



## Heavy Industrial (IH)

### Intent

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.

### Overview of Development Standards

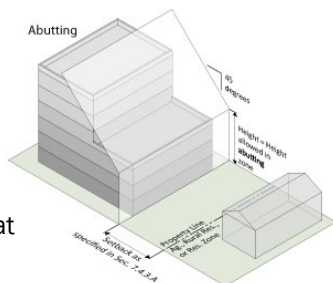
The IH zone can only be developed using the standard method. Density and height are limited as indicated on the zoning map.

| Development Standard            | Standard Method   |
|---------------------------------|---|
| Total FAR (max)                 | 0.5 – 4.0   |
| Height (max)                    | 35' - 200'  |
| Open Space (min % of site area) | 5-10%   |
| Site Plan Required              | For certain limited uses; a development application including permitted or limited uses abutting or confronting property in an Agricultural, Rural Residential, Residential, or Residential Floating zone; or a development application including > 40' in height abutting or confronting property in Commercial/Residential or Employment zone |

### Compatibility Standards

When an IH-zoned property abuts or confronts a property in an Agricultural, Rural Residential, or Residential zone, it may be subject to compatibility standards regarding:

1. Side and rear setbacks;
2. Height of the building at the setback line; and
3. Screening



### Density and Height Limits

Density in the IH zone is calculated as an allowed floor area ratio (FAR). FAR is the ratio of the total floor area of buildings on a property to the size of that property. Each IH zone has a unique sequence of maximum total FAR and maximum height (H) subject to the limits specified in the table to the left.

For example, an IH zone with a maximum total FAR of 3.5 and a maximum height of 140 feet would be mapped as follows:

|         |           |
|---------|-----------|
| Example | IH3.5 H40 |
|---------|-----------|

### Current I-2 zone vs Proposed IH zone

- In the IH zone, density and height limits can vary by property
- New uses include Car Wash, Crematory, Heavy Vehicle Sales and Rental, and Retail/Service Establishment (up to 5,000 SF)
- Site plan triggers are different
- The IH zone requires compatibility standards
- Increased height allowed for future IH zones

