, wall or vegetative hedge, not less than six (6) feet high and no greater than ten (10) feet high. Additional height may be requested through the special exception process.

Quonset hut-type buildings, truck trailers, or similar box style storage shall not be permitted.

PODS or personal storage containers shall be allowed for temporary storage, not to exceed thirty (30) consecutive days at a time.

Storage and/or sales areas must comply with Appendix B, sections 4-80 and 4-85, Parking and landscape requirements.

- A. *Permitted uses.* Refer to Appendix B, section 4-70.8.
- B. *Development regulations.* Refer to Appendix B, section 4-76(b).

4-70.5. *Light industrial (I-1 and I-1A) zones.*

Purpose and intent.

Light industrial zones (I-1 and I-1A) allow a range of more intensive commercial uses and services which are generally those uses that tend to utilize outdoor space in the conduct of business. The I-1 and I-1A zones permit intense commercial services such as maintenance, repair and outdoor sales establishments. Commercial uses that are supportive to the allowable uses of this district are also permitted.

Outdoor sales and storage are allowed in the I-1 and I-1A zones. With the exception of the display for rent or sale of merchandise, all products, merchandise, equipment or any other material stored outside of the buildings, whether new or used, shall be hidden from view on all sides, except for necessary openings and gates, by a one hundred (100) percent opaque fence, wall or vegetative hedge, not less than six (6) feet high and no greater than ten (10) feet high. Additional height may be requested through the special exception process.

Quonset hut-type buildings, truck trailers, or similar box style storage shall not be permitted.

PODS or personal storage containers shall be allowed for temporary storage, not to exceed thirty (30) consecutive days at a time.

Storage and/or sales areas must comply with Appendix B, sections 4-80 and 4-85, Parking and landscape requirements.

- A. *Permitted uses.* Refer to Appendix B, section 4-70.8.
- B. *Development regulations.* Refer to Appendix B, section 4-76(b).

4-70.6. *Heavy industrial (I-2) zone.*

Purpose and intent.

The purpose and intent of the heavy industrial (I-2) zone is to provide lands for manufacturing, processing, storage and warehousing, wholesaling, and distribution. Commercial uses that are supportive to the allowable uses of this district are also permitted, in addition to employment generating uses, such as offices, health care facilities, and laboratories.

Outdoor sales and storage are allowed in the I-2 zone. With the exception of the display for rent or sale of merchandise, all products, merchandise, equipment or any other material stored outside of the buildings, whether new or used, shall be hidden from view on all sides, except for necessary openings and gates, by a one hundred (100) percent opaque fence, wall or vegetative hedge, not less than six (6) feet high and no greater than ten (10) feet high. Additional height may be requested through the special exception process.

Quonset hut-type buildings, truck trailers, or similar box style storage shall not be permitted.

PODS or personal storage containers shall be allowed for temporary storage, not to exceed thirty (30) consecutive days at a time.

Storage and/or sales areas must comply with Appendix B, sections 4-80 and 4-85, Parking and landscape requirements.

- A. *Permitted uses.* Refer to Appendix B, section 4-70.8.
- B. *Development regulations.* Refer to Appendix B, section 4-76(b).

4-70.7. *Accessory maintenance storage building.*

- A. One (1) accessory structure per parcel is permitted within each business and industrial zone, for the purposes of storing on-site maintenance equipment. Building size shall be limited to .0045 square feet of the total parcel size or eight hundred (800) square feet, whichever is less.

Example: ½ acre parcel = 21,780 square feet × .0045 = maximum 98-square-foot accessory storage building.

- B. Accessory maintenance storage buildings shall be placed behind and/or to the side of the primary structure and shall maintain the setbacks established in the applicable zoning district.
- C. Quonset hut-type buildings, truck trailers, or similar box style storage shall not be permitted. PODS or personal storage containers shall be allowed for temporary storage, not to exceed thirty (30) consecutive days at a time.

Exception: If an existing primary structure is located in such a way as to prohibit the placement of an accessory storage building within the side or rear area of the existing structure, placement of the storage building may be allowed in front and to the side of the face of the primary structure; however, under no circumstances may the storage building encroach into a front yard setback area.

On corner lots, both street frontages shall be considered front yards for the purposes of this section.

Storage buildings that meet this exception must comply with Appendix B, sections 4-80 and 4-85, Parking and landscape requirements.

