

Sec. 16. - District and intent—M-I, Light Industrial and Warehouse District.

The provisions of this district are intended to apply to an area located in close proximity to transportation facilities and which can serve the industrial and related functions of the city and region. Restrictions herein are intended to minimize adverse influences of the industrial activities on nearby nonindustrial areas and to eliminate unnecessary industrial traffic through nonindustrial areas.

- (A) PRINCIPAL USES AND STRUCTURES. The following uses and structures are permitted for any use or group of uses that are developed, either separately, or as a unit with certain site improvements shared in common:
 - (1) All uses allowed in section 15, C-W Wholesale Commercial District.
 - (2) Light manufacturing, processing and assembly, such as precision manufacturing, electrical machinery, instrumentation, bottling plants, dairy products, plants, fruit packing and similar uses.
 - (3) Television dish receivers and antennae regulated by article XIII, section 21, Television dish receivers and antennae.
 - (4) Electronic communication/transmission facilities and exchanges.
 - (5) Adult entertainment establishment.
- (B) ACCESSORY USES AND STRUCTURES.
 - (1) Customary accessory uses clearly incidental and subordinate to the principal use and in keeping with the light industrial character of the district.
- (C) SPECIAL EXCEPTIONS.
 - (1) Sewer lift stations.
 - (2) Churches, rectories, parish houses, temples, synagogues, and associated buildings, including educational and recreational facilities.
 - (3) Security mobile home or facility located upon public or private property.
 - (4) Telecommunication towers and antennas, pursuant to article XIII, section 26.
 - (5) Electrified fencing, subject to the following conditions:
 - a. The fence shall not be located adjacent to any land with a non-industrial zoning designation, including unincorporated non-industrial land of Brevard County. For purposes of this subsection electrified fencing separated from non-industrial land by a developed right of way with a designation of "collector" or higher shall not be considered adjacent to the non-industrial land;
 - b. Electrified fences shall be constructed or installed in conformance with the specifications set forth in International Electrotechnical Commission (IEC) Standard No. 60335-2-76.

1. The energizer for electric fences must be driven by a commercial storage battery not exceeding twelve (12) volts DC;
 2. The electric charge produced by the fence upon contact shall not exceed energizer characteristics set forth in paragraph 22.108 and depicted in Figure 102 of the aforementioned IEC Standard;
- c. A non-electrified painted fence shall be a minimum of six (6) feet in height and shall be separated from the electrified fence by no greater than six (6) inches. The non-electrified fence shall be installed as the outside perimeter fence ensuring no inadvertent contact with the electrified fence from the exterior of the property. The color of the non-electrified fence shall be black or green and shall blend into the surrounding area;
 - d. Warning signs shall be prominently displayed at all entrances to the property, and on the non-electrified fence that surrounds the electrified fencing at an interval of not less than one hundred (100) feet;
 - e. A site plan showing compliance with the above specified conditions shall be submitted simultaneously with an application for special exception approval;
 - f. All fencing shall be maintained free of corrosion and damage;
 - g. Property owner or operator shall provide a means of emergency access for public safety reasons as approved by the fire chief. This may include but is not limited to a Knox Box.
- (6) Outdoor firearm testing facility when ancillary to a permitted firearm manufacturing use, subject to the following conditions:
- (a) No sales or consumption of alcoholic beverages shall be permitted on the property.
 - (b) Hours of operation shall be established for each outdoor firearm testing facility. No nighttime testing shall be permitted.
 - (c) Measures shall be implemented to mitigate the sound impacts of the facility to the surrounding community. Noise impacts caused by the facility shall not exceed 40 dBA. Outdoor sound testing shall be performed on a semi-annual basis or more frequently, as determined necessary by Cocoa, to ensure compliance with this subsection. Said sound testing shall be in accordance with American Society for Testing and Materials (ASTM) standards.
 - (d) The following shall be submitted with all applications for an outdoor firearm testing facility special exception permit for informational purposes only:
 - (i) A list of the types of firearms, ammunition, and shooting to be allowed at the facility.

- (ii) All existing and proposed structures and appurtenances at the facility including landscaping, screening, buildings, driveways, parking areas, walkways, utilities, etc.
- (iii) Information pertaining to firing lines, firing positions, target lines, shotfall zones and related data.
- (iv) The location, composition and dimensions of all baffles, safety berms, backstops and related safety features.
- (v) Other information deemed necessary by the Community Development Director.

(D) PROHIBITED USES AND STRUCTURES.

- (1) All uses not specifically or provisionally permitted herein.

(E) BULK REGULATIONS.

Minimum Lot Area	Minimum Lot Width	Minimum Lot Depth	Maximum Lot Coverage	Minimum Floor Area	Maximum Height
7,500 sq. ft.	75 ft.	100 ft.	100% except for required yards and off-street parking and loading requirements	300 sq. ft.	40 ft.

(F) MINIMUM YARD REQUIREMENTS.

Front setback—Twenty (20) feet.

Side interior lot setback—None.

Side corner lot setback— None, except where a use borders a district requiring setbacks, said setbacks shall also apply in this district along the abutting property lines.

Rear setback—Twenty (20) feet, fifteen (15) feet when abutting an alley.

(Ord. No. 1618-3, § 3; Ord. No. 1-78, § 4, 1-10-78; Ord. No. 26-82, § 1, 5-25-82; Ord. No. 3-85, § 3, 1-8-85; Ord. No. 4-85, § 3, 2-12-85; Ord. No. 7-86, § 3(C), 4-8-86; Ord. No. 6-95, § 3, 4-11-95; Ord. No. 4-98, § 2, 1-27-98; Ord. No. 3-2009, § 3, 2-24-09; Ord. No. 05-2013, § 2, 3-26-2013)

