

CHAPTER 8

MANUFACTURING DISTRICTS

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8.1 GENERAL PROVISIONS

A. Special Setback Requirement Along Barrington Road

Barrington Road (South of Cornell Avenue) Setback. Notwithstanding the other provisions of this Chapter 8, all property zoned A-1, M-A, M-1 and O-R shall maintain a one hundred (100) foot setback along Barrington Road. No buildings, structures, parking or signs shall be permitted in the one hundred (100) foot setback.

B. Outside Storage of Materials

Outdoor storage of materials is not permitted in the A-1, M-A and O-R Districts. Outdoor storage of materials is permitted within the M-1 District, subject to the requirements outlined below.

1. Outdoor storage shall not exceed twenty-five (25) percent of the lot area.
2. Outdoor storage shall not be located in any front or corner side yard.
3. Outdoor storage facing a side or rear lot line of adjacent property shall maintain a minimum fifteen (15) foot landscaped yard along the corresponding lot line, to be improved in conformance with the landscape requirements contained in Chapter 4 Part III.

C. Performance Standards

Uses within the A-1, M-A, M-1 and O-R Districts shall not conduct any operations or processes that do not conform to the following standards.

1. Noise. The sound pressure level, to be measured in affected residential and business districts as described below, shall not exceed the following decibel levels:

| OCTAVE BANK <u>Cycles per Second</u> | PERMITTED SOUND LEVEL IN DECIBELS | |
|---|-----------------------------------|--------------------|
| | <u>R Districts</u> | <u>B Districts</u> |
| 0 to 75 | 58 | 73 |
| 76 to 150 | 54 | 69 |
| 151 to 300 | 50 | 65 |
| 301 to 600 | 46 | 61 |
| 601 to 1200 | 40 | 55 |
| 1201 to 2400 | 33 | 48 |
| 2401 to 4800 | 26 | 41 |
| Over 4800 | 20 | 35 |

Objectionable sounds of an intermittent nature, which are not easily measured, shall be controlled as not to become nuisance to adjacent users. Measurement is to be made at the nearest boundary of the nearest residential area or at any other point along the boundary where the level is higher. The sound levels shall be measured with a sound level meter and associated octave band filter as described by the American Standards Association.

2. Odors. No overly objectionable or hazardous odor shall be emitted by any use permitted in this district in such quantities as to be readily detectable by an average observer at any point on the boundary line of the premises or beyond.
3. Noxious Gases. Processes and operations of permitted uses, capable of dispersing gases or toxic substances into the atmosphere shall be hooded or otherwise suitably enclosed, the emission of such toxic gases or particulate matter shall be from a stack, or in a manner that they create no hazard to person and/or property.
4. Glare and Heat. Operations producing intense light or heat shall be performed within an enclosed building and not be visible beyond any lot line bounding the property whereon the use is conducted.
5. Vibration. No uses shall be located and no equipment shall be installed in such a way to produce intense, earth-shaking vibrations which are noticeable at the property lines of the subject premises.

8.2 A-1: ARTISAN DISTRICT

A. Intent

The purpose of the A-1 Artisan District is to provide an environment where low impact, small-scale artisan operations may craft or manufacture products and also offer these products for retail sale on the same premises. Certain compatible office, retail and service uses shall also be permitted. This district is to serve as a transitional district between the railroad tracks and less intensive residential or business districts.

B. Permitted Uses

1. Academies.
2. Art Studio.
3. Artisan Uses.
4. Arts and Crafts School.
5. Catering Establishment.
6. Commercial Printing Operations.
7. Contractor Offices and Facilities.
8. Cultural Facilities.
9. Home Improvement Services.
10. Laboratory Testing Use.
11. Live/Work Uses.
12. Office, Corporate Headquarters.
13. Office, Government.
14. Office, Professional.
15. Permanent Cosmetics as an accessory use to a Retail Goods Establishment.
16. Research and Development Use.
17. Retail Goods Establishment.
18. Schools, Professional and Vocational.
19. Warehouse/Distribution.
20. Wholesale Goods Establishment.

