

Section 36a – I4 zone (Limited Industrial)

36.00- Description of Zone- The zone is composed of certain lands so situated as to be suitable for industrial development.

36.01- Uses- No land shall be used or occupied and no structure shall be erected, constructed, reconstructed, altered, or used except for any use which is shown in I-2 and I-4 column of the Use Schedule, Section 61 of this Zoning Code, and shall be subject to such provisions as referred to in that column.

36.02- Height- The maximum height shall not exceed thirty-five (35) feet, unless it sets back from each street and lot line, in addition to yard requirements, two (2) feet for each one (1) foot of excess height; but in no case shall it exceed fifty (50) feet in height, except as provided in Section 13.02, (Height Modifications) and for office buildings which will be permitted up to six (6) stories in height.

Net Lot Area	Lot Width	Front Yard	Side Yard	Rear Yard
2 Acres	200 ft.	75 ft.	20 ft.	25 ft.

36.04- Lot Coverage- Each main building or structure hereafter erected, together with its accessory buildings or structures, shall not cover more than forty (40) percent of the net lot area.

36.06- Interior Buffer Area- Within the industrial zone a buffer area shall be left between the contiguous sites. The buffer shall take maximum advantage of existing natural topographical features and existing planting. Where these characteristics do not exist provision for screen planting shall be included in site development proposals.

Permitted Uses

- Crops & Nurseries (61.01.01A)
- Fabrication (61.01.19A)
- Production Studios (61.01.36)
- Warehousing (61.01.37A) – not produced on premises
- Offices (61.01.38A) – except medical & treatment facilities
- Golf Driving Range (61.01.50) – see Code
- Biotech (61.01.52)

Special Exception Uses

- Public Utility Buildings (44.08.11) (60.02.11)
- Adaptive Historic Preservation (44.08.26) (60.02.16)
- Bus Stop Shelter (44.08.25) (60.02.32)
- Public Utility Structures (44.08.11) (61.02.10)
- Banks (44.08.12) (61.02.20) – with drive-up
- Indoor Recreational Facility (61.02.37)