

Table 11- HI Dimensional Regulations

Development Standards	Industrial Development
LOT DIMENSIONS:	
Lot Size, Minimum (square feet)	20,000
Lot Width, Minimum per Chapter 2 (feet)	100
Lot Depth, Minimum (feet)	n/a
LOT COVERAGE:	
Lot Coverage, Maximum (percent)	n/a
BUILDING HEIGHT:	
Building Height, Maximum (feet)*	50
Building Height, Maximum (stories)	4
INTENSITY:	
Floor Area Ratio (FAR)	3.0
BUILDING PLACEMENT:	
Front Setback, Minimum (feet)	25
Front Setback, Minimum (feet) Gatehouse	20
Side Setback, Minimum (feet)**	15
Rear Setback, Minimum (feet)	25

*Additional height may be approved administratively

**Where a side setback is adjacent to residential, the setback increases to 25 feet

Principal and accessory structure setbacks are the same, except as otherwise noted.

Height in Heavy Industrial:

Structures taller than 50 feet or over 4-stories may be permitted administratively where the applicant for the project can show the following:

1. The proposed additional height of the building or structure will not increase the noise, vibration, smoke or dust generated by the use;
2. The building or structure will not create a danger to air traffic;
3. The building or structure is set back an adequate distance from any property line to ensure that collapse of the structure will not impact surrounding properties; and