

Zoning Rewrite Implementation Worksession #3

Industrial Zones

April 11, 2013

Mapping

Industrial Zones

Mapping

Zones Established

Intent Statement

Uses

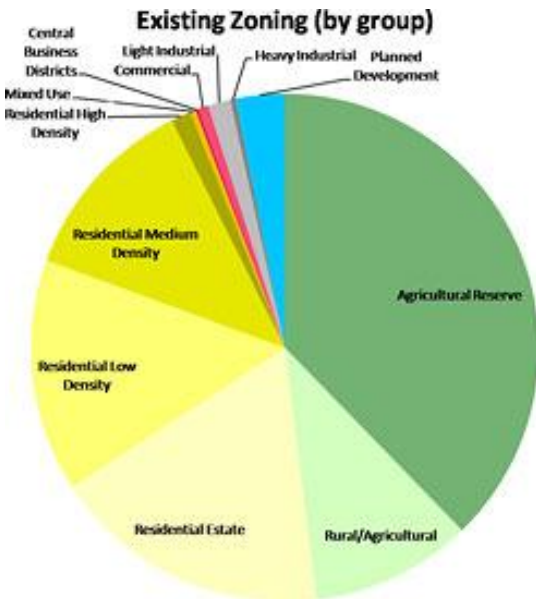
Development Standards

Optional Method (later worksession)

Floating Zones (later worksession)

General Regulations

Process



- Current I-1

- 942.19 acres
- 0.33%

- Current I-2

- 757.36 acres
- 0.27%

- Current I-3 (floating)

- 970.29 acres
- 0.34%

- Current I-4

- 663.57 acres
- 0.23%

- Current R&D

- 47.40 acres
- 0.017%

- Current LSC

- 73.84 acres
- 0.03%

- Proposed

- IL (I-4)
- IM (I-1, RS*, R&D) 1,063.43 acres, 0.37%
- IH (I-2)
- I-3 proposed to convert to EOF; LSC remains LSC. Both categorized as Employment zones

* RS 73.84 acres and .03%,

Zones Established

Industrial Zones

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General Regulations

Process



- Current

- **Sec. 59-C-5.1. Zones established.**

- The following are the industrial zones and their identifying symbols.

- I-1 – Light Industrial

- I-2 – Heavy Industrial

- I-3- Technology and Business Park (floating)

- I-4 – Low-Intensity, Light Industrial

- R&D – Research and Development

- LSC - Life Sciences Center

- Proposed

- **Sec. 2.1.1. Overview of Established Zones**

- A. Euclidean Zones

- 6. Industrial

- a. IL: Light Industrial

- b. IM: Moderate Industrial

- c. IH: Heavy Industrial

Intent Statement

New

Industrial Zones

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Light Industrial

The IL zone is intended to provide land for industrial activities where major transportation links are not typically necessary and noise, dust, vibration, glare, odors, and other adverse environmental impacts are usually minimal. The IL zone is appropriate as a transitional Industrial zone between a Residentially zoned area and land classified in the IM and IH zones.

Moderate Industrial

The IM zone is intended to provide land for industrial activities where major transportation links are not typically necessary and noise, dust, vibration, glare, odors, and other adverse environmental impacts are usually minimal.

Heavy Industrial

The IH zone is intended to provide land for industrial activities that usually need major transportation links to highways or rail and may create significant noise, dust, vibration, glare, odors, and other adverse environmental impacts.



I-4 to IL Uses

Industrial Zones

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Zones Established

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Floating Zones (later worksession)

General Regulations

Process

New Uses

- Agricultural Vending (L)
- Ambulance or Rescue Squads (private) (P)
- Bus, Rail Terminal (P)
- Car Wash (L)
- Commercial Vehicle Repair (P): use consolidation, aircraft parts, sales and services are currently a P
- Drive Thru Facility (L)
- Farm Market, On-site (L)
- Seasonal Outdoor Sales (P)
- Taxi/Limo Facility (includes storage) (P)



Parklawn Dr

I-4 to IL Uses

Industrial Zones

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Intent Statement

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Development Standards

Optional Method (later worksession)

Floating Zones (later worksession)

General Regulations

Process

Use Changes

- Agricultural Uses separated into Urban Farming, Community Garden and Animal Husbandry
- Private Club, Service Organization (SE to L with site plan if abutting/confronting ag, rural, res)
- Office (max GFA for office is limited to 50%)

Uses Removed from the Zone

- Dwellings (currently SE) (IMU Overlay allows residential uses in I-4 near transit)

Other Use Changes - further discussion

- Retail
- Restaurant
- Recreation

I-4 to IL Uses

Industrial Zones

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Floating Zones (later worksession)

General Regulations

Process

Current code:

Retail sales and personal services.

In the I-1, I-2, I-3, I-4, and R&D zones, retail sales and personal services operating primarily for the convenience of employees are permitted uses subject to the following limitations:

- (a) Such use must not be located in an industrially zoned area containing less than 10 contiguous acres of land classified in industrial zones.
- (b) Such use must not occupy more than 5 percent of the total floor area of the buildings on a lot or group of contiguous lots in common ownership and control at the time of subdivision approval.
- (c) Such use must not front on or abut any street with a right-of-way of 70 feet or more, unless the street is internal to the industrially zoned area. Such use, however, must not front on or abut any street with an existing or master planned right-of-way of 100 feet or more. All access to such use must be from interior streets within the industrially zoned area.
- (d) The display of a sign must satisfy [Article 59-F](#).
- (e) In the I-3 and R&D zones, such use may be located within any building as an incidental use under the following requirements:
 - (1) Such incidental use must not be located above the first floor;
 - (2) Such incidental use must satisfy subsections (a), (b), and (d) above.