C. Special Uses

1. Day Care Center.
2. Equipment Rental.
3. Industrial Assembly Use.
4. Industrial Use, Light.
5. Microbrewery/Distillery/Winery, Wholesale.
6. Outdoor display of merchandise offered for sale on the premises is permitted, subject to all of the following:
 - a. Displays are accessory to the primary use.
 - b. Displays are within ten (10) feet of the principal building.
 - c. Displays are not located within a required yard.
 - d. Displays do not represent advertising of items sold inside the building.
 - e. Displays do not involve storage of material not sold on the premises.
 - f. Displays are maintained in a neat and orderly condition at all times.
 - g. Displays are located only on private property.
 - h. Displays are not located within an off-street parking area.
 - i. Displays do not cause a hazard for vehicles or pedestrians.
7. Planned Development.
8. Public/Private Utility Buildings and Structures.
9. Recreation, Indoor.

D. Performance Controls

Because the A-1 Artisan District is to serve as a transitional district between railroad tracks and residential areas, special performance controls shall apply to prevent the creation of nuisances due to business operations that would normally be acceptable in a conventional manufacturing district. In addition to the performance standards, uses within the A-1 Artisan District shall only be permitted if the hours of public operation and times of delivery are limited to between 7:00 a.m. and 11:00 p.m. This restriction shall not apply to approved special uses in specific recognition of these considerations.

Semi-trailer delivery traffic shall be limited to irregular deliveries only. All semi-trailer deliveries must enter from Hough Street to James Street and exit James Street to Hough Street. The property owner is responsible for providing a semi-trailer turnaround on their respective property.

E. Maximum Lot Area

Two (2) acres.

F. Minimum Lot Width

Sixty (60) feet.

G. Minimum Yard Requirements

1. Front Yard. A build-to line of fifteen (15) feet is required; no parking is permitted in front of the build-to line.
2. Corner Side Yard. Ten (10) feet.
3. Interior Side Yard. Three (3) feet.
4. Rear Yard. No rear yard setback is required.

H. Minimum Parking Setbacks

Parking areas on lots within the A-1 Artisan District are not permitted within the front yard. Parking lots shall maintain the following minimum setbacks, which shall be maintained as landscape yards:

1. Corner Side Yard. Ten (10) feet.
2. Interior Side Yard. Three (3) feet.
3. Rear Yard. No rear yard parking setback is required.

I. Transitional Yard Requirements

Where a lot in the A-1 Artisan District abuts a lot in a residential district, or is located across a street right-of-way from property in a Residential District, a yard at least fifteen (15) feet in width shall be required along the corresponding lot line. Such yard shall be maintained as a landscape yard and improved as required in the Landscape Regulations in Section 4.11.

J. Maximum Building Height

See Table 8.8.

K. Maximum Lot Coverage

Sixty (60) percent.

L. Minimum Open Space

Thirty (30) percent.

M. Accessory Buildings, Structures and Uses

See Chapter 4, Part I for regulations governing site lighting, fencing, antennas and other accessory buildings, structures and uses.

N. Off-Street Parking

See Chapter 4, Part II for regulations governing off-street parking.

O. Landscaping

See Chapter 4, Part III for regulations governing landscaping requirements.

P. Signs

See Chapter 4, Part IV for regulations governing signs.

8.3 M-A: MANUFACTURING-ARTISAN DISTRICT

A. Intent

The purpose of the M-A Manufacturing Artisans District is to provide an environment where low impact, small-scale artisan operations may craft or manufacture products and also offer these products for retail sale on the same premises. This district also permits mixed-use developments which may include accessory residential uses. Certain compatible retail and

service uses shall also be permitted. This district is to serve as a transitional district between the M-1 Industrial District and less intensive residential or business districts.

