

Pueblo County Code - Title 17 - Chapter 17.68 SPECIAL INDUSTRIAL DISTRICT (I-1)

17.68.010 Purpose.

The standards of this district (I-1) are designed to retain and provide areas for the development of manufacturing or wholesaling activities in a park-like atmosphere and to the exclusion of non-compatible uses or operations.

17.68.020 Uses by right.

A use by right is any of the following uses, which are permitted only upon issuance of a zoning permit by the County Zoning Administrator.

Abrasives, mfg. and/or wholesale;

Acid wholesale;

Advertising device, off-premises (see [Chapter 17.116](#));

Advertising display mfg.;

Artificial flower mfg. and/or wholesale;

Athletic equipment, mfg.;

Auto and trailer assembly;

Auto parking;

Auto service station;

Blue printing;

Bottles, wholesale;

Boxes, wholesale;

Braces, orthopedic mfg. and/or wholesale;

Broom and brush, mfg. and/or wholesale;

Building materials, mfg. and/or wholesale;

Business machines, mfg. and/or wholesale;

Casket mfg. and/or wholesale;

Ceramic products, mfg.;

Chemicals, wholesale;

Chemist, analytical and consulting;

Clothing, mfg. and/or wholesale;

Conveyor mfg.;

Cosmetics, mfg.;

Dental and medical laboratory;

Dental and medical supply, mfg. and/or wholesale;

Electric equipment and machine tool mfg. and/or wholesale engraver;

Fire protection equip. and supplies, mfg. and/or wholesale;

Food and beverage mfg. processing, wholesale;

Food products mfg.;

Hardware mfg.;

Heating, conditioning, venting and refrigeration equip. mfg. and/or wholesale;

Hospital equip. and supplies mfg. and/or wholesale;
Hotel equip. and supplies mfg. and/or wholesale;
Jewelry, notions, and novelties mfg. and/or wholesale;
Laboratories, analytical and research;
Leather, artificial or synthetic mfg.;
Medical Marijuana-Infused Products Manufacturer, Medical Marijuana Contiguous Optional Premises Cultivation Operation, and Medical Marijuana Non-Contiguous Optional Premises Cultivation Operation as defined in Section 17.04.040, Definitions and subject to Sections 17.120.210, 17.120.220, and 17.120.230 respectively, in this Title;
Mini-warehouse;
Motion picture studio;
Musical instrument mfg.;
Nursery and greenhouse, wholesale;
Office bldg. on site of industry;
Optical goods mfg.;
Paint and varnish, wholesale;
Paint equip. and supplies mfg., wholesale;
Paper products mfg.;
Pencil mfg.;
Perfume mfg.;
Pharmaceuticals, mfg. and/or wholesale;
Photo-engraving;
Photographic equip. and supplies mfg. wholesale and service;
Picture framing;
Plastic and plastic products mfg.;
Plumbing fixture mfg.;
Printing and publishing co.;
Public utilities;
Restaurant equipment and supplies mfg.;
Retail Marijuana-Infused Products Manufacturer, Retail Marijuana Contiguous Cultivation Facility Operation, Retail Marijuana Non-Contiguous Cultivation Facility, and Retail Marijuana Testing Facility as defined in Section 17.04.040, Definitions and subject to Sections 17.120.210, 17.120.220, 17.120.230, and 17.120.240, respectively, in this Title;
Rope mfg.;
Rubber products mfg.;
Safe mfg.;
Scaffold mfg.;
Scales, comm. mfg.;
School equip. and supplies mfg.;
Service station equip. mfg.;
Sheet metal products, mfg. and/or wholesale;
Sign mfg., repair service;
Soda fountain supplies mfg.;
Sporting goods mfg.;
Springs, mfg.;
Surgical supplies mfg. and/or wholesale;
Textile mfg. and/or wholesale;
Tobacco products, mfg. and/or wholesale;
Vending machine service;

Window equipment and supplies mfg., wholesale.

17.68.030 Uses by review.

A use by review is any of the following uses, other than those uses which come within the purview of Section 17.140.010(F), which are permitted only upon issuance of a Special Use Permit by the Planning Commission.