The provisions of this section shall not apply to any land or building lawfully existing, under construction, or for which a building permit has been issued before August 19, 1987.

I-4 to IL Uses

Industrial Zones

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Zones Established

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Floating Zones (later worksession)

General Regulations

Process

Use Changes Proposed

- Retail/Service (up to 5,000 sf) - Permitted
- Retail/Service (over 5,000 sf) - Limited
 - Limited to sales/service for:
 - Building & food service supply, wholesale, & retail
 - Computer programming and software sales and service, including data banks, and data retrieval
 - Wholesale trades limited to sale or rental of products intended for industrial or commercial users
 - For other retail/service uses, maximum of 50% of allowed GFA
- Restaurant - Limited
 - Maximum of 25% of allowed GFA
- Recreation and Entertainment, Indoor (capacity up to 1,000) – Permitted, or Limited
- Other Recreation & Entertainment – Conditional

- Pending a meeting with industrial property owner(s) next week, will advise the Board of any recommended change

Development Standards I-4 to IL

- Building Types
 - General Building
 - Multi-use Building

- Changes to Development Standards

Industrial Zones

Mapping

Zones Established

Intent Statement

Uses

Development Standards

Optional Method (later worksession)

Floating Zones (later worksession)

General Regulations

Process

	I-4	IL
Open space (min)	20%	5% if site ≤10,000SF 10% if site >10,000SF
Setbacks	<p>(a) 100' from any residential zone. If the lot adjoins a residential zone that is recommended on an approved and adopted master or sector plan for mixed-use, commercial, or industrial zoning, the setback must be at least 10';</p> <p>(b) 10' from any mixed-use, commercial, or industrial zone;</p> <p>(c) 50' from:</p> <ol style="list-style-type: none"> (1) A railroad or utility right-of-way or an arterial road that separates the industrial area from a residential zone; (2) A limited-access freeway or parkway; (3) A major highway; <p>(d) 25' from:</p> <ol style="list-style-type: none"> (1) An arterial road that separates the industrial area from a commercial zone; or (2) An arterial road, local street, or private right-of-way within the industrial area. 	<p>Front: 10'</p> <p>Side street: 10'</p> <p>Side, abutting Ag, Rural or Res Detached: Compatibility Development Standards</p> <p>Side, abutting Industrial zones: 0'</p> <p>Side, abutting all other zones: 10'</p> <p>Rear abutting Ag, Rural or Res Detached: : Compatibility Development Standards</p> <p>Rear setback, abutting Industrial zones: 0'</p> <p>Rear setback, abutting all other zones: 10'</p> <p>Rear setback, alley: 0'</p>

Development Standards I-4 to IL

- Changes in Development Standards

Industrial Zones

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Zones Established

Intent Statement

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Development Standards

Optional Method (later worksession)

Floating Zones (later worksession)

General Regulations

Process

	I-4	IL
Parking Setbacks	<p>(1) 50' from any residential zone unless the adjoining residential property is recommended on an approved and adopted master or sector plan for commercial or industrial zoning or has an approved special exception for off-street parking in connection with a commercial use, then the setback shall be at least 10';</p> <p>(2) 10' from any commercial or industrial zone;</p> <p>(3) 25' from a limited access freeway, a major highway, an arterial road, a railroad or utility right-of-way, or a local street or private drive within the industrial park.</p>	<p>Conditional use with 3-9 spaces: 6' setback including landscaping</p> <p><u>Any use with 10+ spaces</u></p> <p>Abutting Ag or Res: 10' including landscaping</p> <p>Other Zones: 6' including landscaping</p> <p><u>P or L uses with 1-9 spaces:</u> None Required</p>
Site Plan	Required if development is optional method to allow for less restrictive building and parking setbacks	<p>Required if property abuts or confronts Ag, Rural Res, Res or Res Floating or</p> <p>Building height > 40' abutting or confronting C/R or Employment zone or</p> <p>If required under 59-3</p>
Area requirements	<p>(1) 10 acres; except that a tract with an area of not less than 2 acres may be permitted where such tract adjoins and has a common boundary with an I-1, I-2, or I-3 zone, or where such tract is recommended for I-4 zoning on an approved and adopted master or sector plan.</p> <p>(2) Within any I-4 zoned area located outside of a Transit Station Development Area, each main building erected, together with any accessory building, must be located on a separate lot having an area of at least one acre.</p>	N/A

