

Blackmore PUD Guide

Resolution 82-259*

This PUD was approved by the Board of County Commissioners on October 4, 1982 and a PUD Guide and Plan were not included in the approval. This site is known as Garfield County Parcel Number 2177-181-00-202, a 2.29-acre site located west of the City of Rifle.

A. PUD Zone District

1. Uses by Right: Detached, single family dwellings and customary accessory uses and Agricultural, including farm, garden, greenhouse, nursery, orchard, ranch, and customary accessory uses including buildings for the shelter and enclosure of persons, animals or property employed in any of the above uses; stands for the sale of agricultural products produced on the premises.
2. Special Uses:
 - a) Warehouse facilities;
 - b) Material handling;
 - c) Salvage yard provided the following requirements are adhered to:
 - i. All fabrication and disassembly service and repair operations are conducted within a building;
 - ii. All loading and unloading of vehicles is conducted on private property;
 - iii. No dust, noise, glare of vibration is projected beyond the lot;
 - iv. No motor vehicles, trailers, construction equipment shall be stored within the setback areas. The western 'finger' of land fronting on County Road 264 shall not be subject to this limitation provided the stored items shall be shielded from view of Road 264 by fencing and landscaping;
 - v. Fuel shall be separately stored and shall not be stored within the setback areas;
 - vi. The following shall not be permitted: storage of toxic chemicals; burning; chemical baths; and smelting.

B. Minimum Lot Area: 2.29-acres.

C. Floor Area Ratio: .05/1.0.

D. Minimum Setback:

1. Front yard: 50' from the ROW of County Road 264;
2. Rear yard: 25' from rear lot line;
3. Side yard: 25' from side lot lines.

E. Maximum Building Height: 25'

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- F. Parking: Two (2) spaces per dwelling unit; one (1) space per 200 square feet of office space; one (1) space per 1,000 square feet of warehouse.
- G. Definitions:
 - 1. Salvage Material – any scrap, waste, reclaimable material or debris, except auto bodies, whether or not stored or used in conjunction with dismantling, processing, salvage, storage, baling, disposal, or other use of disposition;
 - 2. Salvage Yard – any area, lot, land, parcel, building, or structure or part thereof used for the storage, collection, processing, purchase, sale, or abandonment of wastepaper, rags, scrap metal, or other scrap or discarded goods, materials, and machinery.
 - 3. Material Handling – to load and unload goods, materials, and products, whether industrial or commercial, in bulk, excluding the operations of extraction, processing or fabrication.
- H. The site has historically been utilized as a salvage yard and residence. Thus, the salvage yard is a pre-existing non-conforming use which could be continued at its previous size and not expanded if no further uses were developed on the site.
- I. All site design problems and sewer and water provisions shall be addressed at submittal of the special use permit application.
- J. This PUD shall allow for the following principal uses on the lot:
 - 1. One residence or agricultural use;
 - 2. One warehouse;
 - 3. One salvage yard;
 - 4. One material handling facility.

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