

Pueblo County Code - Title 17 - Chapter 17.80 HAZARDOUS WASTE INDUSTRIAL OVERLAY DISTRICT (I-4)

17.80.010 Overlay zones.

The I-4 zone district consists of seven distinct subzones or overlays. Approval of each overlay shall require a map amendment. Two or more overlays may be approved on the same parcel of land at the same or separate times. The overlays of the I-4 zone district shall not be applied to any other zone district. The seven overlays shall be as follows:

- A. Hazardous waste treatment facility with on-site disposal.
- B. Hazardous waste treatment facility without on-site disposal.
- C. Hazardous waste storage facility.
- D. Hazardous waste resource recovery facility.
- E. Hazardous waste research and development facility.
- F. Hazardous waste transfer facility.
- G. Hazardous waste testing laboratory.

17.80.020 Purpose.

The standards of this District (I-4) are designed to provide for the treatment, storage, research, resource recovery, and transfer of hazardous waste, which because of the nature and effects of products used or processed, should not be located in proximity to residential and business uses.

17.80.030 Uses by right.

A use by right is any of the following uses, which are permitted upon issuance of a zoning permit by the County Zoning Administrator and upon compliance with any conditions imposed by the Board upon approval of the Zone District.

- A. Farming and ranching prior to commencement of hazardous waste treatment, storage, research, transfer or disposal;
- B. Development as set forth in an application for one or more overlay zones which are specifically and individually approved.

17.80.040 Uses by review.

A use by review is a use which meets all of the following criteria and is permitted only upon issuance of a Special Use Permit by the Planning Commission:

- A. The use is primarily manufacturing, transportation or service oriented;
- B. There is a direct relationship between the use and the hazardous waste facilities in the overlay zone(s); and
- C. The public health, safety and general welfare are promoted by the use at the hazardous waste facility.

17.80.050 Minimum lot area.

No parcel of land shall be smaller, nor subdivided into parcels smaller than set forth in the following table:

Overlay:	1	2	3	4	5	6	7
Min. lot area (acre)	160	40	40	40	5	5	5

17.80.060 Lot dimensions.

The following table shall be the minimum dimensions for parcel widths and depths:

Overlay:	1	2	3	4	5	6	7
Width (feet)	1,320	660	660	660	330	330	330
Depth (feet)	1,320	660	660	660	330	330	330

17.80.070 Lot coverage.

No requirement.

17.80.080 Floor area ratio.

The gross floor area ratio shall not exceed that shown in the following table:

Overlay:	1	2	3	4	5	6	7
Floor area ratio	None	0.5	0.5	0.5	1.0	1.0	1.0

17.80.090 Building height.

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

17.80.100 Application requirements.

It is the desire of the county, to the extent practical, to be consistent with applicable State and Federal permit application requirements for hazardous waste facilities. RCRA means the Resource Conservation Recovery Act. The Commission and Board may require such additional information as deemed necessary to make an informed recommendation or decision. The Commission or Board shall not be bound by regulation variances granted by the U.S. Environmental Protection Agency or by the Colorado Department of Public Health and Environment pursuant to Subpart 100.43(e) Permit Regulation of the Colorado Hazardous Waste Regulations.

Each applicant for an I-4 Zone District overlay shall submit a standard map amendment application. In addition, the applicant shall submit with the map amendment application twenty-five (25) copies of the following information.

Overlay

- (1) Application for Certificate of Designation.
- (2) Application for RCRA Subpart B Permit.
- (3) Application for RCRA Subpart B Permit.
- (4) Application for RCRA Subpart B Permit.
- (5) Application for RCRA Subpart B Permit.
- (6) Application for RCRA Subpart A Permit.
- (7) Information as set forth in Exhibit "A" of Resolution 84-Z 59.

Source URL: <http://pueblo.org/government/county/code/title17/chapter17-80>