

Table 10 - LI Dimensional Regulations

Development Standards	Industrial Development	Mixed-Use Development
LOT DIMENSIONS:		
Lot Size, Min (square feet)	4,000	10,000
Lot Width, per Chapter 2 (feet)	n/a	n/a
Lot Depth, Min (feet)	n/a	n/a
LOT COVERAGE:		
Lot Coverage, Max (square feet)	80	80
BUILDING HEIGHT:		
Building Height, Max (feet)*	50	50
Building Height, Max (stories)	4	4
INTENSITY:		
Floor Area Ratio (FAR)**	2.0	n/a
BUILDING PLACEMENT:		
Front Setback, Min (feet) Principal	25	25
Front Setback, Min (feet) Gatehouse	20	20
Side Setback, Min (feet)	5***	10
Rear Setback, Min (feet) Principal	15***	25
Rear Setback, Min (feet) Accessory	15***	10

*Option for Green and Sustainable Development height increase (Sec 3-6.8.)

** Green and Sustainable Development may allow for a reduction in square footage counted towards FAR (Sec 3-6.8.)

*** Where a side or rear setback is adjacent to residential, the setback is increased to 25 feet.

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

Height in Light 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 the collapse of the structure will not impact surrounding properties; and
4. The proposed building or structure meets all other code requirements