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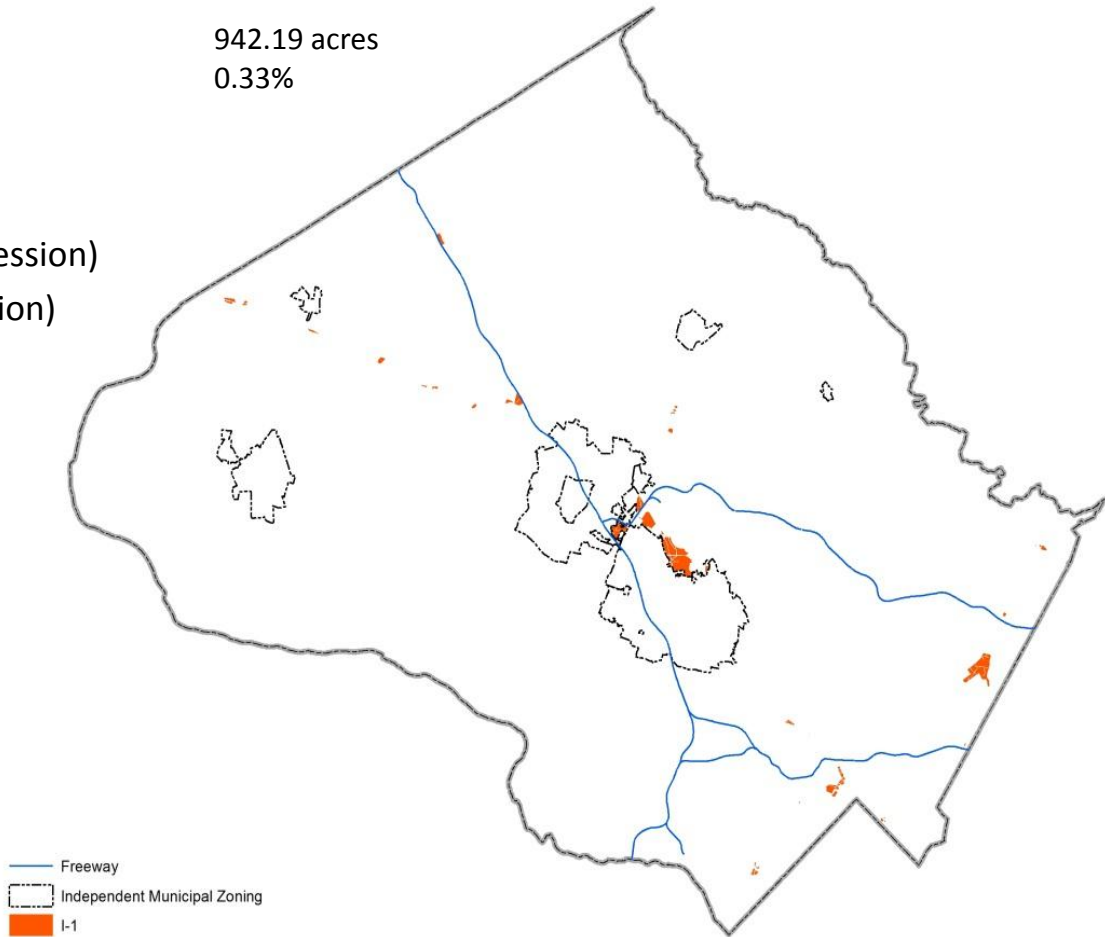
Process

Current I-1

Proposed IM

942.19 acres

0.33%



I-1 to IM Uses

Industrial Zones

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Zones Established

Intent Statement

Uses

Development Standards

Optional Method (later worksession)

Floating Zones (later worksession)

General Regulations

Process

New Uses

- Agricultural Vending (L)
- Ambulance or Rescue Squads (private) (P)
- Bus, Rail Terminal (P)
- Car Wash (L)
- Commercial Vehicle Repair (P): use consolidation, aircraft parts, sales and services are currently a P
- Drive Thru Facility (L)
- Farm Supply, Machinery Sales, Storage Service (P)- because of consolidation with RS
- Farm Market, On-site (L)
- Seasonal Outdoor Sales (P)
- Taxi/Limo Facility (includes storage) (P)

I-1 to IM Uses

Industrial Zones

Mapping

Zones Established

Intent Statement

Uses

Development Standards

Optional Method (later worksession)

Floating Zones (later worksession)

General Regulations

Process

Use Changes

- Agricultural Uses separated into specific uses including Urban Farming, Community Garden and Animal Husbandry
- Private Club, Service Organization (SE to L with site plan if abutting/confronting ag, rural, res)
- Office (max GFA for office is limited to 50%)
- Alcoholic Beverage Manufacturing (SE to P under Agricultural Processing or Light Manufacturing)
- Retail, Recreation & Entertainment, Restaurant (as proposed under IL – to be confirmed at next worksession)

Uses Removed from the Zone

- Dwellings (currently SE)
- Hotel or motel (currently an SE w/ footnote requiring a lot that is part of or adjacent to 50 acre lot zones industrial or for industrial use on a mp)
- Parking of motor vehicle, off-street, in connection with any use permitted in a commercial zone (SE)
- Stockyard (SE) (antiquated use)

Development Standards I-1 to IM

Industrial Zones

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Zones Established

Intent Statement

Uses

Development Standards

Optional Method (later worksession)

Floating Zones (later worksession)

General Regulations

Process

- Building Types
 - General Building
 - Multi-use Building
- Changes in Development Standards

	I-1	IM
Open space (min)	10% (more if over 3 stories)	5% if site ≤10,000SF 10% if site >10,000SF
FAR per tract (max)	N/A	2.5 (mapped) Or greater then 2.5 to accommodate existing development (3 properties)
Setbacks	<p>From any street right-of-way:</p> <p>(1) 10' if the right-of-way line is established on a master plan.</p> <p>(2) 60' from the center line of the street if there is no master plan showing the right-of-way line.</p> <p>From any other lot line:</p> <p>(1) If the lot adjoins a residential zone which is not recommended on a master plan for commercial or industrial zoning, or used as a public parking lot, then the setback shall be not less than that required in the adjoining zone.</p> <p>(2) In all other cases, no setback is required.</p> <p>(3) If a yard is provided, it shall not be less than 10 feet in width.</p> <p>*If building is over 3 stories & lot adjoins a residential zone, distance must equal ½ of the building height</p>	<p>Front: 10'</p> <p>Side street: 10'</p> <p>Side, abutting Ag, Rural or Res Detached: Compatibility Development Standards</p> <p>Side, abutting Industrial zones: 0'</p> <p>Side, abutting all other zones: 10'</p> <p>Rear abutting Ag, Rural or Res Detached: Compatibility Development Standards</p> <p>Rear setback, abutting Industrial zones: 0'</p> <p>Rear setback, abutting all other zones: 10'</p> <p>Rear setback, alley: 0'</p>

Development Standards I-1 to IM

- Changes in Development Standards

Industrial Zones

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Intent Statement

Uses

Development Standards

Optional Method (later worksession)

