

SECTION 14            GI - GENERAL INDUSTRIAL DISTRICT

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**1401**    Intent *(Amended 8/11/09)*

To provide areas for office, research, warehousing, and product assembly, manufacturing and distribution facilities located to efficiently utilize public investment in infrastructure and to exercise economies of scale. Adequate facilities, such as roads, water and sanitation, fire protection, emergency service, and public utilities shall be available to serve the development. Growth should occur in a phased and contiguous manner to save on the costly, premature extension of basic infrastructure.

Development within this district is intended for use by the largest manufacturing operations, heavy equipment, construction and fuel yards, major transportation terminals and other basic industrial activities required in an urban economy, in accordance with the intent of the Douglas County Comprehensive Master Plan, as amended.

The GI zone district is characterized by office, warehousing, assembly, and distribution. By their very nature these uses may emit more noise, dust, fumes, odors, refuse, smoke, vapor, lights, and vibration and other environmental pollutants than permitted in the light industrial district; however, all such impacts shall be mitigated in accordance with applicable County, State, and federal regulations. Any other impacts shall be mitigated to the maximum extent possible. Traffic to and from the district may be intensive. Development or use of land in this district is permitted only in accordance with the provisions herein. Land disturbance activities may require permit(s).

**1402**    Principal Uses *(Amended 7/8/08)*

The following uses shall be allowed upon the approval of, and in accordance with, a Site Improvement Plan in accordance with Section 27 of this Resolution. The Director may determine other similar uses as appropriate. *(Amended 10/14/02)*

1402.01    All principal uses in the LI district

1402.02    Utility - major facility

**1403**    Accessory Use *(Amended 7/8/08)*

The following shall be allowed only when a principal use has been established on the lot:

1403.01    Residence – single or multifamily for management or employee/s only

1403.02    Antenna

**1404 Uses Permitted by Special Review (Amended 4/28/15)**

The following uses are permitted, upon approval by the Board, in accordance with Section 21 Use by Special Review and Section 27 Site Improvement Plan, of this Resolution.

- 1404.01 Batch Plant – concrete, asphalt, or mortar (not including temporary batch plants; see Douglas County’s Grading, Erosion, and Sediment Control Manual, as amended, for processing details)
- 1404.02 Chemical and hazardous material storage/transfer/disposal facility
- 1404.03 Firing range - outdoor
- 1404.04 Heliport
- 1404.05 Jail/correctional facility
- 1404.06 Junk/scrap yard
- 1404.07 Landfill - private/public
- 1404.08 Mining, quarry, sand and gravel pit or similar extractive land use
- 1404.09 Propane distribution/storage facility
- 1404.10 Recycle/trash transfer facility
- 1404.11 Satellite earth station that exceeds the zone district height limitation or exceeds minimum health standards (Amended 4/24/02)
- 1404.12 Telecommunication equipment (*excluding whip type antennas*) that exceed the zone district height limitation or exceed minimum health standards.

1405 Minimum Lot Area: none

1406 Water and Sanitation Requirement

All uses shall be served by a central water and sanitation facility.

Use of individual wells and individual septic systems may be permitted provided:

- the subject land is located within the boundaries of a special district providing water and sewer service;

- the district's water or sewer lines are not within 400' of the subject land [§32-1-1006(1)(a)(I) C.R.S.], or if within 400' physical connection is not possible due to lack of legal access to lines;
- the proposed use is a low-water-demand use, as determined by the Director; and
- the district authorizes the use of wells. (Amended 4/12/00)

#### 1407 Utilities

All public utility distribution lines shall be placed underground.

#### 1408 Land Dedication

A portion of the gross site area shall be dedicated to Douglas County for public use, or cash-in-lieu of land as required by the Douglas County Subdivision Resolution.

#### 1409 Street Standards and Stormwater Improvements (Amended 7/8/08)

Construction of paved streets shall be in accordance with the Douglas County Roadway Design and Construction Standards, Storm Drainage Design and Technical Criteria manual, and other applicable County regulations.

