

Title 17 ZONING

Chapter 17.16 LAND USE DEVELOPMENT STANDARDS

17.16.110 Waste management uses.

(Refer to zoning district land use table)

A. Construction/Demolition Landfill.

1. Lot Size. The minimum lot area shall be one acre.
2. Setback. The facility, including any structures or unloading areas, shall not be located within one hundred fifty feet of any residential zoning district boundary or within one hundred fifty feet of any residential structure.
3. Landscape Buffer Yard. Along all residential zone districts and districts permitting residential use, screening in the form of landscape buffer yard Standard D shall be applied along common property lines.
4. Street Standard. Driveway access can be from any local street, provided that street is not bounded by any residential zoning district from the driveway access point to the street's intersection with a collector street or a street designated on the major street plan. A traffic impact study shall demonstrate that traffic generated to/from the site will only use streets where the existing level of service (LOS) is "D," and it is forecasted to remain at a LOS D or better with the proposed landfill traffic.

B. Medical Waste.

1. Lot Size. The minimum site area shall be five acres.
2. Street Standard. Driveway access can be from any local street, provided that street is not bounded by any residential zoning district from the driveway access point to the street's intersection with a collector street or a street designated on the major street plan.
3. Setback. All buildings, structures, storage containers and areas, and vehicle loading/unloading areas shall be located a minimum of one hundred feet from any property line, two hundred fifty feet from any residential zoning district boundary, and five hundred feet from any residential structure.
4. Landscape Buffer Yard. Along all residential zone districts and districts permitting residential use, screening in the form of landscape buffer yard Standard D shall be applied. In addition, the entire facility shall be enclosed by a chain-link-type fence at least eight feet in height. The fence shall be patrolled each day to remove all windblown debris captured by the fence.
5. All loading, unloading, compacting, sorting, processing or storage shall take place within a completely enclosed building. (Ord 18-1268 § 1 (part), 1998; Ord. 96-555 § 4.2(I), 1997)

EXHIBIT A