Floating Zones (later worksession)

General Regulations

Process

	I-1	IM
Parking Setbacks	<p>For more than 6 spaces: adjacent to street - landscaped strip 10'</p> <p>adjacent to property line – min 4', or the setback required by abutting residential zone</p>	<p>Conditional use with 3-9 spaces: 6' setback including landscaping</p> <p><u>Any use with 10+ spaces</u> Abutting Ag or Res: 10' including landscaping</p> <p>Other Zones: 6' including landscaping</p> <p><u>P or L uses with 1-9 spaces:</u> None Required</p>
Site Plan	<p>Required if building exceeds 42' or 3 stories</p>	<p>Required if property abuts or confronts Ag, Rural Res, Res or Res Floating or</p> <p>Building height > 40' abutting or confronting C/R or Employment zone or</p> <p>If required under 59-3</p>

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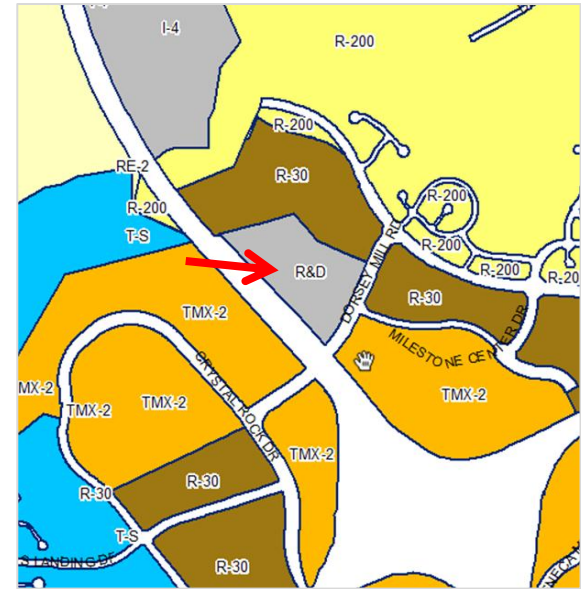
General Regulations

Process

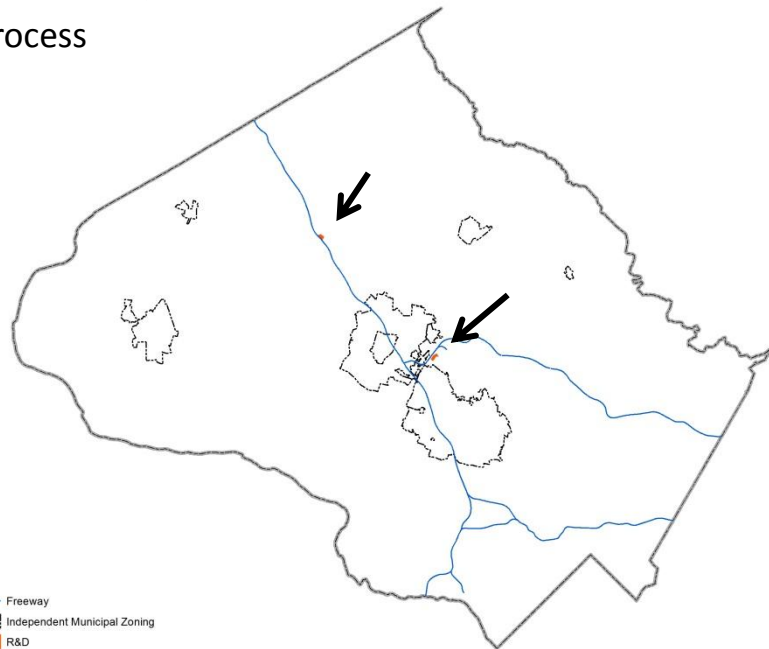
Current R&D Proposed IM

47.40 acres

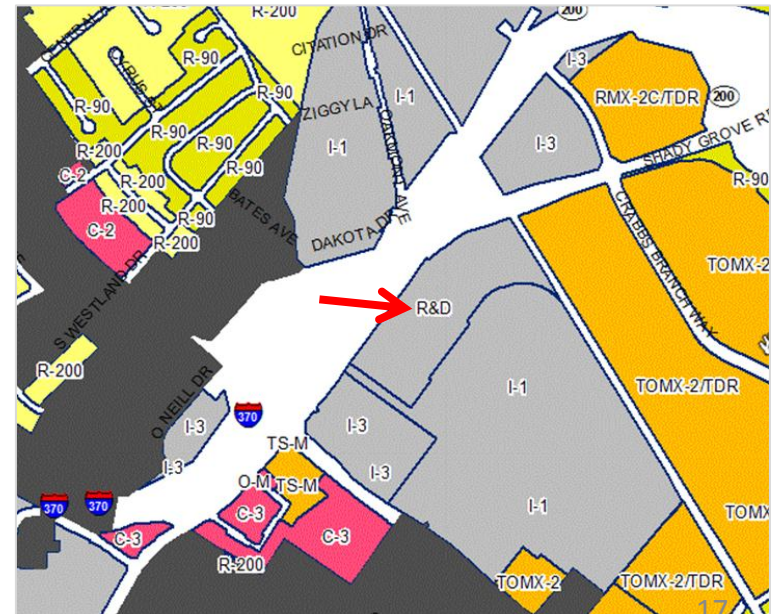
0.017%



270 & Ridge Rd



Freeway
Independent Municipal Zoning
R&D



Shady Grove Rd

R&D to IM Uses

Industrial Zones

Mapping

Zones Established

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Optional Method (later worksession)

Floating Zones (later worksession)