#### 1410 Parking Standards

Parking shall be provided as shown on the approved Site Improvement Plan, prepared in accordance with Sections 27 Site Improvement Plan and 28 Parking Standards, of this Resolution.

#### 1411 Landscaping Requirement

Each lot shall be landscaped as shown on the approved landscape plan prepared in accordance with Section 27 Site Improvement Plan, of this Resolution. Areas to be landscaped include the lot area within the required setback from the street, parking areas, and other areas as required.

#### 1412 Minimum Setbacks

SETBACK FROM:				
Street	LSB/B/C	LI	GI	RES/AG/OS
Regional/major arterial: 75'	50'	25'	No setback	75'
Minor arterial: 40'				
Collector/local: 20'*				

\* No parking shall be located within this setback.

The setback is measured from the lot line to the wall of the structure horizontally and perpendicular to the lot line. (See illustration in the Definition Section.)

### 1413 Encroachments

- 1413.01 A cornice, canopy, eave, fireplace, wing wall or similar architectural feature may extend 3 feet into a required setback. Fire escapes may extend 6 feet into a required setback.
- 1413.02 A building permit shall not be issued for any structure which is to be located within an easement unless written approval by the easement holder(s) is provided.
- 1413.03 Utility distribution lines and related equipment commonly located along property lines may be located within a required setback. A neighborhood substation, or gas regulator/meter station shall meet the required setbacks.

### 1414 Building Height

Maximum building height: 60 feet

- 1414.01 The maximum building height shall not apply to belfries, cupolas, penthouses or domes not used for human occupancy, roof-mounted church spires, chimneys, skylights, ventilators, water tanks, silos, parapet walls, cornices, antennas, utility poles and necessary mechanical appurtenances usually carried above the roof level.
- 1414.02 The maximum height of a roof-mounted church spire shall not exceed 1.62 times the height of the church. The church height shall be measured from the main level finished floor (*walk-out level excluded*) to the highest roof peak. The height of the roof-mounted spire shall be measured from the top of the spire to the finished floor of the lowest walkout level of the church. (*refer to Section 36 building height definition - spire height calculation*)
- 1414.03 The maximum height of a parapet wall shall be established on the approved Site Improvement Plan based on overall mass and bulk and its compatibility with the surrounding area. (*Amended 4/28/15*)
- 1414.04 The height of an antenna shall be no greater than the distance to the nearest lot line except, engineered structures which shall be in compliance with the minimum setbacks. (*refer to Section 27A for cell sites and Section 21 for telecommunication facilities*)
- 1414.05 All roof-mounted equipment (*mechanical, ventilating, antennas*) shall be properly screened, with the exception of solar collectors/heaters.

## 1415 Fencing Standards

Fencing shall be allowed, as shown on the approved Site Improvement Plan, in accordance with the following standards:

- 1415.01 Fences, walls, or hedges shall not be erected in the public right-of-way, but shall be allowed within the setback, on private land. A building permit is required for any retaining wall greater than 4 feet including footer, in height or a fence greater than 6 feet in height, or as required by the Building Code, as amended and adopted by Douglas County. *(Amended 12/18/12)*
- 1415.02 Solid fences, walls, or hedges shall not exceed 4 feet in height when located within the required setback from a street except when a fence is required in order to conceal outside storage. Then the fence may exceed 4 feet in height for no more than 50% of the lineal frontage of the lot. Fences extending above 6 feet, to a height of 10 feet, may be permitted through the Site Improvement Plan approval process. *(Amended 4/28/15)*
- 1415.03 Fences, walls, or hedges shall be erected and maintained in a manner which does not obstruct the vision of automobile traffic on the adjacent streets, rights-of-way, or driveways in accordance with the Douglas County Roadway Design and Construction Standards manual.
- 1415.04 Fences, walls or hedges shall be maintained in good structural or living condition. The landowner is responsible for the repair or removal of a fence, wall or hedge, which constitutes a safety hazard, by reason of inadequate maintenance, dilapidation, obsolescence or abandonment, or which constitutes a zoning violation.
- 1415.05 Fences constructed of woven wire or ornamental iron which are a minimum of 80% open may be constructed with no height limitation; however, a building permit may be required for any fence greater than 6 feet in height, or as required by the Building Code, as amended and adopted by Douglas County. *(Amended 4/9/19)*
- 1415.06 Fences or walls shall be designed and maintained so that they are architecturally harmonious with the principal structures on the lot, or when abutting a residential zone district, such fence shall be of wooden or masonry construction or other screening material as approved through the Site Improvement Plan process. *(Amended 4/28/15)*
- 1415.07 Electric fences that are part of a non-lethal alarm notification system may be permitted only upon the approval of, and in accordance with, a Site Improvement Plan in compliance with the following standards: *(Amended 4/9/19)*