B. Permitted Uses

1. Academies.
2. Art Studio.
3. Artisan Uses.
4. Arts and Crafts School.
5. Automobile Repair.
6. Catering Establishment.
7. Contractor Offices and Facilities.
8. Dry Cleaning/Commercial Laundry Facility.
9. Equipment Rental.
10. Home Improvement Services.
11. Industrial Assembly Use.
12. Industrial Use, Light.
13. Laboratory Testing Use.
14. Live/Work Uses.
15. Office, Corporate Headquarters.
16. Permanent Cosmetics as an accessory use to a Retail Goods Establishment.
17. Research and Development Use.
18. Retail Goods Establishment.
19. Retail sales of goods produced on the premises, provided that the combined retail and residential spaces occupy no more than fifty (50) percent of the gross floor area of the building and that no more than twenty (20) percent of the retail space is utilized for the sale of goods which are not produced on the premises.
20. Residential dwelling units combined with a permitted non-residential use in the same building. Combined residential and retail areas shall occupy no more than fifty (50) percent of the gross floor area of the building. Residential dwelling units shall not exceed a density of six (6) units per acre.
21. Schools, Professional and Vocational.
22. Warehouse/Distribution.
23. Wholesale Goods Establishment.

C. Special Uses

1. Aboveground Storage Tanks meeting the requirements of Appendix I.
2. Adult Uses.
3. Commercial Printing Operations.
4. Day Care Center.
5. Drive-Through Facilities associated with any use.
6. Microbrewery/Distillery/Winery, Wholesale.
7. Office, Professional.
8. Operations Facility, Bus/Taxicab.
9. Outdoor display of merchandise offered for sale on the premises is permitted, subject to all of the following:

- a. Displays are accessory to the primary use.
 - b. Displays are within ten (10) feet of the principal building.
 - c. Displays are not located within a required yard.
 - d. Displays do not represent advertising of items sold inside the building.
 - e. Displays do not involve storage of material not sold on the premises.
 - f. Displays are maintained in a neat and orderly condition at all times.
 - g. Displays are located only on private property.
 - h. Displays are not located within an off-street parking area.
 - i. Displays do not cause a hazard for vehicles or pedestrians.
- 10. Planned Development.
 - 11. Public/Private Utility Building and Structures.
 - 12. Recreation, Indoor.
 - 13. Recycling Processing Center, no hazardous or medical waste materials.
 - 14. Restaurant, Carry-Out Only (no drive-through).
 - 15. Restaurant, Drive-In.
 - 16. Restaurant, Full Service, Sit-Down (no drive-through).
 - 17. Restaurant, Quick-Serve (no drive-through).
 - 18. Restaurant, with outdoor dining as an accessory use, provided that an outdoor café license is obtained.
 - 19. Restaurants and businesses serving food and drink, or with ancillary food sales, provided such retail activities are transacted within the principal building.
 - 20. Transportation Centers, Public.
 - 21. Truck Terminal/Repair.

D. Performance Controls

Because the M-A district is to serve as a transitional district between industrial and non-industrial uses and due to the potential for impacts on adjacent residential districts, special performance controls shall apply to prevent the creation of nuisances due to business operations that would normally be acceptable in a conventional industrial district. In addition to the performance standards required of uses within all industrial districts, uses within the M-A District shall only be permitted if the hours of public operation and times of delivery are limited to between 7:00 a.m. and 11:00 p.m. This restriction shall not apply to approved special uses in specific recognition of these consideration.

E. Maximum Lot Area

One (1) acre.

F. Minimum Lot Width

Sixty (60) feet.

G. Minimum Yard Requirements

- 1. Front Yard. Twenty (20) feet.
- 2. Corner Side Yard. Ten (10) feet.
- 3. Interior Side Yard. Seven (7) feet.
- 4. Rear Yard. Twenty-five (25) feet.

H. Minimum Parking Setbacks

Parking areas within the M-A District are not permitted within the front yard. Parking areas shall maintain the following minimum setbacks, which shall be maintained as landscape yards:

1. Corner Side Yard. Ten (10) feet.
2. Interior Side Yard. Ten (10) feet.
3. Rear Yard. Fifteen (15) feet.

I. Transitional Yard Requirements

Where a lot in the M-A District abuts a lot in a residential district, or is located across a street right-of-way from property in a Residential District, a yard at least fifteen (15) feet in width shall be required along the corresponding lot line. Such yard shall be maintained as a landscape yard and improved as required in the Landscape Regulations in Section 4.11.

