

## Section 29 – IRA zone (Industrial Redevelopment Area Zone)

**29.00- Description of Zone-** The IRA zone will preserve Middletown's existing and limited industrial development areas, and encourage the rehabilitation and reuse of the land and buildings for job and tax generating industrial uses. The zone is composed of longstanding industrial uses, and is adjacent to residential and commercial uses. The area(s) are self-contained and well-defined by existing roadways and railroad ROW's. In the zone, older industrial buildings occupy the site(s) and pose industrial rehabilitation opportunities.

**29.01- Uses-** Permitted uses are those indicated in Section 61 of this Code.

**29.02- Height-** Height shall not exceed fifty (50) feet as provided in Section 13.02 (Height Modifications).

**29.03- Lot Area, Width and Yard Requirements-** The following minimum requirements shall apply:

Net Lot Area	Lot Width	Front Yard	Side Yard	Rear Yard
None	100 ft.	None	10 ft.	None

**29.04- Lot Coverage-** Each main building or structure hereafter erected, together with its accessory buildings or structures, shall not cover more than fifty (50) percent of the net lot area, except that one hundred (100) percent may be covered provided that the required off-street parking and off-street loading is available.

**29.05- Off-street Parking and Off-street Loading Requirements-** Off-Street parking and off-street loading shall be provided in connection with any use in this zone in accordance with the provisions of Section 40.

### **Permitted Uses**

Metal Working (61.01.06)  
Building Trades (61.01.07) – not within 100 feet of Residential zone  
Laboratories (61.01.18)  
Manufacturing (61.01.19)  
Printing Trades (61.01.24) – not within 100 feet of residential zone  
Public Structures (61.01.26) – includes storage yards and parking areas  
Fitness Centers (61.01.28B)  
Retail Sales / Rental (61.01.32) – includes automobiles  
Warehousing (61.01.37A) – not on premises  
Office Buildings (61.01.38) – not include treatment facilities  
Auto Service & Repair (61.01.45) – not within 50 feet of residential zone  
Biotech (61.01.52)

### **Special Exception Uses**

Public Utility Buildings (60.02.11)  
Adaptive Historic Preservation (60.02.16)  
Bus Stop Shelter (60.02.32)

**IRA**