

INDUSTRIAL

Industrial uses are generally considered to be the most likely to create unacceptable impacts on residential areas. Noise, odors, toxic chemicals and wastes, and transportation conflicts are all associated with traditional industrial uses.

Industrial uses are crucial to the long-term economic well-being of the City. Existing strategically located industrial lands are identified on the Industrial Preservation Map as “Industrial Sanctuary” or “Areas of Situational Compatibility”.

The plan includes four industrial land use categories: Business Park (BP), Light Industrial (LI), Heavy Industrial (HI), and Water Dependent-Water Related (WD-WR). Although some industries produce adverse impacts, and should therefore be isolated away from residential and other low intensity use areas, many industrial uses can exist in harmony with non-industrial neighbors through proper site design, arrangement of uses and the incorporation of effective buffers. Business parks, for example, may include such light industrial uses as research and product development, communications facilities, light assembly and manufacturing, and even some types of warehousing.

HEAVY INDUSTRIAL (HI)

HI - GENERAL INTENT

Generally, heavy industrial uses involve creating or utilizing materials or products predominantly from extracted or raw materials, or perform activities that potentially involve hazardous or commonly recognized offensive conditions. Heavy industrial uses are the most likely to produce adverse physical and environmental impacts on adjacent residential areas such as noise, land, air and water pollution and transportation conflicts. For this reason, heavy industrial land uses should be buffered by other less intense transitional land uses, such as office, light industrial or open space, etc., to protect residential and other sensitive land uses; i.e., schools, health care facilities, etc.

Heavy industrial uses shall be located with convenient access to the transportation network that includes major highways, railroads, airports and port facilities. Site access to roads classified as arterial or higher on the Highway Functional Classification Map is preferred; except for sites located within the DIA’s jurisdictional boundaries. Sites with railroad access and frontage on two highways are preferred locations for heavy industrial development.

HI - GENERAL USES

The uses provided herein shall be applicable to all HI sites in all Development Areas.

Principal Uses

Research and development activities; Transmission and relay towers; Mining; Heavy manufacturing; Repair; Fabrication; Assembly; Packaging; Processing; Distribution; Transportation operations; Railroad switching yards; Solid waste

management facilities including composting and recycling operations; and Utility plants. Uses engaged in the basic processing and manufacturing of materials or products predominantly from extracted or raw materials, or a use engaged in storage of, or manufacturing processes using flammable or explosive materials, or storage or manufacturing processes that potentially involve hazardous conditions. Uses engaged in the operation, parking, and maintenance of vehicles, cleaning of equipment or work processes involving solvents, solid waste or sanitary waste transfer stations, recycling establishments, truck terminals, public works yards, and container storage.

This may include manufacturing, processing, storage or transportation of paper and pulp, scrap metal, explosives, paint, oil, turpentine, shellac, lacquer or varnish and similar other hazardous and toxic materials as well as petroleum refining including the various components and raw materials thereof.

Secondary Uses

All public facilities and non-residential uses permitted in residential and commercial land use categories may also be permitted as secondary uses, with the exception that public schools are not permitted in the Heavy Industrial Category.

Source: City of Jacksonville Planning and Development Department, June 22, 2023