Industrial Center

The Community Type "Industrial Center" includes both heavy and light manufacturing, from clean and green data handling complexes to manufacturing / extraction / distribution processes or power plants that require careful environmental management. These uses usually require considerable land areas and are set aside from other development for environmental or security concerns, or for reasons of heavy truck traffic flow.

Place Types Included:

Heavy Industrial Center (HIC)
Light Industrial Center (LIC)

Land Use Considerations

Land uses listed for the community type represent typical development in the category. They are not meant to be an exhaustive list of all permitted or conditional uses that would be allowed in the place type.

Factory
Heavy Assembly Plant
Regional Warehouse / Trucking Distribution
Landfill / Quarry
Light Manufacturing and Assembly
Laboratory
Data Handling Plant
Natural Area

Form & Pattern

The form and pattern table displays generalized development characteristics associated with the place type. Working together, these elements reinforce a sense of place and community brand important to distinguishing development in this category from others in the region.

Form & Pattern	
General Development Pattern	Separate Uses
Residential Density	N/A
Non-Residential Intensity	.10-.20 FAR[2]
Prevailing Building Height	1-2 Stories
Transportation Choices	Auto/Trucks/Rail
Typical Block Length	N/A
Open Space Elements	Natural Areas
Street Pattern	Curvilinear
Street Connectivity	Low
Parking Provisions	Surface Lot
Typical Street Cross Section	Suburban

[1](D.U.) - Dwelling Unit [2](FAR) - Floor Area Ratio
[3](S.F.) - Square Feet [4](LF) - Linear Feet



Heavy Industrial Center



Light Industrial Center



Heavy Industrial Center