

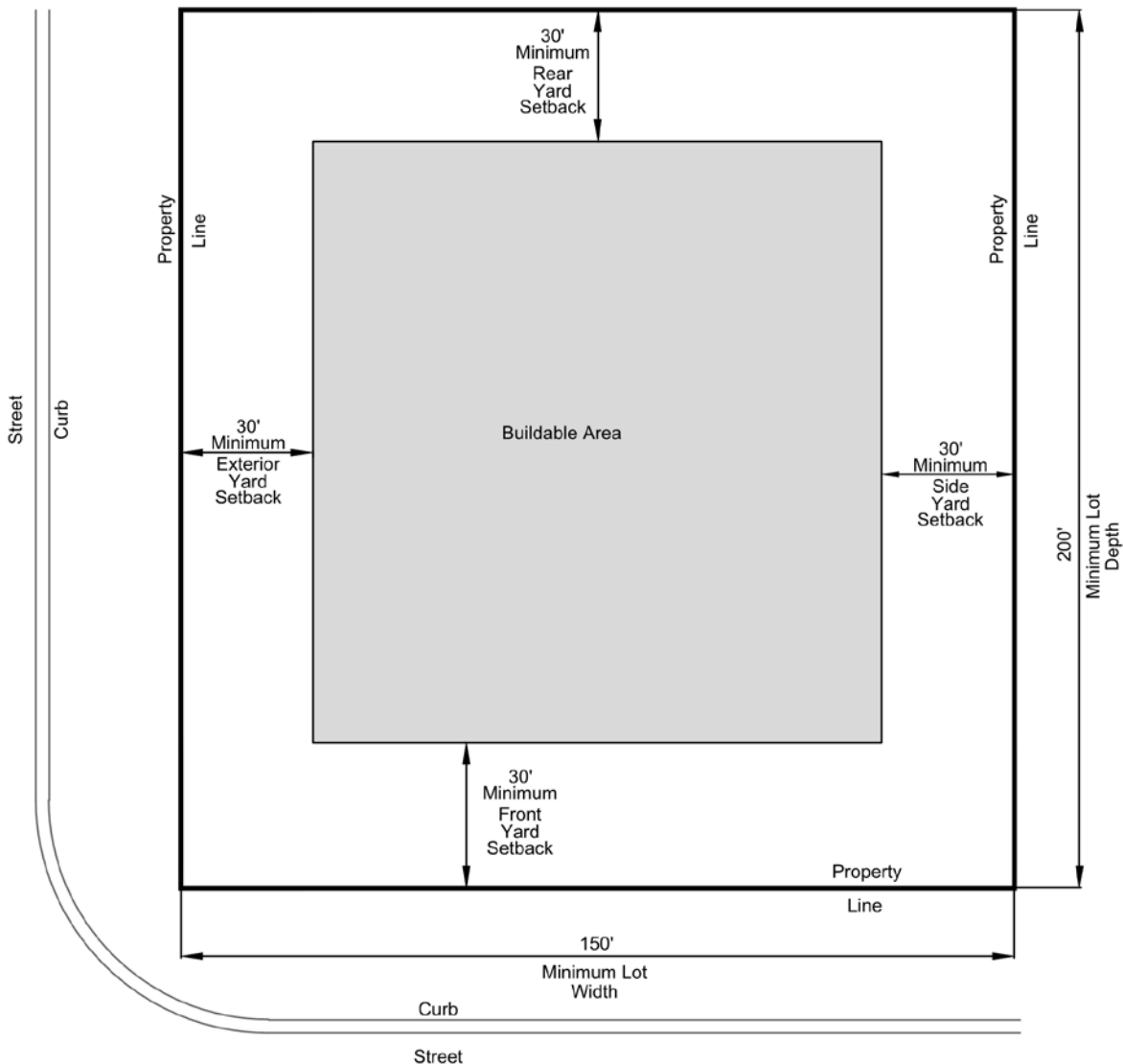
4.3.3: I1: Office Warehouse District

The I1: Office Warehouse District may be located between general industrial or commercial uses and quiet residential areas. The regulations of this district are intended to provide structural standards, standards of intensity of use and standards of external effects compatible with the surrounding residential uses. To these ends, development standards are established to encourage those industries and wholesaling activities that can be operated in a clean and quiet manner, plus certain facilities which are needed to serve the occupants of the district and residents of adjoining Residential Zoning Districts.

A. Uses of Land and Buildings:

1. See the Table of Permitted Uses in Article 11 of this Ordinance for uses permitted in this Zoning District.
2. All uses in this Zoning District shall comply with Section 3.4.

B. I1: Building Area Requirements Diagram:



C. I1: Area Requirements Table:

Lot Requirements		Standard	Notes
Minimum Lot Width		150'	Pipe stem lots are prohibited.
Minimum Lot Depth		200'	
Minimum Lot Area		30,000 sf	
Maximum Lot Coverage		60%	Lot coverage shall include the principal building and all accessory structures.
Setbacks	Yard setbacks shall be measured from the property line or projected Master Street Plan ROW, whichever is greater.		
Minimum Front Yard Setback		30'	
Minimum Exterior Yard Setback		30'	The exterior yard is a side yard which is adjacent or parallel to a public or private right-of-way.
Minimum Side Yard Setback		30'	
Minimum Rear Yard Setback		30'	
Maximum Height		45'	Height is measured from the highest point of the roof or parapet to the average ground elevation at the base of the structure.

D. I1: Accessory Structure Requirements Table:

Accessory Structure Requirements	Standard	Notes
Minimum Exterior Yard Setback	30'	Yard setbacks shall be measured from the property line or projected Master Street Plan ROW, whichever is greater.
Minimum Side Yard Setback	15'	
Minimum Rear Yard Setback	15'	
Minimum Separation Distance from all Buildings	15'	
Maximum Coverage (Rear Yard)	20%	
Maximum Height	30'	Height is measured from the highest point of the roof or parapet to the average ground elevation at the base of the structure.
Permitted Locations	Rear Yard	Accessory structures shall be permitted only within the rear yard.

E. Parking and Screening:

See Article 6 for Parking requirements and Article 7 for Screening and Landscaping requirements.