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Table 7-4  
Quarry, Sand, and Gravel Excavation and  
Land Alteration Separation Distances

Required Minimum Distance from Adjacent Property Zoned	(A) Separation Distance (Without Buffer) (Feet)			(B) Separation Distance (With Buffer) (Feet)			(C) Sand and Gravel Excavation When the Proposed Activity Will Not Exceed 24 Months (Feet)			(D) Temporary Excavation or Land Alteration With Buffer (Feet)		
	Residential	Commercial	Industrial	Residential	Commercial	Industrial	Residential	Commercial	Industrial	Residential	Commercial	Industrial
Excavation area with an elevation change of greater than 10 feet	500	100	50	250	50	50	200	50	50	100	50	50
To vegetated stockpiles	500	100	50	250	50	50	200	50	50	100	50	50
To any nonvegetated stockpiles or loading points	750	200	50	300	100	50	400	100	50	200	100	50
To any crushing or processing												
• Quarries	1,000	500	100	1,000	500	100						
• Sand and gravel excavation/land alteration	1,000	500	100	1,000	200	100	750	250	100	300	100	100
To any blasting—from a developed property	1,000	500	400									
• Quarries, sand, and gravel excavation				1,000	500	400						
• Land alteration				1,000	400	400	750	400	400	750	250	400

tract with detailed site and grading plans pursuant to this section and Table 7-4.

7.20.1.4 Sand or Gravel Excavation

Sand or gravel excavation is a development activity constituting excavation of unconsolidated sediments that constitutes a substantial land alteration and includes any of the following characteristics:

- (A) Activities principally designed to mine, extract, or remove unconsolidated sediments for commercial purposes;
- (B) Removal from the site of more than 1,000 cubic yards of unconsolidated sediments per acre of land being excavated or more than 2,500 cubic yards from a single site; or
- (C) A substantial land alteration designed to occur for more than three months.

Sand or gravel excavation activities shall be permitted only in an "EU" (Extractive Use) overlay zoning district. Sand or gravel excavation shall obtain a rezoning to a sand or gravel overlay zoning district with a detailed site and grading plan pursuant to a CUP process and standards and the site location criteria, exterior storage regulations, and reclamation standards as set forth in Table 7-4.

7.20.1.5 Definitions

For purposes of this section, "site" means all contiguous or noncontiguous land holdings in the same ownership.

7.20.1.6 Exempt Activities

Except as required for a reclamation plan, which may be imposed on any of the following activities as part of any development approval or development order, this section does not apply to the following activities:

- (A) The land area included within 15 feet or as reasonably defined by the [PLANNING OFFICIAL] to allow soil stabilization of the identified boundaries of a building submitted for a development approval;
- (B) Stormwater management facilities or other public infrastructure approved by the [LOCAL GOVERNMENT];
- (C) Excavations or blasting for wells, tunnels, or utilities that have received all necessary governmental approvals;
- (D) Refuse disposal sites controlled by other applicable [LOCAL GOVERNMENT], state, or federal regulations;
- (E) Ongoing cemetery (burial) operations; and
- (F) Development activity pursuant to this section for which a development approval has been issued by the [LOCAL GOVERNMENT], has resulted in the review of the proposed cut-and-fill work, and has made the