



Industrial Zones (IL, IM, IH)

About

The Industrial family of zones provide land for industrial activities. These zones do not allow residential uses, but do allow some Retail/Service Establishment, Restaurant, and Recreation and Entertainment uses. The 3 zones in this family have a range of densities and heights.

Density and Height Limits

Density in the Industrial zones 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. For example, a tract of 10,000 square feet with an FAR limit of 2.0 could have a building of up to 20,000 square feet.

Each Industrial zone has a unique sequence of maximum density and height as indicated on the zoning map. This sequence shows the maximum total FAR and maximum height (H). The mapped density and height must fall within the statutory limits (see table below).

Zone	Statutory Limits (range that can be mapped)	
	Overall FAR	Height
IL	0.25 - 1.5	25' - 50'
IM	0.25 - 2.5	25' - 120'
IH	0.5 - 4.0	35' - 200'

Example	IM-1.5 H-45
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Approval Process

The Industrial zones allow development only under standard method.



Protections

- Development must meet the Compatibility Requirements regarding side and rear setbacks and height of the building at the setback line
- Development must provide screening when abutting an Agricultural, Rural Residential, or Residential zone that is vacant or improved with an agricultural or residential use

