

SECTION 236**QM****QUARRY AND MINING DISTRICT****SECTION 236.1 GENERAL DESCRIPTION**

The QM District is intended primarily to provide locations for the quarrying, blasting, reduction, processing and mining of minerals or materials while protecting the health and safety of adjoining properties and the municipality.

SECTION 236.2 PERMITTED USES AND STRUCTURES

236.2A Quarrying, blasting and mining of minerals and materials, including but not limited to, rock, gravel, sand and clay, subject to compliance with the provisions of Section 206.22 of this Zoning Code.

236.2B Reduction and processing of minerals and materials, together with structures and equipment necessary for such reduction and processing, including but not limited to, rock crushers, concrete batching, asphalt mixing, concrete products and the use of minerals and materials from other sources necessary to convert the minerals or materials to marketable products

236.2C Recycling of demolition debris limited to clean concrete or cured asphalt

236.2D Public parks and public recreational facilities

236.2E Municipal, county, state and federal uses

236.2F Temporary structures and operations subject to the provisions of Section 204.10 of this Zoning Code

NOTE: REFER TO “CHART OF PERMITTED LAND USES BY ZONING DISTRICT” IN SECTION 234 OF THIS ZONING CODE FOR A DETAILED ENUMERATION OF THE USES ALLOWED IN THE QM DISTRICT.

SECTION 236.3 PROHIBITED USES AND STRUCTURES

Any use or structure not specifically permitted or permitted on appeal.

SECTION 236.4 MINIMUM LOT REQUIREMENTS (AREA AND WIDTH)

The minimum site area of property within the QM District is fifty (50) acres.

SECTION 236.5 MINIMUM YARD REQUIREMENTS

236.5A No part of any quarry or mining operation shall be located closer than one hundred fifty (150) feet from any residential property line.

236.5B No part of any quarry or mining operation shall be located closer than one hundred (100) from any non-residential property line or street right-of-way line

SECTION 236.6 MAXIMUM LOT COVERAGE

All structures including accessory buildings and equipment..... 75%

SECTION 236.7 MINIMUM OFF-STREET PARKING REQUIREMENTS

Off-street parking shall be subject to the requirements of Section 205 of this Zoning Code.

ALL DRIVEWAYS AND PARKING AREAS SHALL BE PAVED

SECTION 236.8 ACCESS AND CURB CUTS

230.8A When making access to a public street, the provisions of Section 205.9 of this Zoning Code shall apply.

236.8B Access to any quarry or mine operation shall be designed and located to minimize the danger to traffic and nuisance to neighboring properties.

236.8C All access roads shall be provided with a dustless surface.

SECTION 236.9 LIMITATIONS ON SIGNS

All signs located in this District shall be subject to the requirements of Section 207 of this Zoning Code.

SECTION 236.10 EROSION AND STORM WATER MANAGEMENT

The erosion control and storm water management requirements of Sections 204.13 and 204.14 of this Zoning Code shall apply.

SECTION 236.11 LANDSCAPING, SCREENING AND BUFFER YARD REQUIREMENTS

236.11A When adjacent to properties zoned for residential purposes a buffer yard with a minimum width of one hundred fifty (150) feet with Type 3 landscaping or screening as specified in the landscaping, screening and buffer yard requirements of Section 208 of this Zoning Code shall be provided along all property lines.

236.11B When adjacent to properties zoned for other than residential purposes a buffer yard with a minimum width of one hundred (100) feet with Type 3 landscaping or screening as specified in the landscaping, screening and buffer yard requirements of Section 208 of this Zoning Code shall be provided along all property lines.

SECTION 236.12 SIDEWALK REQUIREMENTS

The sidewalk requirements of Section 209 of this Zoning Code shall apply.

SECTION 236.13 SITE PLAN REQUIREMENTS

All developments requiring building permits shall conform with the applicable site plan requirements of Sections 206.22 and 233.5 of this Zoning Code.

SECTION 236.14 TRAFFIC STUDY REQUIREMENTS

A traffic study meeting the requirements of Section 233.6 of this Zoning Code shall be prepared and submitted to the Department of Planning and Codes for all developments in excess of 50,000 square feet of floor space or for any development if determined by the Building Official as necessary.