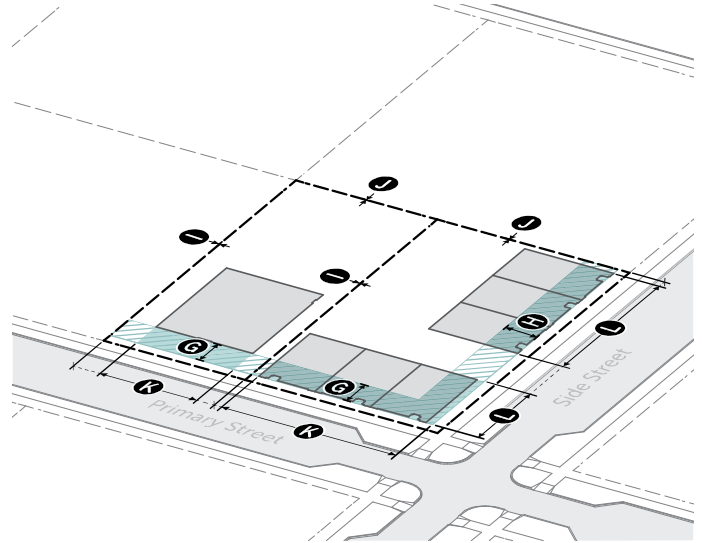
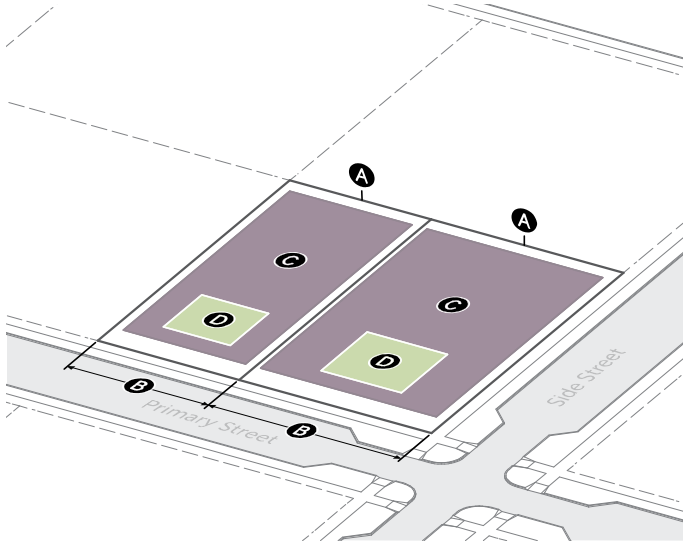


2.8.2. IX INDUSTRIAL FLEX

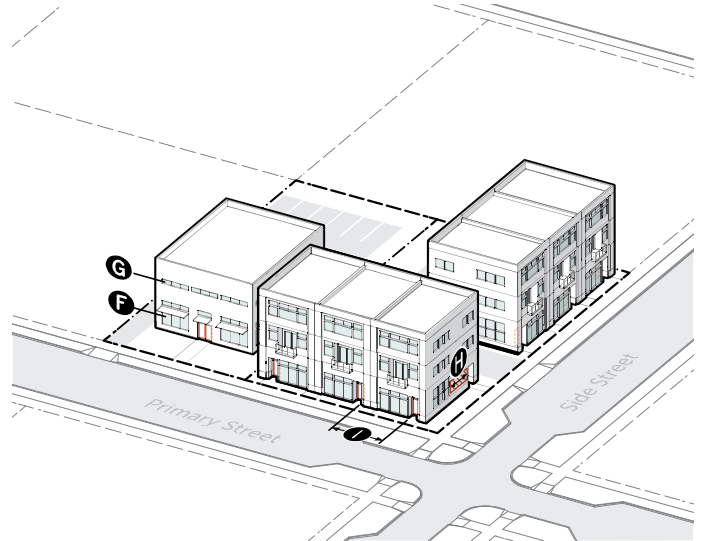
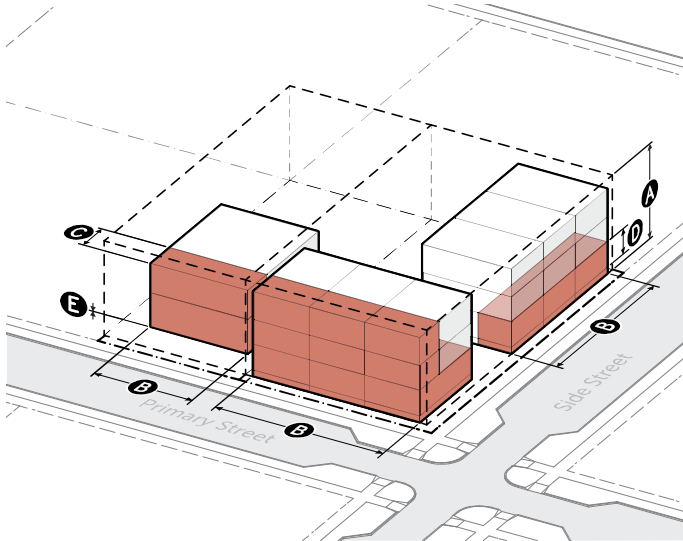
A. SITE



1. LOT SIZE	Sec. 3.11.2
A Area (min)	None
B Width (min)	
Front access	40'
Side/rear access	15'
2. COVERAGE	Sec. 3.11.4
C Building coverage (max)	80%
D Outdoor amenity space (min)	10%

