

Section 5.36 SWM-1 Solid Waste Management District

5.3601 PURPOSE

The purpose of this district is to provide for the location of uses including and generally compatible with the collection of solid waste material for transport to processing facilities.

5.3602 PERMITTED USES - Use By Right subject to any minimum standards as listed in Section 8.01 of these regulations

1. Non-processing Transfer Station
2. Yard Waste and Compost Collection Facility
3. Sorted Recyclables Collection Facility
4. White Goods Collection Facility
5. Radio and Television Studios and Broadcasting Stations
6. Auto body Shops {Minimum Standards apply}
7. Outdoor storage yards and lots and contractor's storage yards in conjunction with an affiliated office provided that this provision shall not permit wrecking yards or yards used in whole or in part for a scrap or salvage operation. Minimum standards for contractor's yards apply.
8. Welding shops
9. Office Warehouse
10. Portable Storage Containers Use for Storage
11. Outdoor Display Pre-Assembled Building, Pool & Playground Equipment
12. Book binderies
13. Cellophane products manufacturing
14. Cleaning and dyeing works
15. Electrical parts, assembly and manufacturing
16. Fiber products and manufacturing
17. Furniture manufacturing
18. Garment manufacturing
19. Foundry casting and extruding mills of lightweight nonferrous metal
20. Millwork and wood product manufacturing
21. Sheet metal products
22. Television and radio broadcasting transmitters
23. Tool manufacturing
24. Toy manufacturing
25. Well drilling services
26. Public Utility Facilities
27. Glass products manufacturing
28. Paint manufacturing and treatment
29. Shop fabricating and repair
30. Structural fabrication (steel and concrete)
31. Tire retreading, recapping or rebuilding
32. General, multi-use office buildings of 40,000 square feet of gross floor area or less

5.3603 ADMINISTRATIVE PERMITS

- A. Mobile Food Trucks when meeting the Minimum Standards for Specific Uses outlined in Section 8.01 of these regulations. (amended 01/03/2017 2016-380-ZC OCS#17-3659)

In keeping with the stated purpose of creating the solid waste management district, after the Adoption of this ordinance, the following Public Utility Facilities, Utility and/or uses that were not previously issued a permit or in operation shall be a permitted use only in the Solid Waste Management District (SWM-1 or SWM-2): Non-processing Transfer Station, Yard Waste and Compost Collection Facility, Sorted Recyclables Collection Facility, and White Good Collection Facility.

5.3604 PROHIBITED USES

The processing of any waste materials except for the limited processing permitted by Non-processing Transfer Stations is expressly prohibited.

5.3605 SITE AND STRUCTURE PROVISIONS

- A. Maximum Building Size - The maximum building size in the SWM-1 District shall be forty thousand (40,000) square feet.
- B. Minimum Lot Area
No new lot shall be created that is less than twenty thousand (20,000) square feet in area.
- C. Minimum Area Regulations applicable except where more specific standards are required as per Section 8.01- Minimum Standards for Specific Uses
 1. Minimum Lot Width - For each zoning lot provided with central water and sewerage facilities, the minimum lot width shall not be less than one hundred (100) feet.
 2. Street Planting Areas - All areas along the street(s) or road (or roads) which a property abuts shall comply with the standards of Section 7.0106 "Street Planting Areas" of these regulations.
 3. Side and Rear planting areas - All areas located along the side and rear interior property lines shall comply with the Section 7.0107 "Side and Rear Buffer Planting Area Requirements" of these regulations.
 4. Transitional Yard - Where SWM-1 District adjoins a residential district, transitional yards shall be provided in accordance with paragraphs 1 and 2 listed above or the following regulations whichever is more restrictive:
 - a. Where lots in SWM-1 District front on a street and at least eighty (80) percent of the frontage directly across the street between two (2) consecutive intersecting streets is in a residential district, the setback regulations for the residential district shall apply to the said lots in the commercial district.
 - b. In SWM-1 District, where a side lot line coincides with a side or rear lot line of property in an adjacent residential district, a yard shall be provided along such side lot line. Such yard shall be equal in dimension to the minimum side yard which would be required under this ordinance for a residential use on the adjacent property in the residential district.

- c. In SWM-1 District, where a rear lot line coincides with a rear or side lot line of property in an adjacent residential district, a yard shall be provided along such rear lot line. Such yard shall be equal in dimensions to the minimum rear yard which would be required under this ordinance for a residential use on the adjacent property in the residential district.
- d. In SWM-1 District, where the extension of a front or side lot line coincides with the front line of an adjacent lot located in a residential district, a yard equal in depth to the minimum setback required by this ordinance on such adjacent lot in the residential district shall be provided along such front or side lot line for a distance of at least 25 feet, including the width of any intervening alley from such lot in the residential district.
- e. Where a building is taller than 25 feet in height, one additional foot of setback shall be required in each yard. Each façade is measured separately and the additional depth is required perpendicular to that façade.
- f. The following specific permitted uses will require a 200 foot setback from the property line to any active portion of the operation, the outer 100 feet of which will be a no cut buffer:
 - 1. Non-processing Transfer Station
 - 2. Yard Waste and Compost Collection Facility
 - 3. Sorted Recyclables Collection Facility
 - 4. White Goods Collection Facility.

D. Maximum Lot Coverage

The lot coverage of all principal and accessory buildings on a zoning lot shall not exceed fifty (50) percent of the total area of the lot. However, parking and landscape requirements for the intended use must be met in all instances. Therefore, maximum lot coverage may in some cases be less.

E. Height Regulations

No building or dwelling for residential or business purposes shall exceed forty-five (45) feet in height above the natural grade of the property at the location of the structure or base flood elevation as established in Flood Ordinance 791, whichever is higher.

F. Design criteria

- 1. Landscaping - All Landscaping shall be in compliance with the provisions of Section 7.01 of these regulations
- 2. Signage - All signage shall be in compliance with Section 7.02 of these regulations
- 3. Lighting - All site lighting shall be in compliance with Section 7.03 of these regulations
- 4. Parking/Loading - All parking and loading will be in compliance with Section 7.07 of these regulations