General Regulations

Process

New Uses

- Adult Entertainment (L)
- Agricultural Processing (P)
- Ambulance or Rescue Squads (Private) (P)
- Animal Boarding and Care (L)
- Animal Husbandry (L)
- Artisan Manufacturing and Production (P)
- Bus, Rail Terminal (P)
- Car Wash (L)
- Commercial Vehicle Repair (P)
- Community Garden (P)
- Contractor Storage Yard (L)
- Drive Thru Facility (L)
- Dry Cleaning Facility (any size) (P)
- Dwellings for Caretakers/ Watchkeepers (P)
- Farm Market, On-site (L)
- Farm Supply, Machinery, Sales, Storage, Service (P)
- Freight Movement (P)
- Fuel Sales (C)
- Landscape Contractor (P)
- Light Vehicles Sales and Rental (Indoor and Outdoor) (P)
- Mineral Storage (L)
- Pipelines (Above and Below ground) (P)
- Recreation & Entertainment Facility (C)
- Recycling Collection and Processing (L)
- Seasonal Outdoor Sales (P)
- Self-Storage (P)
- Storage Facilities (any size) (P)
- Shooting Range, Indoor (C)
- Taxi/ Limo Facility
- Urban Farming (L)
- Vehicle Repair (major and minor) (P)
- Veterinary Office/ Hospital (L)

R&D to IM Uses

Industrial Zones

Mapping

Zones Established

Intent Statement

Uses

Development Standards

Optional Method (later worksession)

Floating Zones (later worksession)

General Regulations

Process

Use Changes

- Conference Center (P to C)
- Expanded the light manufacturing uses allowed
- Retail (as proposed under IL – to be confirmed at next worksession)

Uses Removed from the Zone

- Conference center with lodging facilities (SE)

Wabtec Railway Electronics
Germantown



Development Standards R&D to IM

- Building Types
 - General Building
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- Changes in Development Standards

Industrial Zones

Mapping

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Optional Method (later worksession)

Floating Zones (later worksession)

General Regulations

Process

	R&D	IM
Open space (min)	30%	5% if site ≤10,000SF 10% if site >10,000SF
Setbacks	See chart. May be decreased under optional method.	<p>Front: 10'</p> <p>Side street: 10'</p> <p>Side, abutting Ag, Rural or Res Detached: Compatibility Development Standards</p> <p>Side, abutting Industrial zones: 0'</p> <p>Side, abutting all other zones: 10'</p> <p>Rear abutting Ag, Rural or Res Detached : Compatibility Development Standards</p> <p>Rear setback, abutting Industrial zones: 0'</p> <p>Rear setback, abutting all other zones: 10'</p> <p>Rear setback, alley: 0'</p>

Development Standards **R&D to IM**

- Changes in Development Standards

Industrial Zones

Mapping

Zones Established

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Development Standards

Optional Method (later worksession)

Floating Zones (later worksession)

General Regulations

Process

	R&D	IM
Parking Setbacks	See chart. May be decreased under optional method.	<p>Conditional use with 3-9 spaces: 6' setback including landscaping</p> <p><u>Any use with 10+ spaces</u> Abutting Ag or Res: 10' including landscaping</p> <p>Other Zones: 6' including landscaping</p> <p><u>P or L uses with 1-9 spaces:</u> None Required</p>
Site Plan	Required for standard and optional method	<p>Required if property abuts or confronts Ag, Rural Res, Res or Res Floating or</p> <p>Building height > 40' abutting or confronting C/R or Employment zone or</p> <p>If required under 59-3</p>
Area requirements	2 acres per lot	N/A

Development Standards

Industrial Zones

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Zones Established

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Optional Method (later worksession)

Floating Zones (later worksession)

General Regulations

Process

R&D Setbacks	Buildings	Parking, Loading, and Maneuvering Areas
(1) From abutting residentially zoned property:		
-Recommended for one-family zoning and development on the applicable master plan.	200'	100'
-Recommended for residential zoning and development, other than one-family, on applicable master plan.	100'	100'
-Recommended for nonresidential development in the I-3 or R&D zone on the applicable master plan:	20'	20'
However, if proposed building is more than 40 feet in height then 1 foot of additional building setback for each 2 feet of height	1:2	20'
-Recommended for non-residential development in a commercial or industrial zone other than I-3 or R&D on the applicable master plan.	25'	25'
-Developed with nonresidential uses, including off-street parking.	50'	50'
If the abutting residentially zoned property is developed with residential uses, the Planning Board may require greater than the minimum setback, not to exceed 200 feet, to achieve compatibility between the residential development and the proposed industrial development.		
(2) From abutting commercial or industrial zoning other than the I-3 or R&D zones.	25'	25'
(3) From an abutting lot classified in the I-3 or R&D zones:	20' ³	20' ⁴
-If proposed building is more than 40 feet in height then 1 foot of additional building setback for each 2 feet of height.	1:2 ³	20' ⁴
(4) From the following roadways as shown on the approved and adopted master plan:	200'	100'
-An existing or planned limited access freeway ¹	200'	100'
-A major highway in the I-3 zone.	100'	100'
-A major highway in the R&D zone	50'	50'
-An arterial road separating the I-3 and R&D zones from:		
-Existing one-family residential zoning and development	100'	50'
-Residential zoning or development other than one-family residential	50'	50'
-An arterial road that separates the zone from a commercial or industrial zone.	25'	35' ²
-An arterial road, local street, or private street within the I-3 or R&D zones	25'	35' ²
-A transitway	25'	25'

