

TABLE 11-301: INDUSTRIAL DISTRICTS – PERMITTED AND CONDITIONAL USES

USES	DISTRICTS							USE STANDARDS
	OIC	BSC	IMU-1	IMU-2	I-1	I-2	MI	
RESIDENTIAL								
Dwelling (Above Non-Residential Ground Floor)		P	P					
Dwelling: Live-Work			P		CB			
Dwelling: Multi-Family		P	P					
Dwelling: Rowhouse		P						
Residential-Care Facility (16 or Fewer Residents)		P	P					Per § 14-334
Residential-Care Facility (17 or More Residents)		CB	CB					Per § 14-334
Rooming House			CB					
INSTITUTIONAL								
Cultural Facility			CB					Per § 14-308
Educational Facility: Commercial-Vocational	P	P	P	P	P	CB	CB	
Educational Facility: Post-Secondary	CB	CB	CB					
Educational Facility: Primary and Secondary		P	P					
Government Facility	P	P	P	p	P	P	P	
Homeless Shelter			CO					
Hospital		P	CO					
OPEN-SPACE								
Community-Managed Open-Space Farm	CB	CB	CB					Per § 14-307
Community-Managed Open-Space Garden	P	P	P					Per § 14-307
Park or Playground	P	P	P					
Urban Agriculture	P	P	P	P	P			Per § 14-339

	<i>OIC</i>	<i>BSC</i>	<i>IMU-1</i>	<i>IMU-2</i>	<i>I-1</i>	<i>I-2</i>	<i>MI</i>	
COMMERCIAL								
Animal Clinic			P	P	P			Per § 14-317
Art Gallery			P	P				
Arts Studio			P	P				
Arts Studio: Industrial	P		P	P	P			
Banquet Hall	CB		CO	P				Per § 14-302
Body Art Establishment			P	P				
Broadcasting Station (TV or Radio)	P		P	P	P			
Car Wash				P	P	P		Per § 14-304
Carry-Out Food Shop		P	P	P	CB	CB		
Day-Care Center: Adult or Child	P	P	P	P ¹	P ¹	P ¹	P ¹	Per § 14-309
Drive-Through Facility	CB			CB				Per § 14-311
Entertainment: Indoor		P	P	P				Per § 14-312
Entertainment: Live			CB	CB				Per § 14-319
Entertainment: Live (Accessory to Restaurant, Tavern, Art Studio, or Art Gallery)		CB		P				Per § 14-319
Financial Institution	P ²	P	P	P				
Gas Station				CB	CB	CB		Per § 14-314
Greenhouse		P	P	P	P			Per § 14-339
Health-Care Clinic	P	P	P					
Health and Fitness Center	P	P	P					
Heavy Sales, Rental, or Service			CO	CB	CB			
Hotel or Motel	P	P	CB					
Kennel			CB	P	P			Per § 14-317
Lodge or Social Club			P	CB	CB	CB	CB	Per § 14-320
Motor Vehicle Service and Repair: Major					CB	CB		Per § 14-326
Motor Vehicle Service and Repair: Minor			CO	P	CB	CB		Per § 14-326
Nursery		P	P	P	P			Per § 14-339
Office	P	P	P	P	CB ^{2,3}	CB ^{2,3}	CB ^{2,3}	

Commercial (cont'd)	OIC	BSC	IMU-1	IMU-2	I-1	I-2	MI	
Outdoor Dining		P	P	CB				Per § 14-329
Personal Services Establishment	P ²	P	P	P	CB			
Recreation: Indoor		P	P	P				Per § 14-312
Recreation: Outdoor			CB					Per § 14-312
Restaurant	P ²	P	P	P	CB	CB		
Retail Goods Establishment (No Alcoholic Beverages Sales)	CB	P	P	P ²	CB			
Retail Goods Establishment (With Alcoholic Beverages Sales)		P	CO	P ²	CB			Per § 14-336
Tavern		P	CO	P	CB	CB		Per § 14-337
Truck Repair				P	P	P		
INDUSTRIAL								
Alternative Energy System: Commercial	P	P	P	P	P	P		
Boat Manufacturing, Repair, and Sales			CB	P	P	P	CB	Per § 14-303
Commercial Composting Facility				CB	CB	P		Per § 14-305
Contractor Storage Yard				CB	P	P		Per § 14-330
Food Processing: Light	P		P	P	P			
Freight Terminal				P	P	P	P	
Heliport		CB			CB	CB		
Helistop		CB			CB	CB		
Industrial Boat Repair Facility						P	P	Per § 14-323
Industrial: General				P		P	CB	Per § 14-315
Industrial: Light	P	P	P	P	P	P		
Industrial: Maritime-Dependent				P		P	P	
Landfill: Industrial						CB		Per § 14-318
Marina: Dry Storage			CB		P	P		Per § 14-323
Marine Terminal						P	P	
Materials Recovery Facility						P		Per § 14-324
Mini-Warehouse			P	P	P			

