

Planning and Zoning Code- Section 36 & Section 36A

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Department of Planning, Conservation, and Development.*

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SECTION 36- I-2 RESTRICTED INDUSTRIAL ZONE

SECTION 36A- I-4 LIMITED INDUSTRIAL ZONE (added effective 11/10/88)

36.00- DESCRIPTION OF ZONE- The zone is composed of certain lands so situated as to be suitable for industrial development.

36.01- USES- No land shall be used or occupied and no structure shall be erected, constructed, reconstructed, altered, or used except for any use which is shown in I-2 and I-4 column of the Use Schedule, Section 61 of this Zoning Code, and shall be subject to such provisions as referred to in that column.

36.02- HEIGHT- The maximum height shall not exceed thirty-five (35) feet, unless it sets back from each street and lot line, in addition to yard requirements, two (2) feet for each one (1) foot of excess height; but in no case shall it exceed fifty (50) feet in height, except as provided in Section 13.02, (Height Modifications) and for office buildings which will be permitted up to six (6) stories in height.

36.03- LOT AREA, WIDTH AND YARD REQUIREMENTS- The following minimum requirements shall apply:

Net Lot Area	Lot Width	Front Yard	Side Yard	Rear Yard
2 Acres	200 ft.	75 ft.	20 ft.	25 ft.

(Effective 9/15/85)

36.04- LOT COVERAGE- Each main building or structure hereafter erected, together with its accessory buildings or structures, shall not cover more than forty (40) percent of the net lot area.

36.05- OFF-STREET PARKING AND OFF-STREET LOADING REQUIREMENTS- Off-street parking and off-street loading shall be provided in connection with any use in this zone in accordance with the provisions of Section 40.

36.06- INTERIOR BUFFER AREA- Within the industrial zone, a buffer area shall be left between the contiguous sites. The buffer shall take maximum advantage of existing

natural topographical features and existing planting. Where these characteristics do not exist, provision for screen plantings shall be included in site development proposals.