J. Maximum Building Height

See Table 8.9.

K. Maximum Lot Coverage

Sixty (60) percent.

L. Minimum Open Space

None, except that the minimum open space for those uses listed as permitted or special uses in the M-1 Limited Manufacturing District shall be thirty (30) percent.

M. Accessory Buildings, Structures and Uses

See Chapter 4, Part I for regulations governing site lighting, fencing, antennas and other accessory buildings, structures and uses.

N. Off-Street Parking

See Chapter 4, Part II for regulations governing off-street parking.

O. Landscaping

See Chapter 4, Part III for regulations governing landscaping requirements.

P. Signs

See Chapter 4, Part IV for regulations governing signs.

8.4 M-1: LIMITED MANUFACTURING DISTRICT

A. Intent

The purpose of the M-1 Limited Manufacturing District is to provide an environment for light industrial uses that produce no appreciable impact on adjacent properties and desire a clean

and attractive setting, and to provide for careful regulation of other uses with the potential for significant impact on surrounding properties.

B. Permitted Uses

1. Above-Ground Storage Tanks meeting the requirements of Appendix I.
2. Automobile Repair.
3. Catering Establishment.
4. Commercial Printing Operations.
5. Contractor Offices and Facilities.
6. Dry Cleaning//Commercial Laundry Facility.
7. Equipment Rental.
8. Industrial Assembly Use.
9. Industrial Use, Light.
10. Laboratory Testing Use.
11. Microbrewery/Distillery/Winery, Wholesale.
12. Office, Corporate Headquarters.
13. Research and Development Use.
14. Schools, Professional and Vocational.
15. Warehouse/Distribution.
16. Wholesale Goods Establishment.

C. Special Uses

1. Adult Uses.
2. Day Care Center.
3. Drive-Through Facilities associated with any use.
4. Operations Facility, Bus/Taxicab.
5. Planned Development.
6. Public/Private Utility Buildings and Structures.
7. Recreation, Indoor.
8. Recycling Processing Center, no hazardous or medical waste materials.
9. Restaurant, Carry-Out Only (no drive-through).
10. Restaurant, Drive-In.
11. Restaurant, Full Service, Sit-Down (no drive-through).
12. Restaurant, Quick-Serve (no drive-through).
13. Restaurant, with outdoor dining as an accessory use, provided that an outdoor cafe license is obtained.
14. Transportation Centers, Public.
15. Truck Terminal/ Repair.

D. Minimum Lot Area

Twenty thousand (20,000) square feet.

E. Minimum Lot Width

Eighty (80) feet.

F. Minimum Yard Requirements

1. Front Yard. Thirty-five (35) feet.
2. Corner Side Yard. Thirty-five (35) feet.
3. Interior Side Yard. Twenty (20) feet.
4. Rear Yard. Thirty-five (35) feet.

G. Minimum Parking Setbacks

Parking areas on lots within the M-1 District shall maintain the following minimum setbacks, which shall be maintained as landscape yards:

1. Front Yard. Thirty (30) feet.
2. Corner Side Yard. Thirty (30) feet.
3. Interior Side Yard. Fifteen (15) feet.
4. Rear Yard. Fifteen (15) feet.

H. Transitional Yard Requirements

Where a lot in the M-1 District abuts a lot in a residential district, or is located across a street right-of-way from property in a residential district, a yard at least fifty (50) feet in width shall be required along the corresponding lot line. Such yard shall be maintained as a landscape yard and improved as required in the Landscape Regulations in Section 4.11.

I. Maximum Building Height

See Table 8.10.

J. Maximum Lot Coverage

Sixty (60) percent.

K. Minimum Open Space

Thirty (30) percent.

