

PROPOSED REVISED LAND DEVELOPMENT CODE TEXT

23-0312

Yard Waste Air Curtain Incinerator

Commercial ACI's

Amended on: ~~05/03/2023 9:45 AM~~ ~~05/03/2023 9:24 AM~~ ~~04/25/2023 11:40 AM~~ CU Permit Option

Sec. 6.11.103. Yard Waste Air Curtain Incinerator

~~A. Front, rear and side yards shall be a minimum of 50 feet. When adjacent to residentially zoned property, yards shall be a minimum of 200 feet for non-office type buildings and uses.~~

~~B. The site shall be fenced by a six foot high fence.~~

Approval of a Conditional Use zoning permit shall be required for this use pursuant to Part 10.01.00 of this Code.

A. Commercial Facilities

1. Facilities ~~which that~~ accept yard ~~waste-trash~~ generated off site for incineration shall be permissible only in the ~~in the~~ CI and M zoning districts. The facility shall be limited to the incineration of yard ~~waste-trash and untreated wood~~ only. Open pile burning shall be prohibited. The facility shall meet all ~~Federal, State, and Local and State of Florida~~ environmental requirements and permitting.
2. If the facility emits at least one of the following ~~air pollutants as regulated by Chapter Title 62, F.A.C.,~~ it shall be considered a Heavy Industrial use and the host site shall have a Comprehensive Plan Future Land Use Element classification of HI:
 - ~~a. 600 pounds or more per year of lead or lead compounds, or;~~
 - ~~b.a. 100 tons or more per year of any ~~other-regulated~~ air pollutant ~~subject to regulation under Chapter 403 F.S. as amended,~~ or;~~
 - ~~c.b. 10 tons or more per year of any one hazardous air pollutant ~~as defined by the Hillsborough County Environmental Protection Commission,~~ or;~~
 - ~~d.c. 25 tons or more per year of any combination of hazardous ~~air pollutants emitted by uses on the Hillsborough County Environmental Protection Commission Industrial uses listing that may be considered Heavy Industrial based upon the above criteria.~~~~

B. ~~Accessory-Temporary~~ Use

1. ~~Facilities-Temporary ACI operation that ~~are-is an~~ accessory to land clearing for site development shall be permitted in all zoning districts. The ~~facility-ACI operation~~ shall be limited to the incineration of ~~yard waste-vegetative land clearing debris~~ generated on site only. No ~~yard waste-land clearing debris~~ generated off-site shall be brought to the facility. The operation shall be subject to all Local and State environmental requirements.~~
2. ~~The operation of the accessory use shall not exceed 60 days, subject to the Environmental Protection Commission, EPC, permit review, extensions and approvals. The operation of the accessory use shall not exceed 30 days. Any additional permit extension shall be subject to approval by the Environmental Protection Commission, EPC. Maximum duration of the operation shall not exceed 60 days.~~
3. ~~The approval of the Conditional Use zoning permit required for temporary ACI operations shall be pursuant to Part 10.01.00 of this Code.~~

2.

C. Site Requirements

The following requirements shall apply to all facilities:

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1. All elements of the incinerator operation, including but limited to vehicle parking areas, yard waste piles and office structures, shall be set back 100 feet from roadways, 50 feet from all other property lines and 500 feet from any lot that is residentially zoned or residentially developed.
2. The operation shall be enclosed by a solid six-foot-high fence. The fence shall be located along the interior edge of the required setbacks.

