



Industrial (I) Zoning Districts – Quick Sheet

To verify your zoning, please see the [Town Zoning Map](#). Additionally, you can find references to all the major development standards in Sections 3.03 of the [Unified Development Ordinance](#).

Industrial Zoning District (I)

The I, Industrial district is intended to provide for general manufacturing uses in locations that are suitable based upon adjacent land uses, access to transportation and the availability of public services and facilities.

Land Use Regulations - See the Land Use Chart and all applicable regulations in Subsection 3.04 of the Unified Development Ordinance.

Dimensional Regulations – See the chart below from the Unified Development Ordinance.

Regulation	I, Industrial
Lot Dimensions	
Minimum Lot Area	1 acre (43,560 Square Feet)
Minimum Lot Width	200 Feet / 150 Feet when adjacent to Aston Drive
Minimum Lot Depth	200 Feet
Yard Setback Dimensions	
Minimum Front Yard Setback	40 Feet
Minimum Side Yard Setback	25 Feet/50 Feet when adjacent to Residential Zoning District
Minimum Rear Yard Setback	25 Feet/50 Feet when adjacent to Residential Zoning District
Structure Height	
Maximum Height (feet)*	60 Feet/Height shall not exceed a 1 to 3 slope when adjacent to Residential Zoning District / Note 60 Feet-100 Feet***
Building Coverage Area	
Maximum Building Area Coverage (all buildings)	75%
Floor Area Ratio	
Maximum Floor Area Ratio	400%
<p>*The following structures shall be exempt from the maximum height requirement: chimneys, cooling towers, elevator bulkheads, tanks, water towers, radio and television towers, ornamental cupolas, domes or spires, and parapet walls not exceeding four (4) feet in height. **Any structure above 45 feet in height shall require a Specific Use Designation (SUD). *** Any structure above 60 feet in height shall require a Specific Use Designation (SUD).</p>	