L. Accessory Buildings, Structures and Uses

See Chapter 4, Part I for regulations governing site lighting, fencing, antennas and other accessory buildings, structures and uses.

M. Off-Street Parking

See Chapter 4, Part II for regulations governing off-street parking.

N. Landscaping

See Chapter 4, Part III for regulations governing landscaping requirements.

O. Signs

See Chapter 4, Part IV for regulations governing signs.

8.5 O-R: OFFICE - RESEARCH DISTRICT

A. Intent

The purpose of the O-R District is intended to provide a regulatory framework that will assist the development of applied research-oriented and advanced technology activities in a high

quality, mixed-use business park setting. The district also provides for a limited amount of light assembly, processing and distribution uses along with their related support activities.

B. Permitted Uses

1. Aboveground Storage Tanks meeting the requirements of Appendix I.
2. Commercial Printing Operations.
3. Cultural Facilities.
4. Industrial Assembly Use.
5. Laboratory Testing Use.
6. Office, Corporate Headquarters.
7. Office, Professional.
8. Research and Development Uses.
9. Schools, Professional and Vocational.
10. Warehouse/Distribution.
11. Wholesale Goods Establishment.

C. Special Uses

1. Day Care Center.
2. Drive-Through Facilities associated with any use.
3. Microbrewery/Distillery/Winery, Wholesale
4. Office, Medical/Dental
5. Planned Development.
6. Public/Private Utility Buildings and Structures.
7. Restaurant, Carry-Out Only (no drive-through).
8. Restaurant, Drive-In.
9. Restaurant, Full Service, Sit-Down (no drive-through).
10. Restaurant, Quick-Serve (no drive-through).
11. Restaurant, with outdoor dining as an accessory use, provided that an outdoor cafe license is obtained.

D. Minimum Lot Area

Three (3) acres.

E. Minimum Lot Width:

Two hundred and fifty (250) feet.

F. Minimum Yard Requirements

1. Front Yard. Seventy-five (75) feet.
2. Corner Side Yard. Seventy-five (75) feet.
3. Interior Side Yard. Twenty (20) feet.
4. Rear Yard. Thirty-five (35) feet.

G. Minimum Parking Setbacks

Parking areas on lots within the O-R District shall maintain the following minimum setbacks, which shall be maintained as landscape yards:

1. Front Yard. Seventy-five (75) feet.
2. Corner Side Yard. Seventy-five (75) feet.
3. Interior Side Yard. Fifteen (15) feet.

4. Rear Yard. Fifteen (15) feet.

H. Transitional Yard Requirements

Where a lot in the O-R District abuts a lot in a residential district, or is located across a street right-of-way from property in a residential district, a yard at least seventy-five (75) feet in width shall be required along the corresponding lot line. Such yard shall be maintained as a landscape yard and improved as required in the "Landscape Regulations" in Section 4.11.

I. Maximum Building Height

See Table 8.11.

J. Maximum Lot Coverage

Thirty-five (35) percent.

K. Minimum Open Space

Fifty (50) percent.

L. Accessory Buildings, Structures and Uses

See Chapter 4, Part I for regulations governing site lighting, fencing, antennas and other accessory buildings, structures and uses.

M. Off-Street Parking

See Chapter 4, Part II for regulations governing off-street parking.

N. Landscaping

See Chapter 4, Part III for regulations governing landscaping requirements.

O. Signs

See Chapter 4, Part IV for regulations governing signs.