Mapping

Industrial Zones

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General Regulations

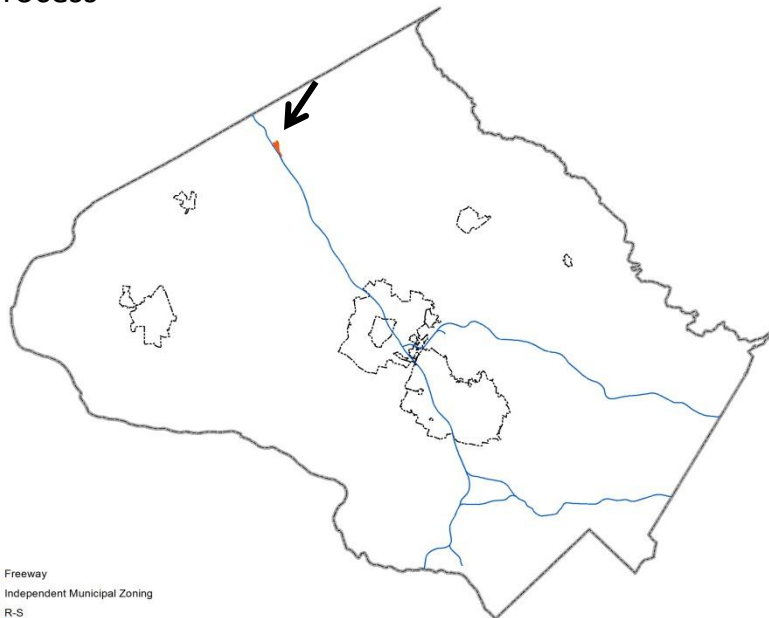
Process

Current RS

Proposed IM

73.84 acres

.03%



RS to IM Uses

Industrial Zones

Mapping

Zones Established

Intent Statement

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Optional Method (later worksession)

Floating Zones (later worksession)

General Regulations

Process



New Uses

- Agricultural Vending (L)
- Ambulance or Rescue Squads (Private) (P)
- Artisan Manufacturing and Production (P)
- Bus, Rail Terminal (P)
- Car Wash (L)
- Clinic (P)
- Commercial Vehicle Repair (P)
- Conference Center (C)
- Construction Administration or Sales Office (L)
- Cultural Institution (P)
- Drive Thru Facility (L)
- Dry Cleaning Facility (any size) (P)
- Farm Market, On-site (L)
- Freight Movement (P)
- Fuel Sales (C)
- Health Club (P)
- Helipad, Heliport (C)
- Helistop (C)
- Hospital (C)
- Light Vehicle Sales and Rental (Indoor and Outdoor) (P)
- Medical, Dental Laboratory (P)
- Medical/Scientific Manufacturing and Production (P)
- Mineral Storage (L)
- Research and Development (P)
- Restaurant (C)
- Self-storage (P)
- Storage Facility (any size) (P)
- Taxi/ Limo Facility (P)
- Transitory Use (L)
- Vehicle Repair (Minor & Major) (P)

RS to IM Uses

Industrial Zones

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Optional Method (later worksession)

Floating Zones (later worksession)

General Regulations

Process

Use Changes

- Agricultural Processing (SE to P)
- Animal Boarding and Care (SE to L)
- Contractor Storage Yard (currently only existing ones are allowed) (L)
- Restricted farming/ agricultural uses allowed
- Education Institution (Private) (SE to P)
- Light Manufacturing and Production (expanded uses allowed)
- Office (SE to L, restricted to 50% GFA)
- Pipeline (Aboveground) (SE to P)
- Private Club, Service Org (SE to L with site plan when abutting/confronting ag, rural, res)
- Veterinary Office/Hospital (SE to L)
- Expanded retail uses allowed, limited by size of establishment (up to 15,000 SF)



RS to IM Uses

Industrial Zones

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Zones Established

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Optional Method (later worksession)

Floating Zones (later worksession)

General Regulations

Process

Use Removed from the Zone

- Accessory dwelling (SE)
- Adult foster care home (P)
- Auction facility (P)
- Bed and breakfast lodging with 3,4 or 5 guest rooms (P)
- Bed and breakfast lodging with one or 2 guest rooms (P)
- Boathouse, private (P)
- Cemetery (SE)
- Charitable or philanthropic institution (SE)
- Domiciliary care home for more than 16 residents (SE)
- Dwelling, one-family detached (P)
- Equestrian facility (P/SE)
- Group home, large (SE)
- Group home, small (P)
- Guest house, as accessory use (P)
- Guest rooms, for not more than 2 roomers in any dwelling unit (P)
- Home health practitioner's office (P/SE)
- Kennel, noncommercial (P)
- Mobile home, double-wide (P)
- Nursing home (SE)
- Respite care home (P)
- Rifle, pistol, or skeet shooting range, outdoor (SE)
- Sanitarium (SE)
- Security pavilion (P)
- Swimming pool, private (P)
- Wildlife or game preserve, regulated shooting ground licensed by the Maryland Wildlife Administration and other conservation (P)

Development Standards **RS to IM**

Industrial Zones

Mapping

Zones Established

Intent Statement

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Development Standards

Optional Method (later worksession)

Floating Zones (later worksession)

General Regulations

Process

- Building Types
 - General Building
 - Multi-use Building

Changes in Development Standards

	RS	IM
Open space (min)	40%	5% if site ≤10,000SF 10% if site >10,000SF
FAR per tract (max)	0.15	0.25 (mapped)
Front Setback	50'	10'
Side Street Setback	50'	10'
Side setback, abutting Ag, Rural or Res Detached:	20'	Compatibility Development Standards
Side, abutting Industrial zones	20'	0'
Side, abutting all other zones	20'	10'

Development Standards **RS to IM**

- Changes in Development Standards

Industrial Zones

Mapping

Zones Established

Intent Statement

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Development Standards

Optional Method (later worksession)

Floating Zones (later worksession)

