

Zone District: Heavy Industrial (HI)

Purpose

The purpose of the HI district is to retain and provide areas for industrial and primary manufacturing uses that use or produce products or conduct operations that generate dust, noise, or pollution, or that may have visual or other adverse impacts that are not compatible with dissimilar uses.

Dimensional Standards

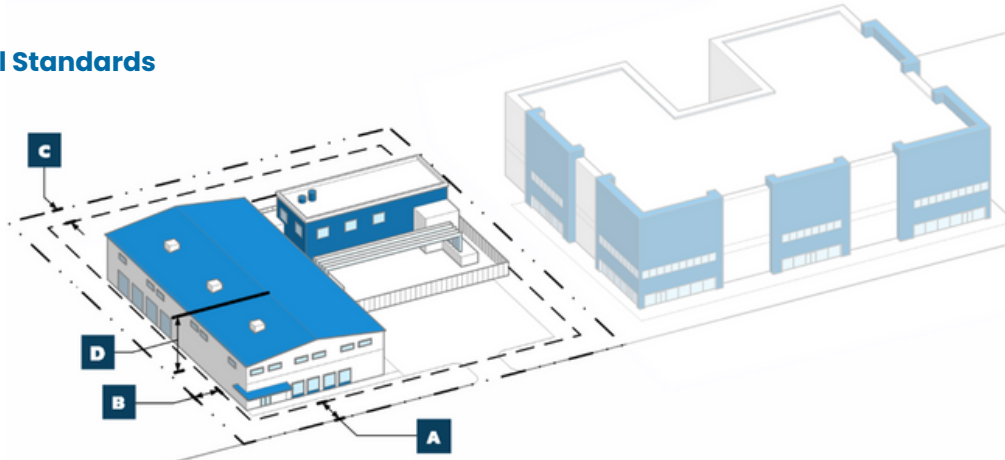


Table 17.02.29: CC Lot and Building Standards				
SF = Square Feet FT = Feet DU = Dwelling Unit AC = Acre N/A = Not Applicable				
Lot Standards			Accessory Building Setbacks (Minimum)	
Lot Area, Minimum	1 AC		Front	25 FT
Lot Width, Minimum	100 FT		Street Side	5 FT
			Rear	5 FT
Principal Building Setbacks (Minimum)			Coverage (Maximum)	
A	Front	20 FT	Building Coverage	N/A
B	Side [1]	15 FT	Building Height (Maximum)	
C	Side [2]	15 FT	D	All Buildings
				60 FT

Additional Standards

- (i) Sounds resulting from the industrial or business activity, as measured at the outer boundaries of the development site, shall not exceed the decibel levels established in C.R.S. 25-12-103, as now enacted or amended;
- (ii) No vibration resulting from the industrial or business activities shall be measurable at the outer boundaries of the development site;
- (iii) No obnoxious or noxious odors resulting from the industrial or business activities shall be discernible at the outer boundaries of the development site;
- (iv) The emission of any air pollutant resulting from the industrial or business activities shall not exceed levels established for stationary sources in the Colorado Department of Public Health and Environment's Regulation No. 1;
- (v) No noxious gases resulting from any industrial or business activity shall be discernible at the outer boundaries of the development site;
- (vi) No glare of heat shall be discernible beyond the outer boundaries of the development site;
- (vii) Industrial wastes shall be deposited, stored, and transmitted from the development site so as to not be objectionable to adjacent development sites or create a public nuisance; and
- (viii) All outdoor storage areas shall be suitably screened in accordance with §17.04.030, Screening

Other Applicable UDC Sections

Development shall comply with all applicable sections of this UDC. Cross-references to some of the key sections are provided below.

Section	Section Reference
Use Regulations	Chapter 17.03
Floodplain	17.04.010
Off-Street Parking and Loading	17.04.020
Screening	17.04.030
Outdoor Lighting	17.04.040
Subdivision Design	17.04.050
Residential Adjacency Standards	17.04.070
Site and Building Standards	17.04.080
Clear Sight Triangle	17.04.090
Signs	Chapter 17.05

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Permitted Uses

M = Zoning Compliance Review (Marijuana) H = Zoning Compliance Review (Hemp) D = Designated Activity of State and Local Interest
E = Mining & Extraction Permit W = Hazardous Waste Incinerator or Processor

Agricultural Uses	Retail Sales	Natural Resource Extraction (E)
1 Agricultural Processing	22 Retail Sales, Small	39 Mining or Extraction Processing
2 Nursery	Transportation	40 Mining or Extraction
3 Hemp Establishment (H)	23 Freight Depot	Storage, Warehousing and Wholesale
4 Roadside Sale Stand	24 Parking Lot	41 Warehouse
5 Sawmill	25 Parking Structure	Utilities and Renewable Energy (D)
Community & Cultural Facilities	26 Truck Stop	42 Electric Power Plant
6 Crematory	Vehicle Equipment	43 Medium-Scale Solar Facility
7 Cultural Facility	27 Car Wash	44 Nuclear Power Facility
8 Emergency Facility	28 Rail Car Storage, Repair and Restoration	45 Utilities
9 Exhibition Center	29 Vehicle Repair, Major	Waste and Salvage
Educational Facilities	30 Vehicle Repair, Minor	46 Hazardous Waste Incinerator or Processor (W)
10 Trade School	31 Vehicle Sales, Rental, and Leasing, Heavy	47 Recycling Collection Center
Parks and Open Space	32 Vehicle Sales, Rental and Leasing, Light	48 Recycling Processing Center
11 Parks and Playgrounds	33 Vehicle Service Station	Wireless Communication Facilities (WCF)
Marijuana (M)	34 Vehicle Repair, Agriculture	49 Attached WCF 50 Tower, Collocation
12 Medical Marijuana Cultivation- Indoor	Industrial Services	Accessory Uses
13 Medical Marijuana Products Manufacturer	35 Contractor's Yard	51 Concession Stand
14 Medical Marijuana Testing Facility	36 Industrial Sales and Services	52 Food Truck
15 Medical Marijuana Transporter	Manufacturing, Assembly or Processing	53 Greenhouse
16 Retail Marijuana Cultivation - Indoor	37 Manufacturing, Heavy	54 Outdoor Commercial Storage
17 Retail Marijuana Products Manufacturer	38 Manufacturing, Light	55 Solar Energy Facility
18 Retail Marijuana Testing Facility		56 Wind Energy Facility
19 Retail Marijuana Transporter		
Office		
20 Flex Building		
21 Laboratory and/or Research Facility		

Special Use Permit

Recreation and Entertainment	Telecommunications	Wireless Communication Facilities WCF
1 Shooting Range, Indoor	5 Broadcast Tower Facilities	10 Tower, New
Transportation	Waste and Salvage	Accessory Uses
2 Airport or Heliport, Private	6 Composting Facility	11 Dwelling, Caretaker's Accessory
3 Heliport, Commercial	7 Hazardous Waste Facility	
Storage, Warehousing and Wholesale	8 Junkyard	
4 Hazardous Storage	9 Solid Waste Transfer Station	

Temporary Use Permit

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| 1 Laydown Yard | 2 Meteorological Tower |
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*This document is a summary of the above zoning district. Please refer to the [Pueblo County Unified Development Code](#) for a comprehensive overview for this zoning district.