Table 8.6
SUMMARY OF PERMITTED AND SPECIAL USES

| USES | A-1 | M-A | M-1 | O-R |
|---|-----|-----|-----|-----|
| Above-Ground Storage Tanks meeting requirements of Appendix I | | S | P | P |
| Academies | P | P | | |
| Adult Uses | | S | S | |
| Art Studio | P | P | | |
| Artisan Uses | P | P | | |
| Arts and Crafts School | P | P | | |
| Automobile Repair | | P | P | |
| Catering Establishment | P | P | P | |
| Commercial Printing Operations | P | S | P | P |
| Contractor Offices and Facilities | P | P | P | |
| Cultural Facilities | P | | | P |
| Day Care Center | S | S | S | S |
| Drive-Through Facilities associated with any use. | | S | S | S |
| Dry Cleaning/Commercial Laundry Facilities | | P | P | |
| Equipment Rental | S | P | P | |
| Home Improvement Services | P | P | | |
| Industrial Assembly Use | S | P | P | P |
| Industrial Use, Light | S | P | P | |
| Laboratory Testing Use | P | P | P | P |
| Live/Work Uses | P | P | | |
| Microbrewery/Distillery/Winery, Wholesale | S | S | P | S |
| Outdoor display of merchandise (subject to conditions listed in Section 8.2-C and 8.3-C above) | S | S | | |
| Office, Corporate Headquarters | P | P | P | P |
| Office, Government | P | | | |
| Office, Medical/Dental | | | | S |
| Office, Professional | P | S | | P |
| Operations Facility, Bus/Taxicab | | S | S | |
| Permanent Cosmetics as an accessory use to a Retail Goods Establishment. | P | P | | |
| Planned Development | S | S | S | S |
| Public/Private Utility Buildings and Structures | S | S | S | S |
| Recreation, Indoor | S | S | S | |
| Recycling Processing Center, no hazardous or medical waste materials | | S | S | |
| Residential dwelling units combined with permitted non-residential uses in the same building ¹ | | P | | |
| Research and Development Use | P | P | P | P |
| Restaurant, Carry-Out Only (no drive-through) | | S | S | S |
| Restaurant, Drive-In | | S | S | S |
| Restaurant, Full Service, Sit-Down (no drive-through) | | S | S | S |
| Restaurant, Quick-Serve (no drive-through) | | S | S | S |
| Restaurant, with outdoor dining as an accessory use, provided that an outdoor cafe license is obtained. | | S | S | S |
| Restaurants and businesses serving food and drink, or with ancillary food sales, provided such retail activities are transacted within the principal building | | S | | |
| Retail Goods Establishment | P | P | | |
| Retail sales of goods produced on the premises ¹ | | P | | |
| Schools, Professional and Vocational | P | P | P | P |
| Transportation Centers, Public | | S | S | |
| Truck Terminal/Repair | | S | S | |
| Warehouse/Distribution | P | P | P | P |
| Wholesale Goods Establishment | P | P | P | P |

⁽¹⁾ For M-A, see Section 8.3-B

Table 8.7
SUMMARY OF YARD AND BULK REGULATIONS

| YARD AND BULK REQUIREMENTS | A-1 | M-A | M-1 | O-R |
|-----------------------------------|----------------------|----------------------|----------------------|----------------------|
| Minimum Lot Area | None | None | 20,000 sq. ft. | 3 acres |
| Maximum Lot Area | 2 acres | 1 acre | None | None |
| Minimum Lot Width | 60 feet | 60 feet | 80 feet | 250 feet |
| Minimum Front Yard | 15 feet ² | 20 feet | 35 feet | 75 feet |
| Minimum Corner Side Yard | 10 feet | 10 feet | 35 feet | 75 feet |
| Minimum Interior Side Yard | 3 feet | 7 feet | 20 feet | 20 feet |
| Minimum Rear Yard | None | 25 feet | 35 feet | 35 feet |
| Required Transitional Yard | 15 feet ³ | 15 feet ³ | 50 feet ³ | 75 feet ³ |
| Maximum Building Height | See Table 8.8 | See Table 8.9 | See Table 8.10 | See Table 8.11 |
| Front Parking Setback | Not permitted | Not permitted | 30 feet | 75 feet |
| Corner Side Parking Setback | 10 feet | 10 feet | 30 feet | 75 feet |
| Interior Side Parking Setback | 3 feet | 10 feet | 15 feet | 15 feet |
| Rear Parking Setback | None | 15 feet | 15 feet | 15 feet |
| Maximum Lot Coverage ¹ | 60% | 60% | 60% | 35% |
| Minimum Open Space | 30% | None ⁴ | 30% | 50% |

(1) Buildings and structures

(2) A build-to line of fifteen (15) feet is required; no parking is permitted in front of the build-to line.

