

Title 17 ZONINGChapter 17.16 LAND USE DEVELOPMENT STANDARDS

17.16.210 Waste management special exceptions.

(Refer to zoning district land use table)

The applicant shall submit to the board of zoning appeals a detailed description of the management procedures of the facility.

A. Construction/Demolition Landfill.

1. **Setback.** The facility shall not be located within one hundred feet of any residential zone district or district permitting residential use, and further the facility shall not be located within two miles of the property line of any school or park.
2. **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.
3. **Street Standard.** At a minimum, the construction/demolition landfill uses shall have driveway access on nonresidential collector streets.

B. Sanitary Landfill.

1. **Lot Size.** The minimum lot area shall be one hundred acres.
2. **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.
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.** At a minimum, driveway access shall be from a collector street. The collector street shall not be bounded by any residential zoning district from the driveway access point to the street's intersection with an arterial. 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.

C. Waste Transfer.

1. **Lot Size.** The minimum site area shall be ten 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. 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 waste transfer traffic.
3. **Setback.** All buildings, structures, storage containers and areas, and vehicle loading/unloading areas shall be located a minimum of one hundred fifty feet away from any residential zoning district boundary or 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. (Amdt. 1 (part) with Ord. BL-86 § 2, 2000; Ord. 98-1268 § 1 (part), 1998; Ord. 96-555 § 4.3(G), 1997)

EXHIBIT B