- D. If the adjacent properties located along the property lines of the proposed placement of the building are zoned as business or industrial, the minimum setback for the accessory building shall be five (5) feet.

If the adjacent properties are zoned residential, the setbacks established by the applicable zoning district shall apply.

- E. Height shall be limited to a maximum of twelve (12) feet. (See also Appendix B, section 2-4(3)27, definition of [building] height).
- F. The accessory maintenance storage building shall be architecturally compatible with the primary structure(s) on the site.

4-70.8. *Business and industrial use table.*

Category	Specific Use	Zoning Districts					Additional Regulations (apply in all districts unless otherwise stated)
Residential							
		B-1	B-2	B-3	I-1A/ I-1	I-2	
	Caretaker/Security Quarters	A	A	A	A	A	Accessory Use Only
	Multi-Family	P	NP	NP	NP	NP	As component of a multiuse development (Appendix B, Sec. 470.2.)
	RV Park	NP	SE	SE	NP	NP	
Institutional, Public, Quasi-Public							
		B-1	B-2	B-3	I-1A/ I-1	I-2	
	Accessory Use/Structure	P	P	P	P	P	See Definitions, § 4-1
	Airports and Landing Strips	NP	NP	SE	SE	SE	
	Clubs, Lodges	SE	SE	P	P	P	
	Cultural Institutions	P	P	P	P	NP	
	Health Care						
	Hospital, Walk-in Clinics and Similar Uses	P	P	P	P	P	Excluding Home Health Care
	Government Offices	P	P	P	P	P	
	Institutional Housing						
	Community-based Residential Facility	P	SE	SE	NP	NP	See Definitions, Appendix B
	Community-Based Residential Facility						See Definitions, Appendix B, Sec. 2-4
	Emergency Shelter	P	P	P	P	P	
	Emergency Home Shelter	P	P	P	P	P	
	Family Care Home	P	P	P	SE	NP	

	Group Care Home	P	P	P	SE	NP	
	Recovery Home/Residential Treatment Facility	NP	SE	SE	SE	NP	
Park and Recreation Facilities		SE	SE	SE	SE	SE	
Private/Quasi-Public Facilities		SE	SE	P	P	P	
Religious Assemblies/Church		SE	SE	SE	SE	SE	
Schools, Public or Private		SE	SE	SE	NP	NP	
City of LaBelle Utilities		P	P	P	P	P	
Institutional, Public, Quasi-Public							
	B-1	B-2	B-3	I-1A/I-1	I-2		
Wireless Communication Facilities	Antennas	P	P	P	P	P	
	Towers	NP	NP	SE	SE	SE	
	Alternative Tower Structures	SE	SE	SE	SE	SE	
Commercial							
		B-1	B-2	B-3	I-1A/I-1	I-2	
Accessory Use/Structure		P	P	P	P	P	See Definitions, § 4-1
Adult Business	Adult Entertainment, including Psychics, Etc.	NP	NP	NP	NP	SE	
Amusement Facilities	Indoor	SE	P	P	P	P	
	Outdoor	NP	SE	P	P	P	
Animal Sales and Services	Boarding Outdoors	NP	NP	SE	SE	P	See also Appendix B, Sec. 2-4, Pet Kennel and Veterinary Clinic
	Grooming	P	P	P	P	P	
	Animal Hospital/Clinic	SE	SE	P	P	P	
	Animal Shows/Exhibitions	NP	NP	SE	P	P	
	Retail Sales	P	P	P	P	NP	
Convenience Stores	With Gas Pumps	NP	P	P	P	P	See also Vehicle/Equipment Sales and Service
	Without Gas Pumps	SE	P	P	P	P	
Day Care		SE	SE	SE	SE	SE	See also Appendix B, Sec. 2-4, Child Care Center
Financial Institutions		P	P	P	P	P	