(3) A-1, see Section 8.2-I M-A, see Section 8.3-I
M-1, see Section 8.4-H O-R, see Section 8.5-H

(4) None, except that the minimum open space for those uses listed as permitted or special uses in the M-1 Limited Manufacturing District shall be thirty (30) percent.

| Table 8.8 MAXIMUM BUILDING HEIGHT (A-1: Artisan District) | | | | | | |
|--|--|--------|--------|--------|--------|--------|
| ROOF SLOPE | MAXIMUM BUILDING HEIGHT (Two and one half (2 1/2) Stories) | | | | | |
| Slope ¹ | 25'-0" | 29'-0" | 31'-0" | 33'-0" | 35'-0" | 37'-0" |
| Flat Roof to 6/12 (max height to top of parapet) | X | | | | | |
| 6/12 | | X | | | | |
| 7/12 | | | X | | | |
| 8/12 | | | X | | | |
| 9/12 | | | | X | | |
| 10/12 | | | | | X | |
| 11/12 | | | | | X | |
| 12/12 and greater | | | | | | X |
| Gambrel ² | | | | | X | |

| Table 8.9 MAXIMUM BUILDING HEIGHT (M-A: Manufacturing Artisan District) | | | | | | |
|--|--|--------|--------|--------|--------|--------|
| ROOF SLOPE | MAXIMUM BUILDING HEIGHT (Two and one half (2 1/2) Stories) | | | | | |
| Slope ¹ | 25'-0" | 29'-0" | 31'-0" | 33'-0" | 35'-0" | 37'-0" |
| Flat Roof to 6/12 (max height to top of parapet) | X | | | | | |
| 6/12 | | X | | | | |
| 7/12 | | | X | | | |
| 8/12 | | | X | | | |
| 9/12 | | | | X | | |
| 10/12 | | | | | X | |
| 11/12 | | | | | X | |
| 12/12 and greater | | | | | | X |
| Gambrel ² | | | | | X | |

| Table 8.10 MAXIMUM BUILDING HEIGHT (M-1: Limited Manufacturing District) | | | | | | |
|---|---|--------|--------|--------|--------|--------|
| ROOF SLOPE | MAXIMUM BUILDING HEIGHT (Three (3) Stories) | | | | | |
| Slope ¹ | 38'-0" | 44'-0" | 46'-0" | 48'-0" | 50'-0" | 52'-0" |
| Flat Roof to 6/12 (max height to top of parapet) | X | | | | | |
| 6/12 | | X | | | | |
| 7/12 | | | X | | | |
| 8/12 | | | X | | | |
| 9/12 | | | | X | | |
| 10/12 | | | | | X | |
| 11/12 | | | | | X | |
| 12/12 and greater | | | | | | X |
| Gambrel ² | | | | | X | |

| Table 8.11 MAXIMUM BUILDING HEIGHT (O-R: Office-Research District) | | | | | | |
|---|---|--------|--------|--------|--------|--------|
| ROOF SLOPE | MAXIMUM BUILDING HEIGHT (Three (3) Stories) | | | | | |
| Slope ¹ | 45'-0" | 49'-0" | 51'-0" | 53'-0" | 55'-0" | 57'-0" |
| Flat Roof to 6/12 (max height to top of parapet) | X | | | | | |
| 6/12 | | X | | | | |
| 7/12 | | | X | | | |
| 8/12 | | | X | | | |
| 9/12 | | | | X | | |
| 10/12 | | | | | X | |
| 11/12 | | | | | X | |
| 12/12 and greater | | | | | | X |
| Gambrel ² | | | | | X | |

⁽¹⁾ All roof slopes are expressed as rise over run.

⁽²⁾ Lower Slope Range: Minimum of 22/12 to Maximum of 30/12
Upper Slope Range: Minimum of 8/12 to Maximum of 12/12