

**SUBCHAPTER 38: DENSITY, AREA, AND DIMENSION REQUIREMENTS
IN INDUSTRIAL ZONES**

DENSITY AND DIMENSION STANDARDS	ZONE		
	IL	IH	IP
Minimum Lot Area	5,000	5,000	10,000
Required Yards			
Front	0 ¹	0 ¹	See IDC 45.035
Side	0 ²	0 ²	
Rear	0 ²	0 ²	
Minimum Lot Width	50	50	-
Allowed Height	45	70	45

Notes:

1. Front Yard: No front yard shall be required for any lot or parcel in the IL or IH zone unless the front yard either abuts, or is located across an adjoining right-of-way and within 100 feet of, property used or zoned for residential uses. A front yard that either abuts, or is located across an adjoining right-of-way and within 100 feet of, property used or zoned for residential uses shall have a minimum front yard setback of twenty (20) feet and shall conform to the buffering and screening requirements of Section 54.010.
2. Side and Rear Yard: No side or rear yard shall be required for any lot or parcel in an IL or IH zone unless a side or rear adjoins or is across the street from property used or zoned for residential uses. A side or rear yard that either abuts, or is located across an adjoining right-of-way and within 100 feet of, property used or zoned for residential uses shall have minimum side or rear yard setbacks of five (5) feet in the IL Zone and ten (10) feet in the IH Zone, and shall be bounded by a fence or sight-obscuring evergreen hedge at least six (6) feet high.