General Regulations

Process

	RS	IM
Rear abutting Ag, Rural or Res Detached	35'	Compatibility Development Standards
Rear setback, abutting Industrial zones	35'	0'
Rear setback, abutting all other zones	35'	10'
Rear setback, alley	N/A	0'
Parking Setbacks	For more than 6 spaces: adjacent to street - landscaped strip 10' adjacent to property line – min 4', or the setback required by abutting residential zone	Conditional use with 3-9 spaces: 6' setback including landscaping <u>Any use with 10+ spaces</u> Abutting Ag or Res: 10' including landscaping Other Zones: 6' including landscaping <u>P or L uses with 1-9 spaces:</u> None Required
Height (max)	50'	50' (mapped)
Site Plan	Always required	Required if property abuts or confronts Ag, Rural Res, Res or Res Floating or Building height > 40' abutting or confronting C/R or Employment zone or If required under 59-3
Area requirements	2 acres per lot	N/A

Mapping

Industrial Zones

Mapping

Zones Established

Intent Statement

Uses

Development Standards

Optional Method (later worksession)

Floating Zones (later worksession)

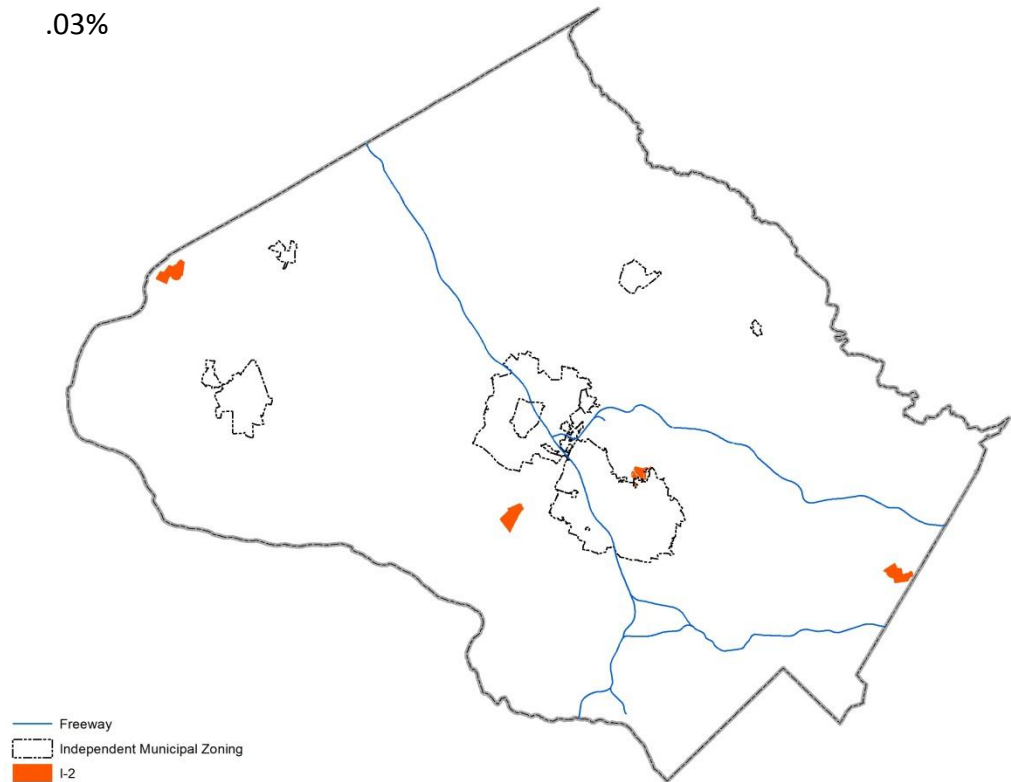
General Regulations

Process

Current I-2 Proposed IH

73.84 acres

.03%



I-2 to IH Uses

Industrial Zones

Mapping

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Uses

Development Standards

Optional Method (later worksession)

Floating Zones (later worksession)

General Regulations

Process

New Uses

- Commercial Vehicle Repair
- Crematory Services
- Hazardous Material Storage
- Heavy Vehicle Sales and Rental
- Major Vehicle Repair
- Car wash
- Retail/Service (up to 5000 sf) (Key shop)
- Minor Vehicle Repair (Detail shop)

Use Changes

- Fertilizer Mixing Plant (SE to P)

Uses Removed from the Zone

- Agricultural Uses (P) (except beekeeping)
- Railroad yards or roundhouses (P)
- Stockyards (SE)

Development Standards I-2 to IH

Industrial Zones

Mapping

Zones Established

Intent Statement

Uses

Development Standards

Optional Method (later worksession)

Floating Zones (later worksession)

General Regulations

Process

- Building Types
 - General Building
 - Multi-use Building
- Changes in Development Standards

	I-2	IH
Open space (min)	10%	5% if site ≤10,000SF 10% if site >10,000SF
FAR per tract (max)	N/A	2.5 (mapped)
Setbacks	<p>(a) From any street right-of-way:</p> <p>(1) 10' if the right-of-way line is established on a master plan.</p> <p>(2) 60' from the center line of the street if there is no master plan showing the right-of-way line.</p> <p>(b) From any other lot line:</p> <p>(1) If the lot adjoins a residential zone which is not recommended on a master plan for commercial or industrial zoning, or used as a public parking lot, then the setback shall be not less than that required in the adjoining zone.</p> <p>(2) In all other cases, no setback is required.</p> <p>(3) If a yard is provided, it shall not be less than 10" in width.</p>	<p>Front: 10'</p> <p>Side street: 10'</p> <p>Side, abutting Ag, Rural or Res Detached: Compatibility Development Standards</p> <p>Side, abutting Industrial zones: 0'</p> <p>Side, abutting all other zones: 10'</p> <p>Rear abutting Ag, Rural or Res Detached: : Compatibility Development Standards</p> <p>Rear setback, abutting Industrial zones: 0'</p> <p>Rear setback, abutting all other zones: 10'</p> <p>Rear setback, alley: 4'</p>

