



Part II

Section 15

GI – General Industrial

PART II, SECTION 15: GI - GENERAL INDUSTRIAL

All new non-residential development shall be PUD. (See Part II, Sec 16)

A. INTENT

Areas for research, warehousing small product assembly and manufacturing and distribution facilities with minimal environmental impact noise, lights and vibrations confined to the site upon which the principal use is located.

B. USES PERMITTED BY RIGHT INCLUDING THE FOLLOWING BUT SHALL NOT BE LIMITED TO:

1. Any use permitted by right in the LI - Light Industrial District.
2. Any industrial or manufacturing operations with incidental onsite sales and in compliance with all current Federal, State, and local standards/regulations regarding air, ground water, dust, smoke, fumes, gas, noxious odors or noise.
3. Automobile Graveyard.
4. Commercial storage areas (see Subsection E of this Section).
5. Concrete, asphalt or mortar batching plants.
6. Junkyard.
7. Public and private storage areas except hazardous material storage.
8. Recycle/Trash transfer facility.
9. Truck terminals and loading areas.
10. Utility service facility.

C. USES PERMITTED BY SPECIAL REVIEW

1. Aircraft related recreational facilities.
2. Airport and heliports.
3. Caretaker residence.
4. Cellular Communication Facilities Standards (see Part II, Section 18 - Uses Permitted by Special Use Review).
5. Chemical storage, transfer and disposal facilities.

6. Firing Range – indoor and outdoor.
7. Hazardous material product distribution and storage.
8. Major facilities of a public utility.
9. Public, private and multiple use wastewater treatment and water storage facilities for domestic use in excess of five thousand (5,000) gallons.
10. Public and private sanitary landfill.
11. Radio, television and telephone transmitting stations.
12. Temporary construction offices – Administrative Special Use approval similar to Group Homes, bonding may be required.
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D. MINIMUM AREA AND YARD SETBACK REQUIREMENTS

1. Minimum lot width 100 feet
2. Minimum front yard setback and minimum yard setback for land abutting a street 40 feet
3. Minimum side and rear yard setbacks: Adjoining uses allowed in G1: in accordance with the Uniform Building Code.
Adjoining uses allowed in B, C, or LI: 25 feet
Adjoining uses allowed in Residential or Agriculture. 75 feet
4. Maximum building height 60 feet
5. Corner lots must meet front yard setback requirements on each side the yard borders a public or private road, a vehicle right-of-way or a vehicle easement.

E. FENCES, HEDGES AND WALLS

1. Fences, hedges and walls shall be permitted in this district and do not have to comply with the minimum setbacks of the zone district.
2. Vision Clearance Triangle – No fence, wall, hedge, vegetation, or other obstruction over 42" in height shall be erected, placed or maintained within a 25' (40' for collectors and arterials), visual clearance triangle formed by the property line, immediately adjacent to a street, road, or non-residential driveway.

3. Fences, hedges and walls shall not exceed eight (8) feet in height and shall not exceed four (4) feet in height when located in required front yards.
4. Outdoor storage shall be concealed by a solid fence or, wall at least six (6) feet in height.

F. GENERAL REQUIREMENTS

1. Road Requirements: Roads must meet all requirements of the Elbert County Road and Bridge Standards. Certified approval of roads must be obtained prior to issuance of the 1st building permit.
2. Parking Requirements: See Section 21 of these Regulations.
3. Sign Requirements: See Section 21 of these Regulations.
4. Landscape Requirements: Each parcel or tract shall be landscaped in accordance with an approved landscaping plan. The areas landscaped shall be inclusive of, but not limited to, the required front yard, parking areas and other required areas. Landscape plan must employ xeriscape technology. Use of native plants and trees is strongly encouraged.
5. Water and Sanitation Facility Requirements: Use must be served by a central water and sanitation facility approved by the Elbert County Building Department and Colorado State Health Department.
6. Utility Requirements: All distribution and/or service lines for all utilities, must be underground installation, unless a Variance or Special Use is granted by Elbert County for overhead installation.
7. Additional Requirements:
 - a. All roof mounted equipment shall be properly screened, solar collectors and solar heaters are exempted.
 - b. All uses shall be in accordance with an approved site plan.