- 1415.07.01 A non-electric perimeter fence at least six (6) feet tall must surround the exterior of an electric fence. Except for gates, the perimeter fence shall be located not less than six (6) inches from the electric fence.
- 1415.07.02 Warning signs, notifying the public of the existence of the electric fence, shall be posted in a conspicuous manner on the property and at intervals of not less than 30 feet. Warning signs shall have a minimum letter size of two (2) inches and shall include the international symbol for high voltage.
- 1415.07.03 A key box or other approved method with a mechanism that allows emergency services personnel to disconnect the electrical current and gain entry be provided. The type and location of the disconnecting mechanism, key box, and other components shall be approved the fire department.
- 1415.07.04 No electric fence shall be installed or operated with a power source other than a storage battery not exceeding 12 volts direct current. Notwithstanding the foregoing, a backup system to maintain security in case of battery failure shall be permitted provided such system will not result in higher voltage being delivered upon contact with the fence.
- 1415.07.05 Information is required to be included on the Site Improvement Plan that provides manufacturer information and demonstrates that the electric fence is part of a non-lethal alarm notification system.
- 1415.08 Barbed wire shall be permitted when located a minimum of 6'6" in height measured from the ground level outside the fence; however, concertina, or razor wire or other hazardous materials used for fencing shall be prohibited. *(Amended 4/9/19)*
- 1415.09 Swimming pools shall be enclosed by a fence or wall that meets or exceeds the requirements of the Building Code, as amended and adopted by Douglas County. *(Amended 12/18/12)*

#### 1416 Outdoor Storage Standards

Outdoor storage shall be permitted, as shown on the approved Site Improvement Plan, in accordance with the following standards:

- 1416.01 Outside storage including but not limited to raw materials, supplies, finished or semi-finished products or equipment shall be enclosed and concealed by a solid fence or wall. With the approval of the Site Improvement Plan, a solid fence or wall may be replaced with adequate

vegetation (*hedge*) such that the outside storage shall not be able to be viewed from the adjacent public areas. Employee or customer parking or merchandise display areas shall not be considered outside storage. (*Amended 4/28/15*)

- 1416.02 Outside storage shall not exceed the height of the fence except for operable vehicles, trailers, or other equipment designed to be towed or lifted as a single component. Outdoor storage shall be allowed within the required setback from a street provided that the storage area does not occupy more than 50% of the lineal frontage at the right-of-way.
- 1416.03 Outdoor storage shall not be allowed within any required landscaped area, detention or water quality facilities, or drainage ways. (*Amended 7/8/08*)
- 1416.04 Where the topography of the land is such that a fence would not prevent viewing outside storage from adjoining land or public rights-of-way, additional landscaping above the height of the fence may be required through the Site Improvement Plan approval process. In the event that it is not possible to prevent viewing of the outside storage from adjoining land or public rights-of-way, such outside storage area shall be prohibited. (*Amended 4/28/15*)
- 1416.05 When outside storage areas abut each other and are not visible from public areas, the requirement for a solid fence may not be required as part of the Site Improvement Plan approval. (*Amended 4/28/15*)
- 1417 Sign Standards - Refer to Section 29 of this Resolution
- 1418 Lighting Standards - Refer to Section 30 of this Resolution