

# LAND MANAGEMENT CODE TEXT AMENDMENT PROPOSAL

Number: 2024-01	Is this a new issue or one previously discussed?	Previously discussed
Version: 1	Is this new text proposed since last discussion in need of initial review?	No
	Is this revised text in need of confirmation that it conforms to prior editorial direction?	Yes
<b>Summary:</b> Amendments to the height and setback provisions in the Industrial districts and to the parking requirements for warehouses.		
<b>Justification:</b> To better reflect the needs of emerging technologies in industrial enterprises, particularly warehousing/distribution centers.		

Existing text to be removed is in ~~strikeout~~. New text to be added is in red. Staff direction is in blue.

## Article 4: Zoning

### Section H. Industrial Districts.

As warehousing/distribution operations become more and more automated, high-density areas are being incorporated with a higher height than was traditionally found in warehousing. The proposed amendment is an attempt to better reflect the changing landscape in this industry. The height in IR remains lower than in IG and I-MU since the IR districts are usually adjacent to residential districts.

#### 4. Height Limitation Chart

	IR	IG	I-MU
Maximum Height	<del>60</del> 100 feet	<del>100</del> 150 feet	<del>9 stories or 100</del> 150 feet

Since we are seeing warehousing operations choosing I-MU zones, staff is recommending creating larger setbacks in the I-MU district. Staff also recommends that the increased setbacks for sites adjoining “R” districts only apply to industrial buildings and warehouses. All of these districts also allow commercial enterprises and the increased setback for those operations seems unwarranted, especially as it is not required for such uses in the commercial zones.

#### 5. Minimum Lot Area, Lot Width, and Yard (Setback) Requirements.

The minimum lot area, lot width, and yard (setback) requirements for industrial districts shall be as stated in the following chart:

Industrial Districts Dimensional Requirements for All Buildings				
Zoning District	Front Yard Depth	Rear Yard Depth	Minimum Width of Side Yards	Number of Side Yards Required
IR	50*	25*	25*	2
IG	50*	25**	25**	2
I-MU	<del>35</del> 50*	25***	<del>15***</del> 25***	2

Notes: \* 100 feet when **an industrial building or warehouse adjoinings** an “R” district  
 \*\* 200 feet when **an industrial building or warehouse adjoinings** an “R” district  
 \*\*\* ~~Where adjoining an "R" district, the setback shall be one foot for each foot of building height, but not less than 35 feet.~~ **150 feet when an industrial building or warehouse adjoins an “R” district**

With the change to more automated operations for warehouse/distribution centers, there are lower employee counts and thus a need for less parking for employee vehicles. Staff is recommending a parking provision based on employees on a shift for custom-built facilities which will include large areas of fully-automated, non-manned areas. That provision is the same as required in Reading, PA, which was brought to our attention as a reasonable provision. For any other operation, the parking requirement would remain the same.

**Article 4: Zoning**  
**Section O. Off-street Parking Requirements**

Use	Required Spaces
Warehouses or Wholesale establishments	<b>For custom-built facilities which will include large areas of fully-automated, non-manned building areas, the parking requirement is one space per 1.2 employees on maximum working shift. For all other facilities, the parking requirement is one space per 2,000 square feet of gross floor area and one space per 200 square feet of net floor area of office and sales floor space.</b>