

Industrial Zoning District Standards

Green = Added
Red = Removed

| | IT | I-1 | I-2 | I-3 | IP | FD-1 | FD-2 |
|--|--|---|--|------------------------------|------------------------------|--------------------|---|
| Lot width | 200 feet (250 ft corner) | — | — | 100 feet | 200 feet | — | — |
| Lot area | 80,000 sq. ft. | 3-acres 120,000 ft ² | 2-acres 80,000 ft ² | — | 120,000 sq. ft. | 3-acres | 1-acre 40,000 ft ² |
| Floor area of principal building (sq. ft.) | 20,000 (10,000 sq. ft. restaurants) | 20,000 | 10,000 | 3,000 | 20,000 | 20,000 | 10,000 |
| Front yard setback | 20 feet | 60 30 feet | 35 30 feet | 35 30 feet | 60 30 feet | 60-feet | 35 30 feet |
| Side yard setback | 25 feet | 60 25 feet | 25 feet | 10 feet | 60 25 feet | 60-feet | 25 feet |
| Rear yard setback | 25 feet | 25 feet | 25 feet | 25 feet | 25 feet | 25-feet | 25 feet |
| Side or rear-yard adjoining street | 20 feet | 60 30 feet | 35 30 feet | 35 30 feet | 60 30 feet | 60-feet | 35 30 feet |
| Maximum structure lot coverage | 90% | - | - | - | 30% | 30% | - |
| Maximum structure FAR | 2.0 | 1.0 | 1.0 | 1.0 | 0.5 1.0 | - | 2.0 |
| Setback from property used and zoned residential | 50 feet | 100 feet | 100 feet | 100 feet | 100 feet | - | - |