

# Medium Industrial I-2



Medium Industrial (I-2) zoning allows for industrial development of buildings up to six stories high or 100 feet and permits a range of uses that are generally less compatible with nearby residential neighborhoods than those of Light Industrial (I-1) zoning.

Because it allows for a range of uses that are less compatible with residential neighborhoods, I-2 zoning is typically applied in industrial districts of residential neighborhoods or adjacent to roads, waterways and lighter industrial areas that can serve as a buffer. I-2 zoning is applied in areas of Newark neighborhoods such as along McCarter Highway and the Passaic River waterfront in North Broadway/Woodside; around S 15th Street in Fairmount; north of Raymond Boulevard in the Ironbound; and in portions of the Newark Industrial District that border Lower Clinton Hill and the Ironbound.

Learn more about the specific [uses](#) that are permitted and prohibited in I-2 zones beginning on page 86.

Learn more about the [size and design of buildings](#) permitted in I-2 zones beginning on page 98.

