

ATTACHMENT D
Existing Zoning and Land Development Regulations
(IM-1)

§ 4.4 IM Industrial and Manufacturing Districts.**A. IM-1 Low Intensity Industrial and Manufacturing District.****1. Purpose and uses:**

District Purpose	Main Permitted Uses	Special Exception	Prohibited Uses
This district is intended to provide suitable standards for development and maintenance of office; heavy commercial; and light manufacturing uses.	Commercial; Consignment Shop; Hotels and motels; Light Industrial and Manufacturing; Offices; Pawn Shop; Self-Storage Facility; Thrifty Shop; Warehouse.	Oil and/or gasoline storage tanks; Outdoor commercial amusement facilities; Service Station	Residential; Institutional; Heavy industrial and manufacturing; Hazardous Industries; Motor freight terminals; Paint or varnish manufacture; Uses which produce effects upon contiguous property in the form of noise, odor, vibration, smoke, particulate matter, glare, heat, fire or explosive hazard; All uses which are incompatible with the approved land use designation of the property pursuant to the City of Hollywood's future land use map.

2. Development regulations:

Setbacks	Maximum Height	Maximum Lot Coverage
Front or street side - Pursuant to the performance standards of the industrial street landscape buffers (§ 4.4.E). Side interior and Rear - 0 feet. Whenever the IM-1 District abuts a residential district, 20 ft setback +1 additional ft per 1 ft increase over 15 ft of height. A 5 ft. wide approved landscaped buffer must be included and maintained pursuant to the industrial landscape buffers (§ 4.4.E).	35 feet	90%

Setbacks are measured from the Base Building Line pursuant to Article 3.

B. IM-2 Low/Medium Intensity Industrial and Manufacturing District.**1. Purpose and uses:**

District Purpose	Main Permitted Uses	Special Exception	Prohibited Uses
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This district is intended to provide suitable standards for development and maintenance of office; heavy commercial; light manufacturing; and industrial uses of a non-objectionable nature.	Commercial; Consignment Shop; Hotels and motels; Light Industrial and Manufacturing; Offices; Pawn Shop; Self-Storage Facility; Thrifty Shop; Warehouse.	Hazardous Industries; Oil and/or gasoline storage tanks; Service Station	Residential, except that provisions may be made for living quarters for owners and agents within structures used exclusively for businesses; Institutional; Heavy manufacturing and industrial. Motor freight terminals; Paint or varnish manufacture; Uses which produce effects upon contiguous property in the form of noise, odor, vibration, smoke, particulate matter, glare, heat, fire or explosive hazard; All uses which are incompatible with the approved land use designation of the property pursuant to the Comprehensive Plan Future Land Use Map.
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2. Development regulations:

Setbacks	Maximum Height	Maximum Lot Coverage
Front or street side - Pursuant to the performance standards of the industrial street landscape buffers (§ 4.4.E). Side interior and Rear - 0 feet. Whenever the IM-2 District abuts a residential district, 20 ft setback +1 additional ft per 1 ft increase over 15 ft of height. A 5 ft. wide approved landscaped buffer must be included and maintained pursuant to the industrial landscape buffers (§ 4.4.E).	35 feet	90%

Setbacks are measured from the Base Building Line pursuant to Article 3.

C. IM-3 Medium Intensity Industrial and Manufacturing.

1. Purpose and Uses:

District Purpose	Main Permitted Uses	Special Exception	Prohibited Uses
This district is intended to provide sites for manufacturing and industrial uses which may be objectionable to or incompatible	Commercial; Consignment Shop; Manufacturing and Industrial;	Hazardous Industries; Service Station	Residential, except that provisions may be made for living quarters for owners and agents within structures used exclusively for businesses; Institutional; Heavy manufacturing and industrial; Paint or varnish manufacture. Uses which produce effects upon contiguous property in the form of

with residential areas.	Hotels and motels; Pawn Shop; Places of worship; Offices; Self-Storage Facility; Thrift Shop; Warehouse.	noise, odor, vibration, smoke, particulate matter, glare, heat, fire or explosive hazard; All uses which are incompatible with the approved land use designation of the property pursuant to the Comprehensive Plan Future Land Use Map.
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2. Development regulations:

Setbacks	Maximum Height	Maximum Lot Coverage
<p>Front or street side - Pursuant to the performance standards of the industrial street landscape buffers (§ 4.4.E).</p> <p>Side interior and Rear - 0 feet.</p> <p>Whenever the IM-3 District abuts a residential district, 20 ft setback +1 additional ft per 1 ft increase over 15 ft of height. A 5 ft. wide approved landscaped buffer must be included and maintained pursuant to the industrial landscape buffers (§ 4.4.E).</p>	100 feet, except for radio antenna towers which may extend to a height of 200 feet.	90%

Setbacks are measured from the Base Building Line pursuant to Article 3.

D. IM-4 High Intensity Industrial and Manufacturing District.

1. Purpose and uses:

District Purpose	Main Permitted Uses	Special Exception	Prohibited Uses
This district is intended to preserve, enhance, and create areas containing larger and heavier types of manufacturing and industrial uses which normally have no serious effects upon contiguous nonresidential areas.	Industrial; Consignment Shop; Manufacturing; Pawn Shop; Places of worship; Self-Storage Facility; Thrift Shop; Warehouse.	Service Station	Residential, except as accessory to a permitted use; Institutional; Hotels and motels. Uses which produce effects upon contiguous property in the form of noise, odor, vibration, smoke, particulate matter, glare, heat, fire or explosive hazard; All uses which are incompatible with the approved land use designation of the property pursuant to the City of Hollywood's future land use map.

2. Development regulations:

Setbacks	Maximum Height	Maximum Lot Coverage
Front or street side - Pursuant to the performance standards of the industrial street landscape buffers (§ 4.4.E). Side interior and Rear - 0 feet. Whenever the IM-4 District abuts a residential district, 20 ft setback +1 additional ft per 1 ft increase over 15 ft of height. A 5 ft. wide approved landscaped buffer must be included and maintained pursuant to the industrial landscape buffers (§ 4.4.E).	35 feet	90%

E. Performance standards:

1. Industrial Landscape Buffers: New construction, alterations or additions to existing structures which increase the gross floor area of a building by more than 50 percent, shall be required to provide:

a. Landscaped buffers along street frontages equal to 5 percent of lot depth, with a minimum depth of 5 feet from the base building line, and a maximum required depth of 15 feet. Depth of landscape buffers shall be measured from the

base building line and any corner chord as required by these regulations (See § 4.22).

b. A decorative metal picket fence or CBS wall six to eight feet high along the inside of the landscaped buffer except where broken by a building or a driveway.

c. Landscaping as required in Vehicular Use Areas (See Article 9).

d. Required landscaping and screening must be installed prior to issuance of a certificate of occupancy. An occupancy certificate may be issued if an approved bond is posted in the amount of the cost of the landscaping to ensure that the landscaping and screening will be provided within a 30 day period.

e. Parking shall not be placed within the landscaped buffer.

2. Outdoor storage: Permitted, subject to the Industrial Street Landscape Buffer requirements.

3. Recycling Operations:

a. Must take place within enclosed buildings;

b. Shall be limited to disassembling, sorting, baling for transport, storage, buying and selling; and

c. May not utilize chemicals or heat in the recycling process.

4. If the IM District is adjacent to a residential district, then a 6 ft. CBS wall and 10 ft. setback is required.

(Ord. O-94-14, passed 4-16-94; Am. Ord. O-2002-35, passed 10-2-2002; Am. Ord. O-2012-05, passed 3-7-12)