

I-2

Build-out of the I-2 zone typically occurs on larger lots to allow for heavy industrial activity to occur within an industrial complex on a single site. Because truck volume increases with heavy industry, the I-2 zone is normally found near major highway systems.

Requirements

Minimum lot size	No requirement
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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
Adjoins residential zone	Equal to adjoining res. zone or not less than 10'

Maximum height	70 feet (5 stories)
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Parking (example)

Industrial, manufacturing establishments, or warehouse	1.5 spaces for each 1,000 sq ft of total floor area plus loading area
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Open Space/Green Area

Minimum green area	10% of lot
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Notes

- Refer to complete regulations in Montgomery County Zoning Code

Images



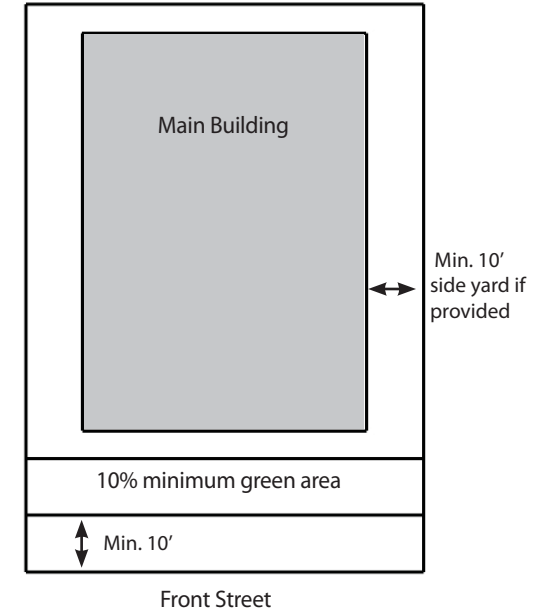
I-2 Typical Build-Out Plan Pattern and Form



Existing development in the I-2 zone

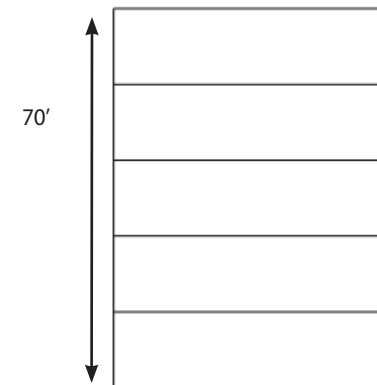
I-2 Zone: Standard Method of Development

Required Setback and Green Area



Max. Building Height	70 ft	Yields	5 Floors
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Side Section of Structure



Maximum Bldg. Height and Floors