(Ord. No. 02-13, § 2, 8-1-02)

Table of Allowable Uses in Zoning Districts																																				
Key: P = Permitted. C = Conditional Use, permitted pursuant to standards of Article VI (no public hearing required unless specified in applicable section) and the procedures of Section 10.01.00. S = Special Use, noticed public hearing required and subject to standards of Article VI. Reviewed pursuant to Section 10.02.00. A = Accessory use, permitted pursuant to Article VI. N = Potentially permitted pursuant to Section 6.11.65. CNR = Conditional Use/No Review, permitted without prior zoning review subject to requirements of Part 6.11.00. Blank = Prohibited.																																				
			AS			RSC					RDC		RMC											SPI												
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	AM	A	AR	0.4	-1	C-1	AI	2	3	4	6	9	10	6	12	6	9	12	16	20	BPO	OR	CN	CG	CI	M	1	2	3	1	2	3	4	5	V	
Yard Waste Air Curtain Incinerator	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C

Section 2.02.02

USES ALLOWED WITHIN ZONING DISTRICTS

LDC 23-0312	Division Director Sign-off	 J. Brian Grady Wed May 3 2023 09:24:43
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PROPOSED REVISED LAND DEVELOPMENT CODE TEXT

23-0312

Yard Waste Air Curtain Incinerator

Amended on: ~~05/03/2023 9:46 AM~~~~05/03/2023 9:22 AM~~~~04/26/2023 1:46 PM~~

Commercial ACI's

PD RZ Option

Sec. 6.11.103. Yard Waste Air Curtain Incinerator

~~A. Front, rear and side yards shall be a minimum of 50 feet. When adjacent to residentially zoned property, yards shall be a minimum of 200 feet for non-office type buildings and uses.~~

~~B. The site shall be fenced by a six foot high fence.~~

A. Commercial Facilities

1. New facilities that accept yard trash generated off site for incineration shall be permissible only in Planned Development (PD) zoning districts. The facility shall be limited to the incineration of yard trash and untreated wood only. Open pile burning shall be prohibited. The facility shall meet all Federal, State, and Local environmental requirements and permitting.
2. If the facility emits at least one of the following air pollutants as regulated by Title 62, F.A.C., it shall be considered a Heavy Industrial use and the host site shall have a Comprehensive Plan Future Land Use Element classification of HI:
 - a. 100 tons or more per year of any regulated air pollutant, or;
 - b. 10 tons or more per year of any one hazardous air pollutant, or;
 - c. 25 tons or more per year of any combination of hazardous air pollutants.

B. Temporary Use

1. Temporary ACI operation that is an accessory to land clearing for site development shall be permitted in all zoning districts as a Conditional Use. The ACI operation shall be limited to the incineration of vegetative land clearing debris generated on site only. No land clearing debris generated off-site shall be brought to the facility. The operation shall be subject to all Local and State environmental requirements.
2. The operation of the accessory use shall not exceed 30 days. Any additional permit extension shall be subject to approval by the Environmental Protection Commission, EPC. Maximum duration of the operation shall not exceed 60 days.
3. The approval of the Conditional Use zoning permit required for temporary ACI operations shall be pursuant to Part 10.01.00 of this Code.

C. Site Requirements

The following requirements shall apply to all facilities:

1. All elements of the incinerator operation, including but limited to vehicle parking areas, yard waste piles and office structures, shall be set back 100 feet from roadways, 50 feet from all other property lines and 500 feet from any lot that is residentially zoned or residentially developed.
2. The operation shall be enclosed by a solid six-foot-high fence. The fence shall be located along the interior edge of the required setbacks.

(Ord. No. 02-13, § 2, 8-1-02)

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Section 2.02.02

USES ALLOWED WITHIN ZONING DISTRICTS

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Key: P = Permitted. C = Conditional Use, permitted pursuant to standards of Article VI (no public hearing required unless specified in applicable section) and the procedures of Section 10.01.00. S = Special Use, noticed public hearing required and subject to standards of Article VI. Reviewed pursuant to Section 10.02.00. A = Accessory use, permitted pursuant to Article VI. N = Potentially permitted pursuant to Section 6.11.65. CNR = Conditional Use/No Review, permitted without prior zoning review subject to requirements of Part 6.11.00. Blank = Prohibited.																																			
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Yard Waste Air Curtain Incinerator - Temporary / Accessory	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	
Yard Waste Air Curtain Incinerator - Commercial Facility																																			

LDC 23-0312

Division Director
Sign-off


J. Brian Grady
Wed May 3 2023 09:23:06