

1 (f) Industrial, Heavy (IH) Zone

(1) Purposes

The purposes of the Industrial, Heavy (IH) Zone are:

- (A) To provide lands for intense industrial development that generally requires large sites, as well as industrial uses that are important for the County’s economic growth but may impact adjoining lands. Such uses generally involve greater potential for adverse off-site impacts on the environment and surrounding development (e.g., from dust, fumes, smoke, odors, noise, or vibration, or due to exterior movement of vehicles, materials, and goods);
- (B) To accommodate limited residential uses, particularly as adaptive reuse opportunities;
- (C) To encourage the reuse of existing industrial development; and
- (D) To mitigate potential impacts to surrounding residential neighborhoods.



(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) | 12.00 | 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) | No requirement | No requirement |
| Green area, min. (% of net lot area) [5] | 10 | 10 |
| ② Front yard depth, min. (ft) | 25 | 25 |
| ③ Side yard depth, min. (ft) (both yards total) | 30 | 30 |
| ④ Rear yard depth, min. (ft) | 0/20 [4] | 0/20 [4] |
| ⑤ Principal structure height, max. (ft) [3] | No requirement | No requirement |

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

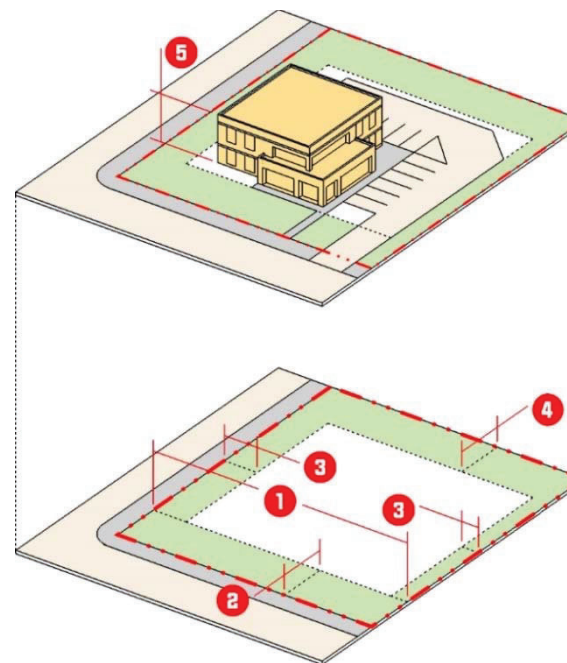
[1] See measurement rules and allowed exceptions in Section Sec. 27-2200, Measurement and Exceptions of Intensity and Dimensional Standards.

[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] 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 35 ft.

[4] 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.

[5] Multiple industrial uses on a single property or on one or more adjoining properties under the same ownership (and which are located not more than 1,000 feet away from each other) may consolidate the required minimum green area for the entire industrial development as a whole and is not required to provide minimum green area on each individual lot or parcel.



(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 |

Part 27-4 Zones and Zone Regulations
Sec. 27-4200 Base Zones
27-4203 Nonresidential Base Zones
27-4203(f) Industrial, Heavy (IH) Zone

| | | | | | |
|--------------|---|---------------|--|-----------|--|
| 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 |