Airplane beacon, marker or tower;
Airport, private;
Amusement facility;
Associations, clubs and lodges;
Athletic field;
Auction;
Automobile storage yard;
Cabinet, wood working and/or furniture shop;
Car wash;
Crematory;
Charitable institution;
Childcare facility;
Electric power plant;
Gas, medical and industrial, retail, wholesale;
Heliport, commercial;
Natural deposits, extraction and/or processing;
Restaurant;
Telecommunication tower(s);
Trade association, business or industrial.

17.68.040 Lot area.

No parcel of land shall be smaller than twenty thousand (20,000) square feet, nor shall any parcel of land existing in single ownership at the time of passage of this Code henceforth be divided for sale in units smaller than twenty thousand (20,000) square feet.

17.68.050 Lot dimensions.

No parcel of land shall be less than one hundred (100) feet in width or one hundred (100) feet in depth.

17.68.060 Lot coverage.

The total ground area covered by all buildings shall not exceed twenty-five (25) percent.

17.68.070 Floor area ratio.

The gross floor area ratio shall not exceed one-half (1/2).

17.68.080 Building height.

No structure shall exceed forty-five (45) feet in height.

17.68.090 Front yard setback.

No building shall be set back less than fifty (50) feet from the front property line, provided further

the front yard shall be landscaped with lawn, plant materials, and/or trees.

17.68.100 Side yard setback.

No building shall be set back less than twenty-five (25) feet from the side lot line, provided further the side yard shall be landscaped with lawn, plant materials, and/or trees.

17.68.110 Rear yard setback.

No building shall be set back less than twenty-five (25) feet from the rear property line, provided further at least twenty-five (25) percent of the rear yard shall be landscaped with lawn, plant materials, and/or trees.

17.68.120 Parking space.

Off-street parking shall be as provided in Chapter 17.112.

17.68.130 Loading space.

Off-street loading requirements shall be as provided in Chapter 17.112.

17.68.140 Fences, walls and hedges.

No limitation except as provided in Section 17.120.160.

17.68.150 Signs.

Signs shall be provided in Chapter 17.116.

17.68.160 Performance standards.

- A. No sound resulting from the industrial or business activity shall be measurable at the outer boundaries of the parcel.
- B. No vibrations resulting from the industrial or business activity shall be measurable at the outer boundaries of the parcel.
- C. No odors resulting from the industrial or business activity shall be discernible at the outer boundaries of the parcel.
- D. No observable smoke shall be emitted. Only electricity, fuel oil or gas shall be as fuels.
- E. No dust or dirt resulting from the industrial or business activity shall be discernible beyond the outer boundaries of the parcel.
- F. No noxious gases resulting from the industrial or business activity shall be discernible beyond the outer boundaries of the parcel.
- G. No glare or heat shall be discernible beyond the outer boundaries of parcel.

17.68.170 Screening and Buffering.

A. Screening and buffering shall be used to mitigate adverse visual impacts, obscure outdoor storage areas, and to provide for compatibility between dissimilar adjoining uses. Special consideration will be given to the buffering and screening between residential uses and commercial or industrial uses, and in visually sensitive areas. It is not the intent of this Chapter to require screening or buffering of principal structures, or of products displayed for retail sale.

B. Screening and buffering may be accomplished by the use of sight-obscuring plant materials, earth berms, walls, fences, building parapets, building placement or other design techniques. Corrugated metal, doors, or similar "scrap" materials shall not be used for screening and buffering.

C. Screening is required to substantially block any view of material, equipment, or stored vehicles from any point located on a street or adjoining property adjacent to the site. A sight-obscuring fence at least six (6) feet in height is required around the material or equipment.

D. A screening and buffering plan shall be submitted for review by the Pueblo County Department of Planning and Development. This plan shall include a site plan, which specifies all screening and buffering materials, type of landscaping, and elevations to depict compliance with these requirements. Screening and buffering not specifically mentioned in these regulations, but found appropriate and necessary due to unusual conditions on the site, may be required.

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