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DIVISION 2. INDUSTRIAL COMMERCIAL (IC) DISTRICT

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Sec. 250616. Purpose of district.

The Industrial Commerce (IC) District is intended to apply to areas located near the IRD District, on or within several hundred feet of a major arterial and to provide for the industrial commerce needs of the area within and in the vicinity of the City of Coral Springs.

(Code 1972, § 20-390)

Sec. 250617. Uses permitted.

No building or structure, or part thereof, shall be erected, altered or used, or land or water used, in whole or in part, for other than one or more of the following specified uses:

- (1) Stores for the sale or rent of new or used merchandise, conducted solely within a building, whether or not to the ultimate consumer which were permitted prior to January 1, 1990.
- (2) Manufacturing research and development business limited to buildings of twenty-five thousand (25,000) square feet or less in area per lot.
- (3) Manufacture of the following:
 - (a) Brooms and brushes.
 - (b) Candles.
 - (c) Candy.
 - (d) Ceramic products, electrically fired.
 - (e) Cigars, cigarettes or snuff.
 - (f) Clothing and hats.
 - (g) Cosmetics and toiletries, except soap.
 - (h) Dairy products.
 - (i) Ice cream.
 - (j) Jewelry.

- (k) Leather goods and luggage.
 - (l) Optical equipment.
 - (m) Orthopedic and medical appliances.
 - (n) Paper products and cardboard products.
 - (o) Perfume.
 - (p) Pharmaceutical products.
 - (q) Plastic products, except pyroxylin.
 - (r) Pottery, electrically fired.
 - (s) Shoes.
 - (t) Silverware.
 - (u) Spices and spice packing.
 - (v) Stationary.
 - (w) Television, radio and phonograph.
- (4) Manufacture of products from aluminum, brass, bronze, copper, steel, or other metal, or from bone, cloth, hair, leather, paper, rubber, shell, plastic, wood, or other materials, provided power not in excess of twenty (20) horsepower on any one (1) motor is utilized in the operation of any one (1) machine, such as:
- (a) Artificial flowers, feathers, or plumes.
 - (b) Bags.
 - (c) Buttons or novelties.
 - (d) Canvas products.
 - (e) Electrical fixtures.
 - (f) Electronic devices.
 - (g) Food products, chewing gum, syrups, fruit juices, extracts, drugs or medicines.
 - (h) Hardware and cutlery.
 - (i) Musical instruments.
 - (j) Small parts and devices.
- (5) Any of the following:
- (a) Bakery.
 - (b) Cutting or blending of liquor.
 - (c) Cheese making.
 - (d) Carpenter and cabinet shop.
 - (e) Electroplating.
 - (f) Egg storage, candling or processing.
 - (g) Hydroponic garden.
 - (h) Hatchery, fish or fowl.
 - (i) Motion picture studio.
 - (j) Pattern making.
 - (k) Printing, publishing, lithography and engraving.
 - (l) Stamping, dying, shearing or punching of metal not over 1/8-inch in thickness.
 - (m) Tool, die and gauge shop.
 - (n) Transformer and electrical switching station.
 - (o) Boat building and repair, up to forty-five-foot length, when located more than five hundred (500) feet from residentially zoned property.

- (p) Plumbing or electrical shop entirely within an enclosed building.
- (q) Slat house.
- (r) Manufacture of powder blends, potting compounds and plastisols.
- (s) Manufacture of water-based and/or epoxy-based coatings, adhesives, sealants and paints.
- (t) Bottled gas storage, filling and distribution.
- (u) Accessory uses and structures, including living quarters accessory to a permitted use.
- (6) Office uses which serve or represent any primary industrial use.
- (7) Warehousing.

(Code 1972, § 20-391; Ord. No. 94-155, § 1, 12-6-94; Ord. No. 98-135, § 2, 1-19-98; Ord. No. 99-132, § 2, 10-5-99)

Sec. 250618. Conditional uses.

The following uses shall only be conditionally permitted in the IC District subject to the procedures and requirements as set forth elsewhere in this chapter and subject to the availability of sufficient flexibility as permitted by the comprehensive plan.