Food and Beverage Sales/Establishments	Accessory Alcoholic Beverage Sales, Off-Premise	P	P	P	P	P	See also Ch. 3, § 3-4
	Accessory Alcoholic Beverage Sales, On-Premise	SE	SE	SE	P	P	
	Alcoholic Beverage Establishment	SE	SE	P	P	P	
	Bars	NP	NP	SE	SE	NP	
	Liquor Stores	P	P	P	P	SE	
	Restaurants	P	P	P	P	P	
	Clubs/lodges	P	P	P	P	P	
	Wholesale bakeries	NP	P	P	P	P	
Funeral and Internment Services, including Crematorium		NP	SE	P	SE	SE	
Laboratories		NP	SE	SE	P	P	
Maintenance and Repair Services		P	P	P	P	P	See also Vehicle/Equipment Sales and Service
Manufacturing and Fabrication		NP	NP	NP	SE	P	
Marina/Boatyard		NP	NP	NP	NP	P	
Mining and Processing		NP	NP	NP	NP	P	Does not include excavation for water management
Offices		P	P	P	P	P	
Outdoor Sales Area		A	A	P	P	P	See Also Temporary Uses
Outdoor Storage Area ¹		NP	A ⁽¹⁾	A ⁽¹⁾	A ⁽²⁾	p ⁽²⁾	See also Vehicle/Equipment Sales and Service and Appendix B, Sec. 4-80, Landscape Requirements
Parking Lots	Stand Alone	NP	NP	p ⁽¹⁾	P	P	See also Appendix B, Sec. 4-80, Landscape Requirements
Pawnshops		NP	P	P	P	P	
Personal Services	General	P	P	P	P	P	
	Dry Cleaning Establishments	P	P	P	P	P	
Plant Nurseries (Horticulture Production)		NP	NP	NP	P	P	
Research and Development Services		NP	SE	SE	SE	P	
	General	P	P	P	P	P	

Retail Sales/Rental Establishments	Heavy Equipment, Lumberyards, Building Supplies	NP	P	P	P	P	See also Vehicle/Equipment Sales and Service
Salvage/Junkyards/Recycling		NP	NP	NP	NP	SE	See also Ch. 10, Art. II
Street Vending		SE	SE	SE	SE	SE	See Code of Ordinances Ch. 11, Art. V
Tattoo Establishments		SE	P	P	P	P	
Vehicle/Equipment Sales and Service	Car Wash, Detailing	NP	P	P	P	P	
	Commercial Parking Facility ²	SE	SE	P	P	P	
	Fuel Bulk Plant	NP	SE	P	P	P	
	Fleet Fueling Station	NP	SE	P	P	P	See ² below
	Service Stations	NP	SE	P	P	P	
	Repair	NP	SE	SE	P	P	
	New Vehicle Sales	NP	SE	P	P	P	See also Appendix B, Sec. 4-1, Filling Station
	Uses Vehicle Sales	NP	SE	P	P	P	
	Auctions, Rentals	NP	SE	SE	P	P	
	Storage ²	NP	A	A	P	P	
Visitor Accommodations	Mobile Homes	NP	NP	P*	P*	P*	
	Bed and Breakfast	P	SE	SE	NP	NP	See Appendix B, Sec. 4-75.5
	Hostels	SE	SE	P	NP	NP	
Warehousing	Hotels/Motels	SE	P	P	NP	NP	
	Mini-Warehouse	NP	A	P	P	P	
Warehousing	Other	NP	NP	SE	P	P	
	Temporary Uses						
Special Events	With Outdoor Sales Area	P	P	P	P	P	Requires Special Event Permit
Security Trailer		SE	SE	SE	SE	SE	Excluding Construction Related Security Trailers
Vehicle/Equipment Sales and Services	Temporary Sales, Auctions, Rentals	NP	SE	SE	SE	SE	Applies to Locations that are not Currently Permitted Vehicle/Equipment Sales and Services. Only Local Businesses may apply.

¹ Must be enclosed by a minimum six (6) foot high perimeter, one hundred (100) percent opaque fence or wall and buffered as required by the landscape regulations.

²Outside storage areas shall be placed or screened so that they cannot be viewed from a street.

P = Permitted

A = Accessory Use

SE = Special Exception

NP = Not permitted

(Ord. No. 2005-02, § I, 2-9-06; Ord. No. 2006-24, § I, 6-8-06; Ord. No. 2006-29, § I, 7-13-06; Ord. No. 2007-03, 4-12-07 Ord. No. 2008-02, § I, 4-10-08; Ord. No. 2010-03, § I, 3-11-10; Ord. No. 2012-01, § 2(Exh. A), 2-9-12; Ord. No. 2013-07, § 2, 7-11-13; Ord. No. 2019-07, § 2, 5-9-2019; Ord. No. 2021-02, § 2, 3-11-21)