

**50-17.3 Industrial-Waterfront (I-W).**

**A. Purpose.**

The I-W district is intended to provide for water-dependent and port-dependent industrial uses as shown in Table 50-19.8. Office uses are allowed provided they are clearly incidental to and supportive of on-site industrial uses. This district should be located away from residential development.

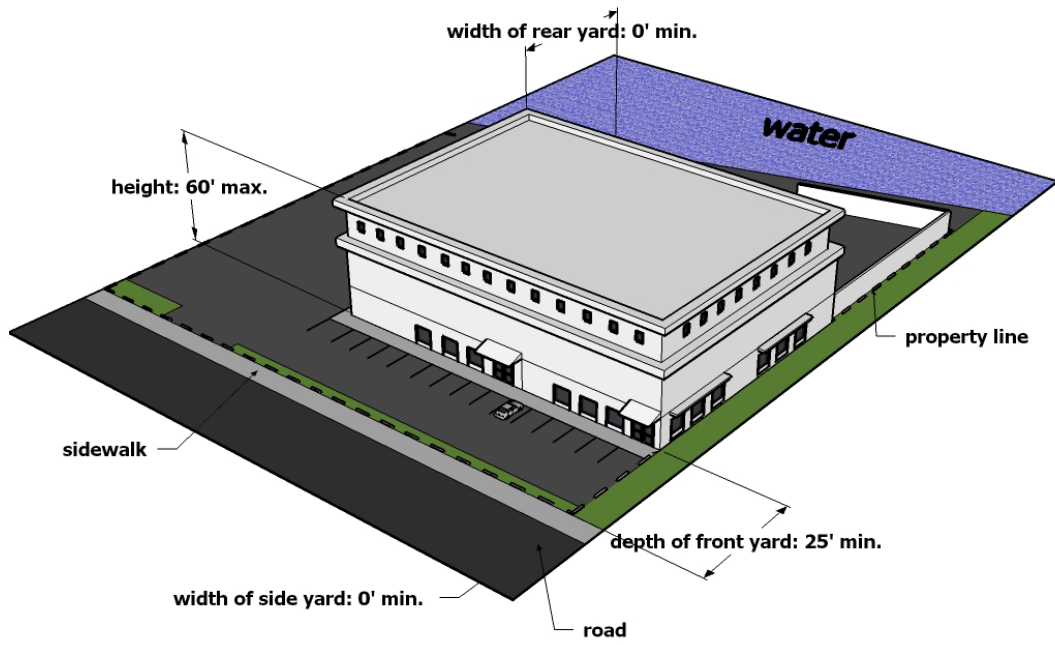
<b>TABLE 50-17.3-1 I-W DISTRICT DIMENSIONAL STANDARDS</b>		
		<b>LOT STANDARDS</b>
Minimum lot area		0 sq. ft.
Minimum lot frontage		0 ft.
		<b>STRUCTURE SETBACKS</b>
Minimum depth of front yard	General	25 ft.
	Lots with less than 250 ft. average depth	Larger of 10 ft. or 10% of lot depth
Minimum width of side yard	General	0 ft.
	Adjacent to residential	15 ft.
Minimum depth of rear yard	General	0 ft.
	Adjacent to residential	25 ft.
		<b>STRUCTURE HEIGHT</b>
Maximum height of building	General	60 ft.
	Within 200 ft. of R-1 district	35 ft.
	Within 200 ft. of R-2 district	50 ft.

Section 50.21 *Dimensional standards* contains additional regulations applicable to this district.

**B. Example.**



C. Illustration.



(Ord. No. 10044, 8-16-2010, § 6.)