

Table 66.531. Industrial District Dimensional Standards

Zoning District		Floor Area Ratio (FAR)	Height Maximum		Yard Setbacks Minimum (feet)		
			Stories	Feet	Front	Side	Rear
IT	Transitional Light Industrial Restricted	2.0	3 (a),(b)	50 (a),(b)	0(c),(d),(e),(f)	0-(e)(e),(f)	0-(e)(e),(f)
I1	Light Industrial	2.0	(b)	50 (b)	0(c),(d),(e),(f)	0-(e)(e),(f)	0-(e)(e),(f)
I2	General Industrial	3.0	(b)	75 (b)	0(c),(d),(e),(f)	0-(e)(e),(f)	0-(e)(e),(f)
I3	Heavy Restricted Industrial	4.0	(b)	75 (b)	0(c),(d),(e),(f)	0-(e)(e),(f)	0-(e)(e),(f)

Notes to table 66.531, industrial district dimensional standards:

- (a) Buildings exceeding this height limit, to a maximum height of seventy-five (75) feet, may be permitted with a conditional use permit.
- (b) The height of the structure may exceed the maximum building height allowed in the district provided the structure is set back from all exterior property lines of the parcel a distance equal to the height which said structure exceeds the maximum building height allowed in the district.
- (c) On those lots or parcels, or portions of lots or parcels, ~~which~~ where the frontage adjoins or is are located directly across a street ~~or abut a side or rear~~ from a required front yard lot line in any use district other than an ~~industrial I1, I2, I3, or VPV~~ vehicular parking district, the ~~required front setbacks requirements of from~~ required front setbacks requirements of ~~from~~ said abutting districts shall apply ~~be equal to a minimum of one and one-half (1½) times the height of the buildings, except as noted in section 63.102.~~
- (d) On those lots or parcels, or portions of lots or parcels, which adjoin a right-of-way line of a parkway, the required setbacks from the parkway right-of-way line shall be equal to that required for residential uses in effect along the parkway right-of-way or twenty-five (25) feet, whichever is greater. The following parkways and portions of parkways are excluded from this setback requirement: Ford Parkway (from Kenneth Street to Finn Street and north side between Finn Street and Mississippi River Boulevard), Gannon Road, and Lexington Parkway (from Pierce Butler Route to the nearest Burlington Northern Railroad tracks).
- (e) ~~Where the frontage of any block is divided into two (2) or more zoning districts, the front yard requirements of the district with the largest front yard depth shall be applied to the entire block frontage.~~ No side or rear yards are required except as specified in the building code, and except that side and rear yard setbacks of at least six (6) feet shall be required where an industrial district adjoins a side yard in an adjacent residential district.
- (f) ~~Nonrequired front yards and all required and nonrequired side and rear yards shall be permitted to be used for off-street parking.~~ Loading and unloading shall not be permitted in any required front, side or rear yards.