

I1 – I3

INDUSTRIAL DISTRICTS

(Zoning Ordinance §6-14-1; 6-14-2; 6-14-3; 6-14-4) updated 1-27-09



PURPOSE

I1 Industrial District

The I1 industrial/office district is intended to provide an environment for business, office and general light industrial uses, while minimizing the impact of such activities upon adjacent residential neighborhoods through good site planning and design, including landscaped buffer yards.

The district is intended to accommodate warehousing, office, light fabrication, assembly, storage activities, and combinations thereof, as well as commercial uses related to industrial and office uses.

One of the primary goals of the I1 district is to provide for expansion of incubator businesses originating in the research park district.

I2 Industrial District

The I2 general industrial district is intended to provide sites for light manufacturing and light industrial uses under controls that minimize any adverse effects on property in nearby residential, business, and commercial districts.

I3 Industrial District

The I3 general industrial district is intended to provide sites for manufacturing and industrial uses under controls that minimize any adverse effects on property in nearby residential, business, and commercial districts.

LOT SIZE

The minimum lot sizes in districts I1 - I3 are as follows:

	I1	I2	I3
Square Feet	20,000	no requirement	

LOT WIDTH

The minimum lot widths in districts I1 - I3 are as follows:

	I1	I2	I3
Feet	100	no requirement	

BUILDING HEIGHT

The maximum mean building height in districts I1 - I3 is:

	I1	I2	I3
Feet	45		60
Stories	3		4

Note: If multiple standards are specified, all standards must be met.

FLOOR AREA RATIO

The maximum floor area ratio permitted in districts I1 - I3 is as follows:

	I1	I2	I3
Maximum FAR	0.75	1.0	

YARD REQUIREMENTS

The minimum yard requirements for districts I1-I3 are as follows:

Principal Structures		I1	I2	I3
Front	All	15 ft	no requirement	
Street Side	All	15 feet		
Interior Side, abutting	Residential	10% transition yard, or 20 ft, greater ¹	10% transition yard, or 20 ft, greater ²	
	Nonresidential	5 ft	8 ft	
Rear, abutting	Residential	10% transition yard, or 20 ft, greater ¹	10% transition yard, or 20 ft, greater ²	
	Nonresidential	20 feet		

Parking Setbacks		I1	I2	I3
Front	All	prohibited	permitted ³	
Street Side	All	prohibited	permitted ³	
Interior Side, abutting	Residential district	20 feet		
	Nonresidential district	5 feet		
Rear, abutting	Residential district	20 feet		
	Nonresidential district	5 feet		

PERMITTED AND SPECIAL USES

	I1	I2	I3
Automobile and recreational vehicle sales		P	
Automobile body repair establishment		P	P
Automobile repair service establishment	P	P	P
Automobile service station	P	P	
Automobile storage lot		S	P
Car wash	S	S	S
Commercial parking garage	P	P	
Commercial parking lot		P	P
Funeral services excluding on-site cremation	P	P	P
Government institutions	P	P	
Heavy cargo and freight terminal	S	S	S
Heavy manufacturing	S	S	P
Industrial service establishment	P	P	P
Light manufacturing	P	P	P
Media broadcasting towers	S	S	S
Membership organizations	P	P	P
Office	P	P	P

	I1	I2	I3
Open sales lot	S	S	S
Outdoor storage	S ⁴	S ⁵	P
Pharmaceutical manufacturing	S	S	P
Planned development ⁶	S	S	S
Public transportation center	P	P	P
Public utility	P	P	P
Ready mix/concrete			P
Recycling center		S	P
Religious institution		S ⁷	
Restaurant – Type 1	P	S	S
Restaurant – Type 2 ⁸		S	S
Retail goods or services establishment	S	S	
Trade contractor	P	P	P
Vehicle salvage			P
Vehicle towing establishment	P		
Warehouse establishment	P	P	P
Wholesale goods establishment	P	P	P

P=Permitted Use; S=Special Use; _ =Not Permitted

OUTDOOR STORAGE

Outdoor storage shall be permitted as an accessory use in all the industrial districts subject to the following condition:

- I1:** in the rear yard without limitation and in the interior side yard provided the area devoted to the storage shall not exceed 30%.
- I2:** in the rear yard without limitation and in the interior side yard provided the area devoted to the storage shall not exceed 30%.
- I3:** in any yards without limitation.

All outdoor storage areas whether accessory or principal shall be enclosed on all sides by an 8-foot tall solid fence and shall be subject to site plan review.

¹ Nonresidential land uses abutting or across a street or alley from residential districts shall provide a minimum transitional yard equal to 10% of the average width of the lot (up to max of 50 feet) or 20 feet, whichever is greater. Such transitional buffer yards shall extend the entire length of the abutting residential zoning district.

² Nonresidential land uses abutting or across a street or alley from residential districts shall provide a minimum transitional yard equal to 10% of the average width of the lot (up to max of 30 feet) or 20 feet, whichever is greater. Such transitional buffer yards shall extend the entire length of the abutting residential zoning district.

³ Permitted with appropriate landscaping, as determined by the site plan and appearance review committee (SPAARC).

⁴ When covering more than 30% of an interior side yard or as a principal use.

⁵ When covering more than 30% of an interior side yard or as a principal use.

⁶ Subject to the requirements of sections 6-14-1-10 and 6-3-6 of the ordinance.

⁷ Provided the principal structure is a minimum of 35,000 square feet.

⁸ Excluding drive-through facilities.