

Article XVIII.

I-M(1) Industrial District Regulations

Sec. 1. Use regulations.

In the I-M(1) Industrial District, no land shall be used and no building shall be erected for or converted to any use other than:

- (1) Antenna, accessory, subject to the supplemental regulations of article XXII-E.
- (2) Antenna, commercial, subject to the supplemental regulations of article XXII-E.
- (3) Antenna, freestanding, subject to the supplemental regulations of article XXII-E.
- (4) Antenna, mounted, subject to the supplemental regulations of article XXII-E.
- (5) Bank or financial institution.
- (6) Catering service.
- (7) Church.
- (8) Construction field office.
- (9) Contracting operation.
- (10) Distribution center.
- (11) Fraternal organization.
- (12) Hardware store.
- (13) Health club.
- (14) Incidental retail, restaurant or personal service activities in an office or industrial building, subject to the supplemental regulations of article XXII-E.
- (15) Manufacturing facility.
- (16) Manufacturing facility, high-tech.
- (17) Office.
- (18) Office furniture, equipment and supply store.
- (19) Outdoor storage as an accessory use in accordance with chapter 21, section 21-47 of the Code of Ordinances.
- (20) Parking lot, accessory.
- (21) Parking lot or garage, commercial off-street.
- (22) Print shop, minor.
- (23) Print shop, major.
- (24) Public building.
- (25) Radio or television station.
- (26) Radio, recording or television studio.

- (27) Research laboratories and facilities.
- (28) Retail activities in conjunction with a wholesale activity, subject to the supplemental regulations of article XXII-E.
- (29) School, parochial, when located on the same lot as the church of the sponsoring religious agency.
- (30) Technical training school.
- (31) Warehouse.
- (32) Wholesale establishment.

(Ord. No. 838-A, § 1, 4-9-73; Ord. No. 874-A, § 2, 9-17-73; Ord. No. 989-A, § 1, 12-30-75; Ord. No. 2665-A, § 3, 6-13-88; Ord. No. 2715-A, § 4, 2-13-89; Ord. No. 2728-A, § 5, 5-22-89; Ord. No. 2872-A, § 2, 2-25-92; Ord. No. 3009-A, § 1D, 2-13-95; Ord. No. 3063-A, § 1, 2-26-96; Ord. No. 3377-A, § 1, 1-14-02; Ord. No. 3730, § 20, 11-10-08)

Sec. 2. Building regulations.

Type of materials. All buildings shall be of masonry construction. A maximum of 15 percent of the building facade area may be constructed of noncombustible construction other than masonry construction including factory certified installation of commercial grade Class PB Exterior Insulation and Finish System (EIFS). Said EIFS materials must be installed above a height of eight feet and in no case shall EIFS be installed, even as a recladding material, below a height of eight feet. In determining the percentage allowance, the total of all sides of the building shall be utilized in the calculation and a maximum of 20 percent of the facade per elevation shall be constructed of noncombustible construction.

(Ord. No. 838-A, § 1, 4-9-73; Ord. No. 3172-A, § 2, 4-13-98; Ord. No. 3377-A, § 1, 1-14-02)

Sec. 3. Height regulations.

- (a) Where all or a portion of a lot or tract is within 300 feet of a residential, duplex, or apartment zoning district, including street and alley rights-of-way:
 - (1) Building height shall be limited to one story, not to exceed 25 feet in height, for a building located within 150 feet of a residential, duplex, or apartment zoning district.
 - (2) Building height shall be limited to two stories, not to exceed 25 feet in height for the first story and 15 feet in height for the second story, for a building located between 150 feet and 300 feet from a residential, duplex or apartment zoning district.
 - (3) Building height shall be limited to 50 feet, not to exceed 25 feet in height for the first story and 15 feet in height for each additional story, for a building located more than 300 feet from a residential, duplex, or apartment zoning district, provided, however, that one foot of additional building height shall be permitted for each two feet of additional setback provided.
- (b) Where no portion of a lot or tract is within 300 feet of a residential, duplex or apartment zoning district, including street and alley rights-of-way, building height shall be limited to 75 feet at the setback line, not to exceed 25 feet for the first story and 15 feet for each additional story, provided, however, that two feet of additional building height shall be permitted for each one foot of setback provided.

(Ord. No. 838-A, § 1, 4-9-73; Ord. No. 916-A, § 6, 8-19-74; Ord. No. 2418-A, § 8, 4-16-84; Ord. No. 3172, § 6, 4-13-98; Ord. No. 3377-A, § 1, 1-14-02)

Sec. 4. Area regulations.

(a) *Front setback.*

- (1) There shall be a front setback having a minimum depth of 40 feet.
- (2) On corner lots or where lots have double frontage, running through from one street to another, the required front setback shall be provided on both streets.

(b) *Side setback.* No side setback shall be required except:

- (1) On a corner lot, a side setback of 40 feet shall be required on the side adjacent to the street.
- (2) Where the side of a building faces on a residential, duplex, or apartment district, the screening and open space requirements of chapter 21, Subdivision and Development, of the Code of Ordinances, shall apply.

(c) *Rear setback.* No rear setback shall be required except where the rear of a building faces on a residential, duplex, or apartment district, the screening and open space requirements of chapter 21, Subdivision and Development, of the Code of Ordinances, shall apply.

(d) *Floor area ratio.* No building shall be constructed, erected or altered in such a manner so as to exceed a maximum floor area ratio of 0.75:1 on any lot, tract or parcel of land zoned I-M(1).

(Ord. No. 838-A, § 1, 4-9-73; Ord. No. 880-A, §§ 1, 2, 11-12-73; Ord. No. 916-A, § 6, 8-19-74; Ord. No. 2085-A, § 3, 3-5-79; Ord. No. 2376-A, § 3(4), 10-17-83; Ord. No. 2418-A, § 8, 4-16-84; Ord. No. 3377-A, § 1, 1-14-02; Ord. No. 3598, § 7, 3-26-07)

Sec. 5. Reserved.

Editor's note: Ord. No. 3598, § 13, adopted March 26, 2007, repealed § 5, which pertained to site plan approval and derived from Ord. No. 838-A, § 1, adopted April 9, 1973; Ord. No. 2816-A, § 23, adopted Jan. 14, 1991; and Ord. No. 2872-A, § 5, adopted Feb. 25, 1992.

Sec. 6. Reserved.

Editor's note: Ord. No. 3598, § 13, adopted March 26, 2007, repealed § 6, which pertained to landscaping plan approval and derived from Ord. No. 838-A, § 1, adopted April 9, 1973; Ord. No. 2418-A, § 9A, adopted April 16, 1984; Ord. No. 2665-A, § 3, adopted June 13, 1988; Ord. No. 2816-A, § 23, adopted Jan. 14, 1991; and Ord. No. 2872-A, § 9, adopted Feb. 25, 1992.

End of Article XVIII