

Pueblo County Code - Title 17 - Chapter 17.72 LIGHT INDUSTRIAL DISTRICT (I-2)

17.72.010 Purpose.

The standards of this district (I-2) are designed to retain and provide areas for the manufacture, assembly, packaging, warehousing, jobbing and limited retailing of products from previously prepared materials, which by their inherent characteristics and the operations involved are not obnoxious to one another or surrounding uses.

17.72.020 Uses by right.

A use by right is any of the uses permitted in the Industrial-One (I-1) Zone District by right plus any of the following uses, which are permitted upon issuance of a zoning permit by the County Zoning Administrator.

Advertising device, off-premises (see [Chapter 17.116](#));
Agricultural machinery and supplies, retail, wholesale, repair
Airplane, retail, service, wholesale;
Ammunition, wholesale;
Auto garages, U-drive;
Auto, service and body work;
Auto parts and supplies, wholesale;
Auto towing service;
Bag, jobber, retail, wholesale;
Barber supplies mfg., wholesale;
Barrel, retail, wholesale;
Beauty shop equipment mfg., retail, wholesale;
Belting, retail, service, wholesale;
Beverage mfg. bottling, wholesale;
Bicycle mfg., service, wholesale;
Bleaching, cloth;
Bleaching compound, wholesale;
Bluing wholesale;
Boat, pleasure, mfg.;
Boiler and tank, retail, wholesale, service;
Book binding and publishing;
Bottlecaps and seals mfg. wholesale;
Bottle mfg., retail, wholesale;
Bus line shops (garage, repair);
Butcher supplies, mfg., wholesale;
Can, wholesale;
Carbide, retail, wholesale;
Castings, wholesale;
Caustic soda, retail, wholesale;

Celluloid and cellulose, wholesale;
Cement, wholesale;
Cement products, mfg., retail, wholesale;
Chalk, retail, wholesale;
Clay products, mfg. wholesale;
Cleaning compounds, retail, wholesale;
Clothing, cleaning, dyeing and pressing;
Coal, coke and/or fuel yard;
Coal tar distillates or products, retail, wholesale;
Coin machine, mfg., service, wholesale;
Computer equipment, hardware or software, mfg., wholesale
Concrete products, mfg., retail, wholesale;
Contractor's equipment and supplies, retail, wholesale;
Contractor's yard;
Conveyor, mfg., retail, service, wholesale;
Copper, retail, wholesale;
Corrugated metal, wholesale;
Cotton baling and wholesale;
Cotton seed oil, wholesale;
Cotton wadding, wholesale;
Crane, storage yard;
Creosote, wholesale;
Crop dusting equipment yard;
Disinfectant, wholesale;
Distiller, wholesale;
Display designer and shop;
Drawing materials, mfg., wholesale;
Dyestuffs, mfg., wholesale;
Electric plating;
Electronic instruments or devices, mfg., wholesale;
Express storage and delivery station;
Exterminating and fumigating;
Fences, mfg., retail, wholesale;
Fertilizer, wholesale;
Filters, mfg., wholesale;
Firearms, service, wholesale;
Fireproofing materials, mfg., wholesale;
Floor materials, mfg. service, wholesale;
Food and beverage processing, wholesale;
Freight depot;
Frozen food lockers;
Furnaces, service, wholesale;
Furniture, mfg., service, wholesale;
Glass, mfg., wholesale;
Glue, wholesale;
Graphite, wholesale;
Horseshoeing;
Imported goods, wholesale;
Indian goods, wholesale;

Industrial equip., assembly retail, rental, storage, wholesale;
Industrial truck body, retail, wholesale;
Insecticide, retail, wholesale;
Insulation materials, wholesale;
Kerosene, retail, wholesale;
Lawn mower, mfg. service, wholesale;
Lead, wholesale;
Leather goods, custom repairing, mfg., wholesale;
Linen and uniform supply service;
Lubricating compounds, wholesale;
Mail order house;
Manufactured homes, mfg., wholesale;
Matches, wholesale;
Metal polish, mfg., wholesale;
Metal products, wholesale;
Monument, mfg., retail, wholesale;
Motorcycle service, wholesale;
Motor freight company garage;
Oil, wholesale;
Packing and crating service;
Photographic film processing;
Plastic and plastic products, mfg., wholesale;
Printer equip. and supplies, mfg., wholesale;
Racetrack;
Rubber, wholesale;
Rubbish removal equip., yard;
Telemarketing;
Trailer, mfg.; service, wholesale, retail;
Tree service;
Truck parking, service garage;
Veterinarian hospital supplies, wholesale;
Wood pallet, mfg. and wholesale.

