

1 **(e) Industrial, Employment (IE) Zone**

**(1) Purposes**

The purposes of the Industrial, Employment (IE) Zone are::

- (A) To provide for a mix of employment, research and development, and light industrial development, with an expectation of high-quality design that is set apart from the high-traffic-generating commercial zones and residential communities;
- (B) To provide lands to serve light industrial uses while prohibiting more intensive forms of industrial development;
- (C) To accommodate limited residential development; and
- (D) To ensure compatibility between industrial development and nearby residential uses.





## (2) Intensity and Dimensional Standards

Standard[1]	Multifamily Dwelling, Artists' Residential Studio, Live-Work Dwelling[2]	Other Uses
Density, max. (du/ac of net lot area)	20.00	No requirement
Net lot area, min. (sf)	10,000	10,000
① Lot width, min. (ft)	75	75
Lot coverage, max. (% of net lot area)	45	45
Green area, min. (% of net lot area)	25	25
② Front yard depth, min. (ft)	10	10
③ Side yard depth, min. (ft) (both yards total)	20	20
④ Rear yard depth, min. (ft)	0/20 [5]	0/20 [5]
Building separation, min. (ft)	25 or height of taller building [3], whichever is greater	25 or height of taller building [3], whichever is greater
⑤ Principal structure height, max. (ft) [4]	50	No requirement

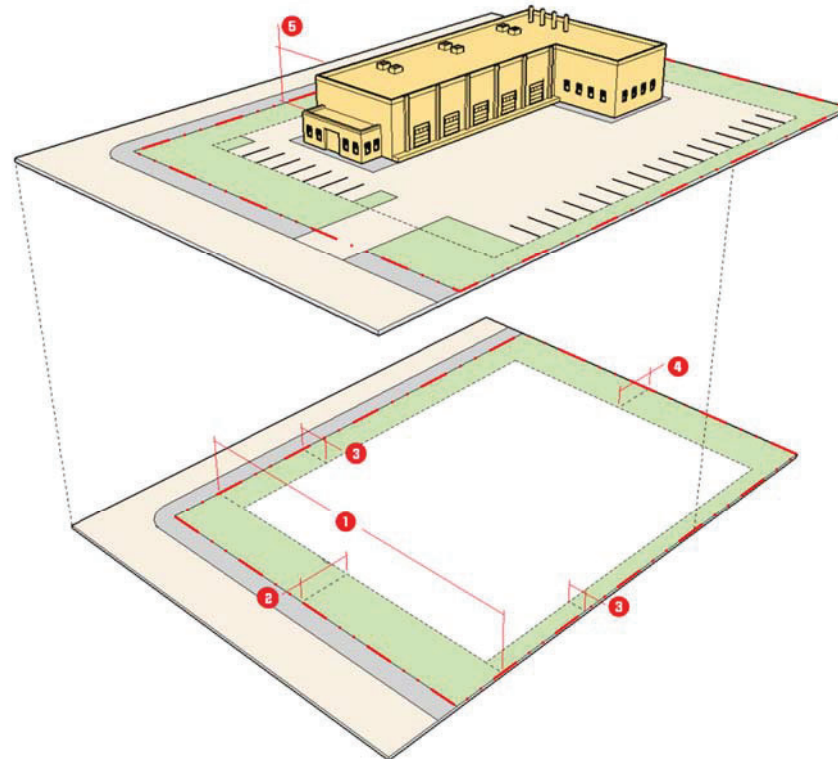
**NOTES:** du/ac = dwelling units per acre; sf = square feet; ft = feet

[1] See measurement rules and allowed exceptions in Section Sec. 27-2200, Measurement and Exceptions of Intensity and Dimensional Standards.

[2] The standards in this column apply to multifamily dwellings, artists' residential studios, and live-work dwellings as stand-alone development. Dwelling units above ground-level nonresidential development shall be subject to the maximum density standard in this column, but otherwise to the standards for Other Uses.

[3] Up to a distance of 150 ft.

[4] Provided those portions of the structure greater than 50 ft high are set back from the minimum front, side, and rear yard depths an additional 0.5 ft for each 1 ft (or major fraction thereof) the height of the portion exceeds 50 ft.



[5] The minimum rear yard depth is 0 feet when abutting property in a Nonresidential base zone, Transit-Oriented/Activity Center base or Planned Development Zone, or the MU-PD Zone, and 20 feet when abutting property in any other zone.

### (3) References to Other Standards

Sec. 27-3400	Standard Review Procedures	Sec. 27-6400	Open Space Set-Asides	Sec. 27-61200	Neighborhood Compatibility Standards
Sec. 27-3600	Application-Specific Review Procedures and Decision Standards	Sec. 27-6500	Landscaping	Sec. 27-61300	Agricultural Compatibility Standards
Sec. 27-4400	Overlay Zones	Sec. 27-6600	Fences and Walls	Sec. 27-61400	Urban Agriculture Compatibility Standards
Sec. 27-5101	Principal Use Tables	Sec. 27-6700	Exterior Lighting	Sec. 27-61500	Signage
Sec. 27-5200	Accessory Uses and Structures	Sec. 27-6800	Environmental Protection and Noise Controls	Sec. 27-61600	Green Building Standards
Sec. 27-5300	Temporary Uses and Structures	Sec. 27-6900	Multifamily, Townhouse, and Three-Family Form and Design Standards		
Sec. 27-6200	Roadway Access, Mobility, and Circulation	Sec. 27-61000	Nonresidential and Mixed-Use Form and Design Standards	Part 27-2	Interpretation and Definitions
Sec. 27-6300	Off-Street Parking and Loading	Sec. 27-61100	Industrial Form and Design Standards	Part 27-7	Nonconforming Buildings, Structures, Uses, Lots, and Signs