- (1) Stores for the sale or rent of new or used merchandise, conducted solely within a building, whether or not to the ultimate consumer.
- (2) Health club and physical fitness facilities.
- (3) Dry cleaning, carpet cleaning and laundry plants.
- (4) Newspaper and job printing plants.
- (5) Contractor shops.
- (6) The following motor vehicle related businesses conducted solely within a building:
 - (a) Paint and body shops.
 - (b) Upholstery shops.
 - (c) Tire recapping and vulcanizing shops.
 - (d) Radiator, transmission, brake, muffler and engine overhaul shops.
 - (e) Lawnmower and motorcycle repair.
- (7) The sale, service and storage of motor vehicles, trailers, motor homes and boats.
- (8) Crating, packing and shipping.

(Code 1972, § 20-391.5; Ord. No. 98-135, § 3, 1-19-98; Ord. No. 99-132, § 3, 10-5-99)

Sec. 250619. Uses prohibited.

[Except as specifically permitted in this division, the following uses are expressly prohibited as either principal or accessory uses:]

- (1) Any use not in a permitted category.
- (2) Open air display, sale or storage of merchandise, materials or equipment, or any service or process performed outdoors unless enclosed by a masonry wall not less than six (6) feet in height.
- (3) Dwellings, hotels and motels.
- (4) Hospitals, sanitariums, orphanages and similar institutions for the care or treatment of persons.
- (5) Any use prohibited in the IRD District.

(Code 1972, § 20-392)

Sec. 250620. Limitations on uses and structures.

- (1) Overhead doors or other openings larger than eight (8) feet in width shall not be located on the immediate streetside elevations of buildings. If oriented toward contiguous residentially zoned land said opening shall be screened in accordance with the requirements contained in this chapter.
- (2) Building facades facing roadways shall be designed to appear to be the fronts of buildings. This provision shall apply to corner and double frontage lots.

(Code 1972, § 20-393; Ord. No. 93-146, § 1, 9-21-93; Ord. No. 94-147, § 35, 11-1-94)

Sec. 250621. Height.

No building or structure shall be erected or altered to a height exceeding one hundred (100) feet.

(Code 1972, § 20-394)

Sec. 250622. Plot size.

There shall be no minimum required size of plots.

(Code 1972, § 20-395)

Sec. 250623. Yards.

- (1) Every plot shall have a front yard not less than sixty-five (65) feet in depth. No front yard setback shall be required in those areas where the front sixty-five (65) feet or greater have been conveyed to the City of Coral Springs in conformance with the master parking plan.
- (2) Every plot having a street side, shall have a street side yard of not less than twenty (20) feet in depth.
- (3) No structure shall be located closer than one hundred (100) feet from any residentially zoned land.
- (4) All walls except those located along an interior side or rear plot line shall have a minimum landscaped setback of not less than twenty (20) feet in depth. Walls, dumpsters, fences or hedges (over three (3) feet in height) shall be located no closer than ten (10) feet from a dedicated alley.
- (5) Rear setback from alleys: Where a plot abuts a dedicated alley, a rear yard of not less than ten (10) feet shall be provided. A clear accessway of at least five (5) feet in width shall be provided from each egress point from the building to said alley.

(Code 1972, § 20-396)

Sec. 250624. Landscaping.

- (1) The pedestrian zone in front of commercial buildings shall be a minimum of eight (8) feet in width and an average of at least thirteen (13) feet in width. A minimum of twenty-five (25) per cent of the front pedestrian zone shall be exposed, at grade, landscape planters or curbed landscaped areas. In addition, pedestrian zones abutting blank walls facing public streets shall conform to front pedestrian zone requirements. However, these provisions shall not be

applicable when blank walls face a dedicated alleyway. Commercial development adjoining the sidewalk in master parking areas shall be exempt from the requirement.

- (2) A landscape strip at least ten (10) feet in width located between the abutting right-of-way and the off-street parking and any other vehicular use area which is exposed to an abutting right-of-way, with the exception of master parking areas, shall be required.
- (3) On the plot of a building or structure or open lot use providing an off-street parking area or other vehicular use area, a landscaped strip of at least five (5) feet in width shall be provided to form a visual screen between the off-street parking area or other vehicular use area and any abutting property.

(Ord. No. 94-147, § 36, 11-1-94; Ord. No. 95-038, § 9, 6-20-95)

Secs. 250625—250635. Reserved.