



Moderate Industrial (IM)

Intent

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.

Overview of Development Standards

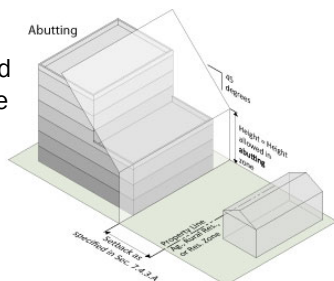
The IM zone can only be developed using the standard method. Density and height are limited as indicated on the zoning map.

Development Standard	Standard Method
Total Density (max FAR)	0.25 - 2.5
Height (max)	25' to 120'
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

Neighborhood Compatibility

When an IM-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; and
2. Height of the building at the setback line; and
3. Screening



Density and Height Limits

Density in the IM 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 IM 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 IM zone with a maximum total FAR of 1.0 and a maximum height of 30 feet would be mapped as follows:

Example	IM1.0 H30
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Current I-1 zone vs Proposed IM zone

- Less open space required in the IM zone
- The IM zone has no minimum tract or lot size
- Household Living and Hotel, Motel uses are not allowed in the IM zone (they are allowed by Special Exception in I-1)
- New uses in the IM zone include Agricultural Vending, Car Wash, Farm Supply, Machinery Sales, Storage, and Service, and Nursery
- Restaurant and Retail/Service Establishment are limited uses in the IM zone, with limits on size (they are more restricted in I-1)
- Office is now a limited use, with limits on size (it is a P in I-1)

