

Section 39a – IM zone (Interstate Mixed Use)

39A.00- Description of Zone- The zone is designed for the development of business and professional offices and multi family residences along the existing interstate corridor in a park or campus type setting with then retention of open spaces and the preservation of the natural features of the area. Recognizing that, if properly planned, such mixed use development is beneficial to the community such uses are allowed by site plan approval and special exception. It is the responsibility of the Planning and Zoning Commission and city staff to ensure, through the site plan approval and special exception process, that his property planning takes place. The zone shall be limited to property which has at least 50 acres of contiguous land and which abuts an interstate highway as well as one state highway. Additionally, no site plan or special exception for such use may be approved unless the aria zoned Interstate Mixed Use has an access road, public or private, within 300 feet of an Interstate Highway entrance or exit. No building constructed in this zone shall exceed eight (8) stories a measured from the property's highest grade, excluding basements and cellars as defined in the Zoning Code and excluding elevator and/or mechanical penthouse facilities. In no case shall the height of a building exceed 100 feet. (effective date- March 28, 1990)

39A.02- 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 indicated as a permitted use or a special exception use in the IM zone of Section 60 of this Code.

39A.02.01- Permitted Uses- Permitted Uses shall be Business and Professional Offices as described in Section 34.01 of this Code.

| Lot Area | Lot Width | Front Yard | Side Yard | Rear Yard | Height |
|----------|-----------|------------|-----------|-----------|---------------------|
| 2 acres | 200 ft. | 75 ft. | 20 ft. | 25 ft. | 8 stories (100 ft.) |

39A.02.01.02- Lot Coverage- Only 60 percent of the total lot area will be allowed to be rendered impervious.

39A.02.02- Special Exception Uses- Special Exception uses shall be multi-family residential as specified in Section 60 of this Code. Such uses shall not exceed 250 dwelling units in any IM zone.

| Lot Area | Lot Width | Front Yard | Side Yard | Rear Yard | Height |
|----------|-----------|------------|-----------|-----------|---------------------|
| 2 acres | 200 ft. | 75 ft. | 50 ft. | 50 ft. | 8 stories (100 ft.) |

39A.02.02.02- Yard Modifications- When the site abuts a State or Interstate highway the Commission may modify the yard requirement for the yard which abuts the highway. Additionally, the setbacks as set forth above shall be modified as follows; 1.) for those buildings which exceed six (6) stories there shall be an additional setback of five (5) feet for each additional above ground story; 2.) The above setback regulations shall control the construction of all structures except those located within 50 feet of an Interstate Highway, which structures shall be set back so that their side yard or front yard, whichever is closest to the Interstate Highway shall be at least ten (10) feet in accordance with the setback lines of the Interstate Office Park Zone, Rear yard requirements will be accordance with the Interstate Office Park zone; 3.) Within the lot, structures or parts thereof containing primary uses shall be erected no closer than 100 feet from each other. Structures or parts there of containing accessory uses shall be erected no closer than 15 feet from any other structure. Nothing herein shall be construed to prevent the phased construction of a single and contiguous structures.

39A.02.02.03- Residential Density- The density per acre of residential units shall not exceed 18 units per acre, but in no event shall the number of residential units in any IM zone exceed 250 dwelling units. Prior to the issuance of a building permit for any residential uses in this zone, at least 700,000 square feet of office space shall be under construction.

39A.02.02.04- Lot Coverage- Only 60 percent of the total lot area will be allowed to be rendered impervious.

39A.02.03- Accessory Uses- In addition to the permitted uses set forth in Section 39A.03, uses customarily incidental to the main or principle building or land use and as set forth elsewhere in this code shall be permitted, including employees within such buildings, such as garages, but not limited to cafeterias and like facilities designed to serve only the occupants of the buildings in the zone. Conference and meeting facilities, data processing and storage shall be included within the definition of accessory uses.

39A.03- Special Criteria- Due to the potential impacts of such high intensity development permitted and as allowed by special exception, in the areas where this zone could be applied, the Planning and Zoning commission will require that, in addition to the Special exception criteria for multi family and the site plan approval criteria for business and professional offices in Sections 44 and 55 of this code respectively, the following requirements will be satisfied.

39A.03.01- Traffic Management and Reduction Plan- See Code

39A.03.02- Phasing- See Code

39A.03.03- Illumination- Interior or exterior lighting, including signs, shall not be of such intensity or located or directed in such a way as to produce glare or discomfort on public streets or neighboring properties.

39A.03.04- Grouping- See Code

39A.03.05- Landscaping- See Code

39A.03.06- Buffer Area Requirements- See Code

39A.03.07- Environmental Impact Evaluation- See Code

Permitted Uses

Business & Professional Offices (60.01.06)

Special Exception Uses

Public Utility Buildings (60.02.11)

Adaptive Historic Preservation (60.02.16)

Bus Stop Shelter (60.02.32)

Multi-Family Dwelling (60.02.13)