17.72.030 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;
Ammonia, retail, wholesale;
Amusement facility;
Asphalt plant;
Athletic field;
Atomic reactor;
Auction (use-by-right until TA 60, 4/17/84);
Auto parts and supplies, retail;
Automobile storage yard (use-by-right until TA 60, 4/17/84);
Boat and RV storage;

Bulk storage of oil, ethanol, methanol, gasoline, and diesel;
Car wash;
Childcare facility;
Chlorine, retail, wholesale;
Concrete and asphalt recycling operations;
Concrete batching or "ready mix" plant;
Concrete mfg. (bulk);
Crematory;
Electric power plant;
Fireworks storage;
Flea market;
Gas, medical and industrial, retail , wholesale;
Gunpowder, wholesale;
Gymnastics academy;
Hair and fur processing, mfg. and/or wholesale;
Heating, air conditioning, and fireplaces, wholesale and retail;
Heliport, commercial;
Landscaping materials, wholesale/retail sales;
Manufactured home, retail sales;
Marine sales and service;
Motor vehicle, retail;
Natural deposits, extraction, processing
Office, as principal use;
Recycling collection center;
Restaurant;
Shooting range, indoor;
Taxidermist;
Telecommunication tower(s);
Tire, retail, service, wholesale;
Trade association, business or industrial;
Welding shop.

17.72.040 Lot area.

No parcel of land shall be smaller than one-half (1/2) acre (21,780 square feet), nor shall any parcel of land existing in single ownership at the time of passage of the Code henceforth be divided for sale in units smaller than one-half (1/2) acre (21,780 square feet).

17.72.050 Lot dimensions.

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

17.72.060 Lot coverage.

No requirement.

17.72.070 Floor area ratio.

The gross floor area ratio shall not exceed one (1).

17.72.080 Building height.

The height of any structure shall not exceed sixty (60) feet.

17.72.090 Front yard setback.

Except as provided in 17.120, all buildings shall be setback not less than twenty (20) feet from the front property line.

17.72.100 Side yard setback.

A principal structure shall provide side yards of fifteen (15) feet, and, except as provided in Section 17.120.020, an accessory building shall be set back from the side lot line at least five (5) feet.

17.72.110 Rear yard setback.

A principal structure shall be set back at least (15) feet from a rear lot line, and, except as provided in Section 17.120.020, an accessory building shall be set back from a rear lot line at least five (5) feet.

17.72.120 Parking space.

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

17.72.130 Loading space.

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

17.72.140 Fences, walls and hedges.

Fences, walls and hedges shall be as provided in Section 17.120.160.

17.72.150 Signs.

Signs shall be as provided in Chapter 17.116.

17.72.160 Performance standards.

- A. Sounds resulting from the industrial or business activity, as measured at the outer boundaries of the parcel, shall not exceed the decibel levels established in C.R.S. 25-12-103, as now enacted or amended;
- B. No vibration resulting from the industrial or business activities shall be measurable at the outer boundaries of the parcel;
- C. No obnoxious or noxious odors resulting from the industrial or business activities shall be discernible at the outer boundaries of the parcel;
- D. The emission of any air pollutant resulting from the industrial or business activities shall not exceed levels established for stationary sources in the Colorado Department of Public Health and Environment's Regulation No. 1;
- E. No noxious gases resulting from the industrial or business activity shall be discernible at the outer boundaries of the parcel;
- F. No glare of heat shall be discernible beyond the outer boundaries of the parcel;

- G. Industrial wastes shall be so deposited, stored, and transmitted from the parcel as to not be objectionable to adjacent properties or create a public nuisance;
- H. All outdoor storage areas shall be suitably fenced.

17.72.170 Screening and buffering

- A. Screening and buffering shall be used to mitigate adverse visual impacts, dust, noise, or pollution, 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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