3. BUILDING SETBACKS	Sec. 3.11.5
E Primary street lot line (min/max)	5' / 20'
F Side street lot line (min/max)	5' / 20'
G Side lot line (min)	0'
H Rear lot line (min)	0'
Alley lot line (min)	5'
4. TRANSITIONS	Sec. 3.11.6
Transition type	Type A, B
5. BUILD-TO	Sec. 3.11.7
Build-to width (min)	
I Primary street	75%
J Side street	45%
6. PARKING SETBACKS	Sec. 3.11.8
Primary street (min)	20'
Side street (min)	5'
7. WALLS AND FENCES	Sec. 3.11.9
Front yard height (max)	Type D 6'
Side street yard height (max)	Type D 6'
Side/rear yard height (max)	Type F 8'

B. BUILDING

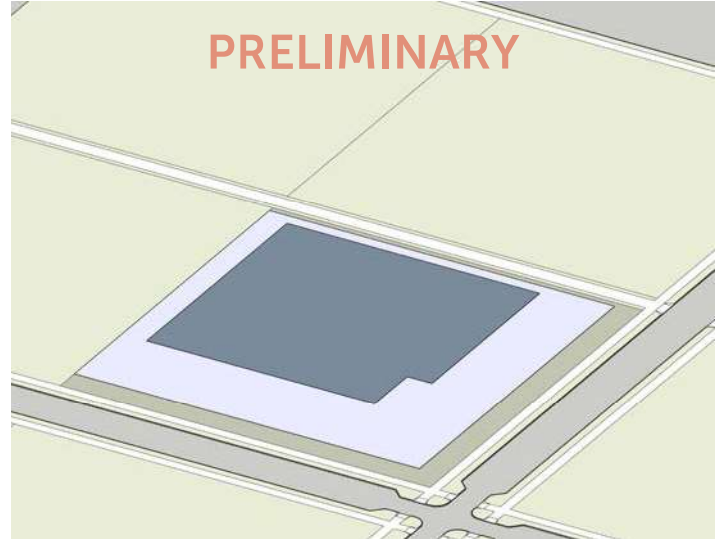
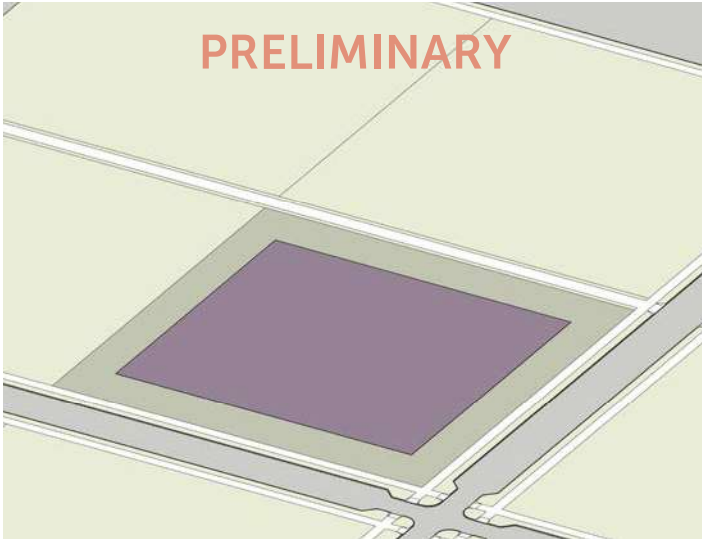


1. HEIGHT	Sec. 3.11.10
A Overall height (max stories/feet)	
Base	3 / 42'
Bonus	5 / 68'
2. MASSING	Sec. 3.11.11
B Building width (max)	275'
C Active depth (min)	15'
3. GROUND STORY	Sec. 3.11.12
D Story height (min)	14'
E Finish floor elevation (min/max)	-2' / 5'

	Primary St.	Side St.
4. TRANSPARENCY	Sec. 3.11.13	
F Ground story (min)	50%	30%
G Upper story (min)	20%	20%
H Blank wall width (max)	20'	40'
5. ENTRANCES	Sec. 3.11.14	
I Street-facing entry spacing (max)	50'	75'
Entry feature	Yes	Yes

2.8.3. IG INDUSTRIAL GENERAL

A. SITE



1. LOT SIZE	<i>Sec. 3.11.2</i>
A Area (min)	10,000
B Width (min)	100'
2. COVERAGE	<i>Sec. 3.11.4</i>
C Building coverage (max)	60%
Outdoor amenity space (min)	None

3. BUILDING SETBACKS	<i>Sec. 3.11.5</i>
D Primary street lot line (min)	20'
E Side street lot line (min)	20'
F Side lot line (min)	0'
G Rear lot line (min)	0'
Alley lot line (min)	5'

4. TRANSITIONS	<i>Sec. 3.11.6</i>
Transition type	Type C

5. PARKING SETBACKS	<i>Sec. 3.11.8</i>
Primary street (min)	10'
Side street (min)	5'

6. WALLS AND FENCES	<i>Sec. 3.11.9</i>
Front yard height (max)	Type D 8'
Side street yard height (max)	Type D 8'
Side/rear yard height (max)	Type F 8'

3.4.5. INDUSTRIAL USE STANDARDS

A. Industrial and Manufacturing

1. High-Impact Industrial and Manufacturing

- a. A rendering plant, slaughter house, or meat packing plant is prohibited.
- b. Production of leather, rubber, or similar materials is prohibited.

B. Warehouse and Distribution

1. General Warehouse and Distribution

Bulk storage of materials that are flammable or explosive, or that present hazards or conditions commonly recognized as offensive, is prohibited.