

Section 25 - IT zone (Interstate trade)

25.00- DESCRIPTION OF ZONE- The zone is designated for development of certain industrial and business uses in close proximity to the Interstate Highway.

25.01- USES- Permitted uses are those indicated in Section 61 of this Code.

25.02- HEIGHT- Maximum height of structure shall not exceed fifty (50) feet in height except office buildings and conference center complexes, which may be up to six (6) stories in height. Other height modifications are noted in Section 13.02.

25.03- LOT AREA, WIDTH, AND YARD REQUIREMENTS- The following minimum requirements shall apply:

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

25.04- 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.

25.06- PERIMETER BUFFER AREA- Whenever a lot in this zone adjoins a lot in a residential zone, there shall be a sixty (60) foot buffer in addition to the required yard or yards, and a buffer strip, as provided in subsection 12.08 of this Code.

25.07- INTERIOR BUFFER AREA- Within this zone, a buffer area shall be left between 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

Metal Working (61.01.06)
Laboratories (61.01.18)
Manufacturing (61.01.19)
Printing Trades (61.01.24) – not within 100 feet of residential zone
Research & Development (61.01.28A)
Pharmaceutical Distribution (61.01.29)
Production Studios (61.01.36)
Wholesale & Warehousing (61.01.37A) – on premises
Office Buildings (61.01.38) – not include treatment facilities
Diesel Repair (61.01.42) – not to include junkyards or outdoor storage
Electronic Servicing (61.01.44) – not to include retail sales
Conference Center Complex (61.01.46) – minimum 15 area and 250 room hotel
Wholesaling (61.01.51) – greater than 50 employees
Biotech (61.01.52)
Professional Sports Facility (61.01.53)
Vocational School for Massage Therapy (61.01.55) – see Code
Design Center (61.01.56) – see Code

Special Exception Uses

Public Utility Buildings (60.02.11)
Adaptive Historic Preservation (60.02.16)
Bus Stop Shelter (60.02.32)
Public Utility Structures (61.02.10)
Banks (61.02.20) – with drive-up
Child Care Facilities (61.02.21)
Solid Waste Facility (61.02.23) – category 4 site plan approval / Solid Waste Disposal Area not permitted
Trucking Terminals (61.02.30)

