

Section 5.37 SWM-2 Solid Waste Management District

5.3701 PURPOSE

The purpose of this district is to provide for the location of uses including and generally compatible with the transport, processing, treatment, of solid waste materials.

5.3702 PERMITTED USES - Use By Right subject to any minimum standards as listed in Section 8.01 of these regulations

1. All uses permitted in the SWM-1
2. Septage Treatment Facility
3. White Goods Processing Facility
4. Waste Tire Collection and Processing Facility
5. Construction and Debris landfill
6. Separation Facility (Recycling Facility)

5.3703 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 uses shall be a permitted use only in the Solid Waste Management District-2 (SWM-2): White Goods Processing Facility, Waste Tire Collection and Processing Facility, Construction and Debris Landfill and Separation Facility (Recycling Facility). A Septage (sludge) Treatment Facility use, heretofore considered to be a permitted Public Utility Facilities and/or Utility use in the I-2 Industrial District, may continue to be located as such use in the I-2 Industrial District.

5.3704 PROHIBITED USES

The processing of any waste materials except in accordance with Permitted Uses identified in Section 5.3602 is expressly prohibited.

5.3705 SITE AND STRUCTURE PROVISIONS

- A. Maximum Building Size – The maximum building size in the SWM-2 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-2 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-2 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-2 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-2 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-2 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
 5. Septage Treatment Facility
 6. White Goods Processing Facility
 7. Waste Tire Collection and Processing Facility
 8. Construction and Debris landfill

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