Industrial (cont'd)	OIC	BSC	IMU-1	IMU-2	I-1	I-2	MI	
Motor Vehicle Operations Facility					P	P		
Movie Studio	P		P	P	P	P		
Outdoor Storage Yard					P	P	P	Per § 14-330
Passenger Terminal			P	P	P	P	P	
Recyclable Materials Recovery Facility				P	P	P		Per § 14-333
Recycling Collection Station				CB	CB	CB		Per § 15-514
Recycling and Refuse Collection Facility				P	P	P		
Research and Development Facility	P	P	P	P	P	P	P	
Resource Recovery Facility						CB		Per § 14-335
Shipyard						P	P	
Truck Stop					P	P		
Truck Terminal					P	P		
Warehouse	P		P	P	P	P	P	
Waterfreight Terminal						P	P	
Wholesale Goods Establishment	P		P	P	P	P		
OTHER								
Alternative Energy System: Community-Based	P	P	P	P	P	P	P	Per § 14-306
Electric Substation: Enclosed or Indoor	P	P	P	P	P	P	P	Per § 14-340
Electric Substation: Outdoor	CB	CB	CB	CB	CB	P	P	Per § 14-340
Parking Garage (Principal Use)	P	P	CO	P	P	P	P	Per § 14-331
Parking Lot (Principal Use)	P	P	CO	CB	P	P	P	Per § 14-331
Telecommunications Facility ⁴	CB, P	CB, P	CB, P	CB, P	CB, P	CB, P	CB, P	Per § 14-338
Utilities	CB	CB	CB	CB	CB	CB	CB	Per § 14-340
Wireless Communications Services ⁵	CB, P	CB, P	CB, P	CB, P	CB, P	CB, P	CB, P	Per § 14-338

¹ Allowed only when (i) accessory to an office structure, research and development facility, or industrial use, and (ii) integrated into that structure, facility, or use to serve its employees.

² Allowed only when secondary to a primary industrial use.

³ Office uses legally established as of the effective date of this Code are deemed conforming and are not required to be secondary to a primary industrial use.

⁴ Only telecommunications base stations that comply with the stealth design standards of § 14-338 are considered permitted uses.

⁵ Only Wireless Communication Services that are modifications to – and do not substantially change the physical dimension of – an existing telecommunications facility, are considered permitted uses.

(Ord. 16-581; Ord. 17-015; Ord. 18-171; Ord. 19-244; Ord. 19-261.)

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TABLE 11-401: INDUSTRIAL DISTRICTS – BULK AND YARD REGULATIONS

CATEGORIES	SPECIFICATIONS (PER DISTRICT)					
	OIC	BSC	IMU	I-1	I-2	MI
MINIMUM LOT AREA						
Dwelling: Live-Work, Multi-Family, or Rowhouse	N/A	300 sq.ft.	IMU-1: 300 sq. ft. IMU-2: N/A	10,000 sq. ft.	N/A	N/A
All Other Uses	None	None	5,000 sq. ft.	10,000 sq. ft.	20,000 sq. ft.	20,000 sq. ft.
MAXIMUM BLDG HEIGHT						
All Uses	60 feet	150 feet ¹	60 feet	60 feet	None ²	None ²
MINIMUM FRONT YARD						
All Uses	None	None	None ³	10 feet	10 feet	10 feet
MINIMUM INTERIOR-SIDE YARD						
All uses	None ⁴	None ⁴	No interior-side yard required but, if one is provided, it must be a minimum of 10 feet	None ⁵	None ⁶	None ⁶
MINIMUM CORNER-SIDE YARD						
All Uses	None	None	None ⁷	10 feet	10 feet	10 feet
MINIMUM REAR YARD						
All Uses	None ⁸	None ⁸	None ⁸	None ⁹	None ⁹	None ⁹
BUFFER YARD REQ'T						
All Uses	None	None	Where the Landscape Manual requires a landscaped buffer yard between an industrial use and a non-industrial use, that buffer yard must be provided by the more recent use.			

¹ For a residential use, the Zoning Board may allow a height higher than 150 feet as a conditional use.

² However, if any part of the building is within 50 feet of an R, OR, C-1, C -1-E, C-1-VC, C-2, or C-3 Zoning District, that part of the building is limited to a maximum height of 60 feet.

³ All outdoor storage areas must be set back 10 feet from the front lot line.

⁴ However, if the interior-side lot line abuts an R Zoning District, a minimum interior-side yard of 10 feet is required.

⁵ However, if the interior-side lot line abuts an R or OR Zoning District, a minimum interior-side yard of 10 feet is required.

⁶ However, if the interior-side lot line abuts an R, OR, C-1, C -1-E, C-1-VC, C-2, or C-3 Zoning District, a minimum interior-side yard of 20 feet is required.

⁷ All outdoor storage areas must be set back 10 feet from the corner-side lot line and the front lot line.

⁸ However, if the rear lot line abuts an R Zoning District, a minimum rear yard of 15 feet is required.

⁹ However, if the rear lot line abuts an R, OR, C-1, C -1-E, C-1-VC, C-2, or C-3 Zoning District, a minimum interior rear yard of 30 feet is required.

(Ord. 16-581; Ord. 17-015; Ord. 19-244.)