

Chapter 17.76

SM SURFACE MINING

Sections:

- 17.76.010 Purpose.
- 17.76.030 Permitted uses.
- 17.76.040 Conditional uses.
- 17.76.050 Dimensional requirements.

17.76.010 Purpose. The purpose of the surface mine zone to address the unique situation of aggregate mining operations. The resources which they seek to extract are under the soil, and development above the soil can prohibit the economic recovery of this valuable resource. The intent of this zone is to allow the mining of this resource while mitigating the impact of the operation of surrounding properties and assuring that these sites will be reclaimed when the aggregate or other resource has been exhausted. (Ord. 634 §1 Exh. A (part), 1995)

17.76.030 Permitted uses. In the surface mine zone, activities are subject to site development review, Chapter 17.120. Only the following uses and their accessory uses are permitted outright:

- A. Public support facilities;
- B. Major impact services and utilities;
- C. Parking facilities;
- D. Public safety services;
- E. Equipment cleaning, sales, storage and repair;
- F. Construction sales and services;
- G. Research services;
- H. Manufacturing of products:
  - 1. From raw materials,
  - 2. From previously prepared materials;
- I. Wholesale, storage and distribution;
- J. Aggregate mining operations subject to the following

conditions:

- 1. Obtain all necessary air and water contaminate discharge permits from the appropriate city, county, state or federal agency,
- 2. Obtain any required noise permit from the appropriate city, county, state or federal agency,
- 3. Receive planning commission approval of a reclamation plan. The planner shall request comments from the appropriate agencies including the State Department of Geology and mining and Columbia County,
- 4. Comply with applicable Columbia County and state of Oregon mining regulations,
- 5. Each proposed aggregate mining operation shall be reviewed by the planning commission on a case-by-case basis to determine that the operation will mitigate any adverse impact on adjoining properties. The planning commission may attach conditions to hours of operation, setbacks, screening, unloading, construction and maintenance, landscaping, protection of fish and wildlife habitats or any aspect of the operation deemed necessary to mitigate adverse impacts;

K. Caretaker dwelling. (Ord. 634 §1 Exh. A (part), 1995)

17.76.040 Conditional uses. The following uses and their accessory uses may be permitted when authorized by the planning commission in accordance with the requirements of Chapter 17.130, other relevant sections of this title and any conditions imposed by the planning commission:

- A. Eating and drinking establishments;
- B. Explosive storage in accordance with ORS 480; C. Fuel sales;
- D. Heliports;
- E. Log decking and storage;
- F. Retail commercial facilities on sites greater than one hundred thousand square feet. (Ord. 634 §1 Exh. A (part), 1995)

17.76.050 Dimensional requirements. A. The minimum lot area shall be ten thousand square feet.

B. The minimum lot width shall be fifty feet.

C. Unless otherwise specified, the minimum setback requirements are as follows:

1. The front yard setback shall be a minimum of thirty-five feet;

2. On corner lots and through lots the minimum setback for the side facing the street shall be twenty feet;

3. No side or rear yard setback shall be required except fifty feet shall be required where abutting a residential zoning district.

D. All uses require a ten-foot landscaped perimeter setback meeting the standards for both buffering and screening as defined in Chapter 17.100.

E. No building shall exceed fifty feet in height. Within one hundred feet of a residential zone, no building shall exceed thirty-five feet in height.

F. Additional requirements shall include any applicable section of this title. (Ord. 634 §1 Exh. A (part), 1995)