

Section 10-264. IC Interchange Commercial District

1. District Intent	PERMITTED USES	
	2. Principal Uses	3. Accessory Uses
<p>The IC district is intended to promote economic opportunities which are supported by an economic base larger than Leon County in which a mixture of residential, hotel, restaurants, retail shopping uses, office, light manufacturing, processing, storage, community and recreational facilities are permitted. The IC district may be located adjacent to an interchange with Interstate Highway 10 (I-10) in areas designated Suburban on the Future Land Use Map of the Comprehensive Plan. This district is intended to encourage significant investment in property improvements and provide a concentration of economic activity. The minimum district size is 40 acres.</p> <p>The district is not intended to accommodate heavy industrial operations, such as truck stops or uses requiring outside storage, nor to accommodate low density residential development which would limit the ability of the district to attain its economic potential.</p> <p>The district is intended for intensive uses which benefit from locations adjacent to interchanges with I-10, and which will facilitate commercial activity directly related to through traffic on I-10.</p> <p>The IC district establishes minimum development criteria and design criteria which are intended to prevent underachievement of economic development objectives and to assure high quality development.</p> <p>The maximum gross density allowed for residential development in the IC district is 16 dwelling units per acre while the minimum gross density allowed is 6 dwelling units per acre. The minimum gross density requirements may be eliminated if constraints of concurrency or preservation and/or conservation features preclude the attainment of minimum densities.</p>	<p>(1) Automotive service and repair, including car wash as part of a shopping center, in conjunction with a motel or hotel or approved as a PUD.</p> <p>(2) Broadcasting studios.</p> <p>(3) Communications and utilities.</p> <p>(4) Community services, including libraries, vocational schools and police/fire stations. Elementary, middle, or high schools are prohibited. Other community services may be allowed in accordance with Section 10-413.</p> <p>(5) Day care centers.</p> <p>(6) Distribution facilities.</p> <p>(7) Hotels and motels, including bed and breakfast inns.</p> <p>(8) Indoor amusements.</p> <p>(9) Laboratories; research and development activities.</p> <p>(10) Manufacturing (consistent with the definition of light industrial).</p> <p>(11) Medical and dental offices, services, laboratories, and clinics</p>	<p>(12) Multiple family dwellings.</p> <p>(13) Non-medical offices and services, including business and government offices and services.</p> <p>(14) Office uses.</p> <p>(15) Off-street parking facilities.</p> <p>(16) Outdoor amusements.</p> <p>(17) Passive and active recreational activities.</p> <p>(18) Personal services (barber shops, fitness clubs, etc.).</p> <p>(19) Printing and publishing.</p> <p>(20) Repair services, non-automotive.</p> <p>(21) Retail uses permitted in CP.</p> <p>(22) Rooming Houses.</p> <p>(23) Transportation and freight handling activities.</p> <p>(24) Warehouses, mini-warehouses, or self-storage facilities.</p> <p>(25) Other uses, which in the opinion of the Land Use Administrator, are of a similar and compatible nature to those uses described in this district.</p>
<b>DEVELOPMENT STANDARDS (continued on page 2 of 2)</b>		

**DEVELOPMENT STANDARDS (continued from page 1 of 2)**

Use Category	4. Minimum Lot or Building Size			5. Minimum Building Setbacks				6. Maximum Building Restrictions	
	a. Lot or Site Area	b. Lot width and Depth	c. Building Floor Area	a. Front	b. Side-Interior Lot	c. Side-Corner Lot	d. Rear	a. Building Size (excluding gross building floor area used for parking)	b. Building Height (excluding stories used for parking)
Permitted Non-Industrial or Non-Office Principal Uses (1), (5), (7), (8), (15), (16), (17), (18), (19) and (21)	none	none	1,000 square feet	25 feet	none	25 feet	10 feet	25,000 square feet of gross building floor area per acre not to exceed 200,000 square feet per site	4 stories; except 3 stories within 100 feet of a low density residential district
All Other Principal Uses	none	none	1,000 square feet	25 feet	none	25 feet	10 feet	25,000 square feet of gross building floor area per acre. 50,000 square feet of gross building floor area per acre for storage areas within buildings or warehousing as a principal use.	4 stories; except 3 stories within 100 feet of a low density residential district
Multiple-Family Dwellings	10,000 square feet	80 feet	100 feet	15 feet	15 feet on each side	15 feet	25 feet	not applicable	4 stories; except 3 stories within 100 feet of a low density residential district
Rooming Houses	5,000 square feet	50 feet	100 feet	15 feet	7.5 feet on each side; or any combination of setbacks that equals at least 15 feet, provided that no such setback shall be less than 5 feet	15 feet	25 feet	not applicable	3 stories
<p><b>7. Urban Design Criteria</b> - Development within the IC district shall meet the following criteria:</p> <ul style="list-style-type: none"> <li>a. All buildings elevations which may be viewed from a public street shall be finished in brick, stucco, glass curtain wall, architectural concrete or textured block. All building elevations which may be viewed from a public street shall have a similar mix of building materials consistent with the front building elevation.</li> <li>b. All buildings shall screen utility connections, roof top equipment and meter locations with materials found on the building exterior or with evergreen landscaping.</li> <li>c. All buildings shall screen trash collection/storage areas with materials found on the exterior of the building.</li> <li>d. All delivery truck docks shall provide a screen of sufficient height and length to screen loading and unloading trucks from public streets external to the district.</li> <li>e. All electrical and telecommunication utilities shall be located underground except for antennae.</li> <li>f. All development shall develop and maintain a 25 foot landscape area adjacent to arterial roadways other than Interstate 10. This landscape area shall have at least one street tree for every 40 feet of street frontage. The landscape area may contain a sidewalk and be crossed by driveway entrances no wider than 30 feet.</li> <li>g. The only free-standing signage permitted within the IC district shall be monument signs, however, interstate signage may be permitted in accordance with all other local, state and federal statutes.</li> </ul>									
<p><b>8. Street Vehicular Access Restrictions:</b></p> <ul style="list-style-type: none"> <li>a. Properties in the IC zoning district may have vehicular access to any type of street. However, in order to protect residential areas and neighborhoods from non-residential traffic, vehicular access to a local street is prohibited if one of the following zoning districts is located on the other side of the local street: RA, R-1, R-2, R-3, R-4, R-5, MH, MR-1, RP-1, RP-2, RP-MH, RP-UF, and RP-R.</li> <li>b. There shall be no driveway access from individual sites within the IC district to arterial or major collector streets. Access to property within the IC district shall be limited to creation of one public street intersection for each 1320 feet of frontage, or major portion thereof, on arterial or major collector streets except for a joint access driveway at the property line which eliminates a potential or existing access to an arterial or major collector from at least one of the affected properties. All properties within the IC district shall limit vehicular access to the internal street system.</li> </ul>									

**GENERAL NOTES:**

- 1. If central sanitary sewer is not available, residential development is limited to a minimum of 0.50 acre lots and non-residential development is limited to a maximum of 2,500 square feet of building area. Community service facilities are limited to a maximum of 5,000 square feet of building area or a 500 gallon septic tank. Also, refer to Sanitary Sewer Policy 2.1.12 of the Comprehensive Plan for additional requirements.**
- 2. Refer to chapter 5, environmental management for information pertaining to the regulation of environmental features (preservation/conservation features), stormwater management requirements, etc.**
- 3. Refer to chapter 4, concurrency management for information pertaining to the availability of capacity for certain public facilities (roads, parks, etc.).**
- 4. Refer to Chapter 7 for information on off-site sign standards.**