

F. Industrial Districts

Dimensional Standards for Industrial Districts are shown in Table 744-201-6.

Table 744-201-6: Dimensional Standards for Districts I-1 through I-4					
All standards apply to both Compact Context Area and Metro Context Area unless noted otherwise. Units are in feet unless indicated otherwise.					
Standard	District	I-1	I-2	I-3	I-4
Maximum Height in all districts					
Primary Building Height		40	50	N/A	N/A
Primary Building Height Along a Transitional Yard		22	22	35	35
Primary Building Height Along a Transitional Yard may increase 1 ft. per 1 ft. of additional side setback up to:		40	50	No limit	No limit
Lot					
Minimum Street Frontage in Compact Context Area		35	35	35	35
Minimum Street Frontage in Metro Context Area		75	75	75	75
Minimum Setbacks in Compact Context Area [1]					
Fronts Along Expressways, Freeways, Primary and Secondary Arterials, Parkways, Collector and Local Streets		20	20	30	30
Front Transitional Yard		30	30	40	50
Side and Rear Yard		10	10	10	20
Side and Rear Transitional Yard		30	30	40	50
Yard Abutting Railroad		[2]	[2]	[2]	[2]
Minimum Setbacks in Metro Context Area [1]					
Fronts Along Expressways, Freeways, Primary and Secondary Arterials, Parkways, Collector and Local Streets		30 from proposed ROW	30 from proposed ROW	60 from proposed ROW	60 from proposed ROW
Front Transitional Yard		100	100	150	200
Side and Rear Yard		30	30	30	30
Side and Rear Transitional Yard		50	50	100	150
Yard Abutting Railroad		[2]	[2]	[2]	[2]
Notes:					
[1] Front setbacks are always measured from an existing right-of-way line unless otherwise indicated.					
[2] See also Section 744-204 Height exceptions and yard encroachments.					