Development Standards I-2 to IH

Industrial Zones

Mapping

Zones Established

Intent Statement

Uses

Development Standards

Optional Method (later worksession)

Floating Zones (later worksession)

General Regulations

Process

- Changes in Development Standards

	I-2	IH
Parking Setbacks	<p>For more than 6 spaces:</p> <p>adjacent to street - landscaped strip 10'</p> <p>adjacent to property line – min 4', or the setback required by abutting residential zone</p>	<p>Conditional use with 3-9 spaces: 6' setback including landscaping</p> <p><u>Any use with 10+ spaces</u></p> <p>Abutting Ag or Res: 10' including landscaping</p> <p>Other Zones: 6' including landscaping</p> <p><u>P or L uses with 1-9 spaces:</u> None Required</p>
Site Plan	Not required	<p>Required if property abuts or confronts Ag, Rural Res, Res or Res Floating or</p> <p>Building height > 40' abutting or confronting C/R or Employment zone or</p> <p>If required under 59-3</p>

General Regulations

Industrial Zones

Mapping

Zones Established

Intent Statement

Uses

Development Standards

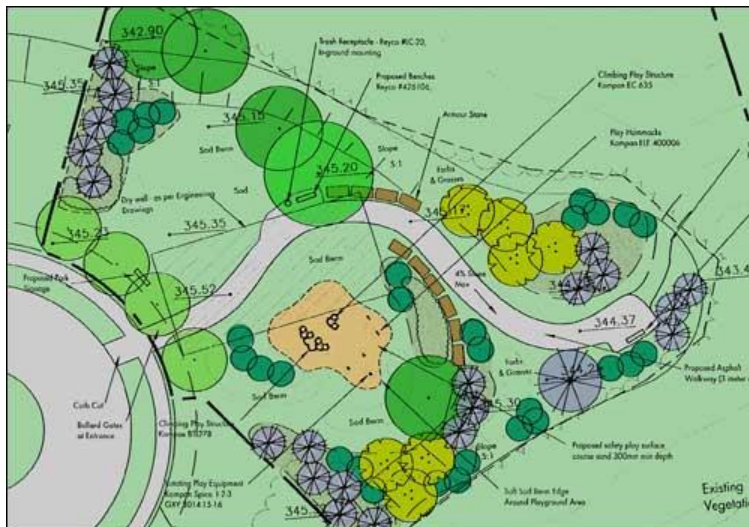
Optional Method (later worksession)

Floating Zones (later worksession)

General Regulations

Process

- Site Access
 - General access requirements apply
- Parking, Loading, & Queuing
 - No significant change
- Open Space
 - Amenity Open Space required
 - Amounts modified (noted under development standard changes)



Industrial Zones

Mapping

Zones Established

Intent Statement

Uses

Development Standards

Optional Method (later worksession)

Floating Zones (later worksession)

General Regulations

Process

General Regulations

- Recreation Facilities
 - May apply in the IL zone due to IMU overlay
- Landscaping & Outdoor Lighting
 - Outdoor lighting codified, esp.:
 - Conditional uses limited to maximum 0.1fc illumination level at lot line abutting detached house
 - Parking lot lighting restricted
 - May have “greener” parking lots
 - Screening may be required for general buildings, multi-use buildings & conditional uses
- Outdoor Display & Storage
 - May be subject to setbacks & screening
- Signs
 - No change

Process

Industrial Zones

Mapping

Zones Established

Intent Statement

Uses

Development Standards

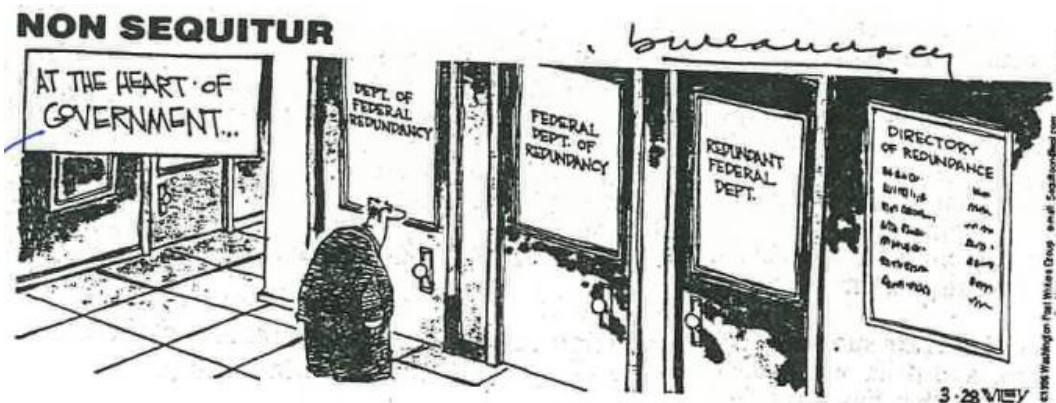
Optional Method (later worksession)

Floating Zones (later worksession)

General Regulations

Process

- Changes to uses that are currently permitted proposed as limited uses (incorporating footnotes)
- Change in administration and procedures are general and not specific to zoning



I-1 Parcels above 2.5 FAR

- 2.7 FAR



I-1 Parcels above 2.5 FAR

- 2.8 FAR



Fenton St @ Philadelphia Ave

I-1 Parcels above 2.5 FAR

- 3.6 FAR



I-4 Follow-up

Randolph Hills Shopping Center:

- I-1 used to be cumulative



Land in the I-4 zone:

- Industrial: 56.11%
- Vacant: 26.59%
- Retail: 4.77%
- Office: 1.34%