

# I-1

The I-1 Zone zone promotes light industrial activity - such as the manufacturing of wood products or medical equipment. Although the typical build-out results in a building form of less than 3 stories, the zone provides a range of options for building typology allowing up to 10 stories in height.

## Requirements

Minimum lot size	None
Minimum setback from street:	
r.o.w. established in master plan	10 feet
No r.o.w. in master plan	60 feet from centerline
Minimum sideyard setbacks:	
Generally	None
Adjoining residential zone	Equal to adjoining res. zone or not less than 10'
Max. height, generally	42 feet (3 stories)
Max. height, large employment center	120 feet (10 stories)
Parking	
Industrial, manufacturing establishments, or warehouse	1.5 spaces for each 1,000 sq ft of total floor area plus loading area
Minimum Green Area	
Generally	10% of lot
Large employment center	Increase by 5% of net lot area for each story over 3

## Notes

- For large employment centers, setback from residential lot must equal half the height of the building
- Refer to complete regulations in Montgomery County Zoning Code

## Images



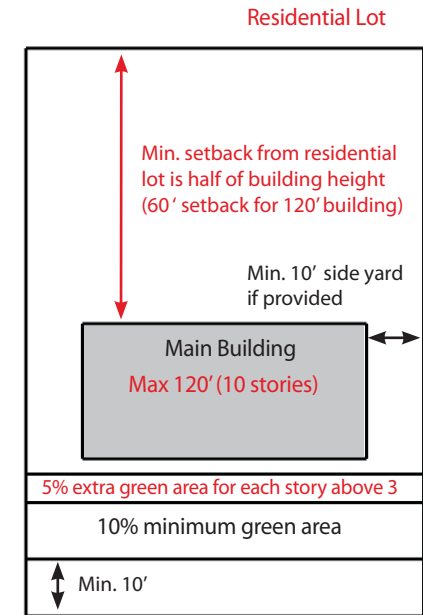
I-1 Typical Build-Out Plan Pattern and Form



Existing development in the I-1 zone

## I-2 Zone: Standard Method of Development

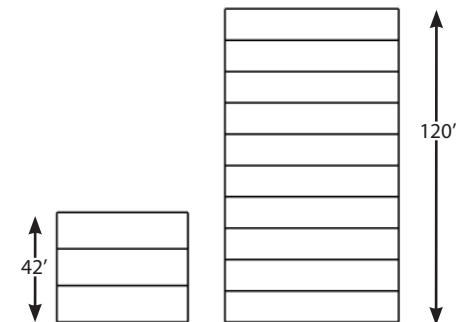
### Required Setback and Green Area



Red denotes add'l requirements for large employment centers

Max. Building Height	42 ft	Yields	3 Floors
Large Employment Center	120 ft	Yields	10 Floors

### Side Section of Structure



### Maximum Building Height and Floors