177 Attachment 6

Town of West Hartford
Standards for Industrial Districts
[Amended 10-28-1969; 12-17-1974; 11-15-1977; 5-13-2014]

District	Lot Area (square feet)	Average Lot Width (feet)	Maximum Floor Area Ratio	Maximum Lot Coverage of All Buildings	Yards and Screening Adjoining Residential Districts				Yards and Screening Adjoining Nonresidence Districts				Maximum Height			
					Front Yard		Side and Rear Yard		Front Yard		Side and Rear Yard		Main Building		Accessory Building	
					Buildings	Parking Areas	Buildings	Parking Areas	Buildings	Parking Areas	Buildings	Parking Areas	Stories	Feet	Stories	Feet
Industrial Park District (IP)	30,000	110	0.4	40%	50 feet, including Type D screening	50 feet, including Type E screening	Same as front yard	Same as front yard	Building line, including Type A screening	10 feet, including Type A screening	20 feet, including Type A screening	—	4	45	1 1/2	15
Exclusive Industrial District (IE)	40,000	150	0.4	40%	Building line, including Type A screening	10 feet, including Type C screening	Each side yard and each rear yard of the main building shall have a width of at least 1/2 of the height of said building, but not less than 15 feet, including Type B screening. Accessory buildings may be erected to within 2 feet of the lot line if any portion of the wall facing the residence district closer than 15 feet to said lot line has no openings for windows, doors or mechanical equipment and if said wall is constructed with brick facing.	Shall be provided with Type C screening	Building line	—	One of the side yards or the rear yard of the main building shall have the width of at least 1/3 of the height of said building, and said yard shall be accessible for fire-fighting purposes. No other side or rear yard is required, but if provided, it shall be at least 4 feet wide.	—	4	45	1 1/2	15
General Industrial District (IG)	Not required	Not required	0.5[1]	50%								—	4	45[2]	1 1/2	15
Restricted Industrial District (IR)			0.5[1]	50%					Building line, including Type A screening	10 feet, including Type A screening	10 feet, including Type A screening, except that parking areas abutting a residential use shall provide Type C screening		4	45[2]	1 1/2	15

NOTES:
[1] For mixed use residential developments in the IG and IR Zones, the maximum floor area ratio may be increased to 1.0 pursuant to § 177-11.
[2] Maximum height may be increased to 55 feet if the first floor of the main building contains banks, retail businesses dealing directly with the consumer on the premises, establishments performing personal services or restaurants with or without alcoholic drink and other establishments serving food and nonalcoholic drink.