



Heavy Industrial (IH)

Intent

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



Overview of Development Standards

The IH zone can only be developed using the Standard Method, with the following standards indicated in the table below:

Development Standard	Standard Method
Height (max.)	70'
Building Coverage (max. % of lot area)	90% (for select building types)
Green Area (min. % of site area)	10% (if lot area > 10,000sf)
Site Plan Required	Yes, if various criteria apply
Public Benefits Required	No

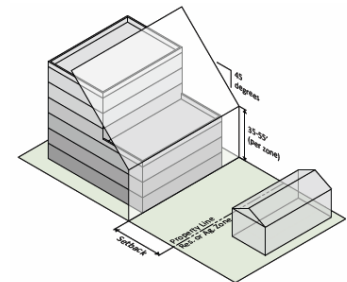
Green Area

Any development in the IH zone on a lot greater than 10,000sf is required to provide access to active or passive recreation areas and natural features for the use and enjoyment of employees and visitors. This open space is known as green area and it may be used for:

1. Open space such as gardens, lawns, ornamental planting areas or natural habitat
2. Passive recreation areas and facilities
3. Public or private park, playground
4. Pedestrian or multipurpose trails or walkways
5. Above-ground utility rights-of-way
6. Environmental Site Design (ESD)
7. Utilities

Neighborhood Compatibility

When an IH property abuts an AC, RR, RNC, RLD, or RMD property that is not improved with a commercial, industrial, or utility use, any building must:



1. Have a minimum setback of 25' or the setback required by the adjacent property; and
2. Must not project beyond a 45° angular plane projecting over the subject property measured from a height of 35' at the setback line determined above, with the exception of those features exempt from height and setback restrictions.



Proposal based on November 22, 2011 ZAP Review Draft

