5.23 EN-01: Environmental Standards

This Environmental Standards section applies to the following zoning districts:

PR AG IA R1 R2 R3 UR M1 M2 MP UV IS NC LC GC OC CB HC EP IC I1 I2 HI

The intent of the Environmental Standards is to protect the health, safety, and welfare of residents by providing for the protection of air, soil, and water quality on a local level. The following standards apply:

A. Cross Reference: Some regulations related to Environmental Standards are not included in this section. Please refer to the following sections for additional information and regulations:
   1. *Storage Tanks*: See *Storage Tank Standards*.

B. Prohibitive Geology: A development shall provide an engineered site plan if it contains any of the following:
   1. *Slope*: Pre-development or post development slopes greater than twenty percent (20%).
   2. *Rock*: Adverse rock formations.
   3. *Soil*: Adverse soils.
   4. *Stability Limitations*:
      a. Has a low loading rate.
      b. Has a low weight-bearing strength.
      c. Has any other feature which will significantly accelerate the deterioration of a structure or significantly reduce the structure's stability.
   5. *Overcoming Prohibitive Geology*: Structures may be permitted if an engineered site plan is submitted and approved by the Technical Review Committee.

C. Air Quality:
   1. *Generally*: A use shall not discharge fly ash, dust, smoke, vapors, noxious toxic or corrosive matter, or other air pollutants in such concentration as to conflict with public air quality standards or be detrimental to humans, animals, vegetation, or property.
   2. *Outdoor Burners*: Outdoor wood burners and corn burners shall not discharge ash, smoke, or fine particulate matter such that it is detectable beyond the lot lines of the lot on which it is located. Development in the AG District shall be exempt from this provision.

D. Soil and Water Quality:
   1. *Erosion Control*:
      a. Developments shall be in compliance with the City of Richmond's Stormwater Management Ordinance.
      b. Developments shall be in compliance with the filing requirements for erosion control on construction sites as in *Indiana Administrative Code 327-1 (Rule 5)*, when applicable.
      c. Sedimentation in adjoining surfaces, drainage systems, and watercourses caused from the development of a lot or use shall not be permitted. If such sedimentation occurs, it shall be the responsibility of the owner of the developed lot or use to remove the sedimentation.
   2. *Fill*: All fill materials shall be free of environmentally hazardous materials. The Zoning Administrator or the City's MS4 Coordinator may request representative samples of the fill for testing purposes.
   3. *Production*: No use shall produce pollutants in such a quantity as to pollute soils, water bodies, adjacent properties, or conflict with public water standards.
   4. *Storage*: No use shall accumulate within the lot, or discharge beyond the lot lines, any waste, debris, refuse, trash, discarded construction materials, discarded appliances, scrap metals, or rotting wood that are in conflict with applicable public health, safety, and welfare standards unless expressly permitted by the Unified Development Ordinance.
   5. *Disposal*: No waste materials such as garbage, rubbish, trash, construction material, gasoline, oil, flammables, soils, tars, chemicals, greases, industrial or agricultural waste, or any other material of such nature, quantity, obnoxiousness, toxicity, or temperature that it may contaminate, pollute, or harm the waters or soils shall be deposited, located, stored, or discharged on any lot unless expressly permitted by the Unified Development Ordinance.

E. Environmental Feature Protective Setback: Primary structures, accessory dwellings, storage-based accessory structures, and support based-accessory structures shall be at least a twenty-five (25) feet from the delineated boundary of a wetland or the edge of the water at normal pool of a lake, pond, creek, stream, or river.