

Chapter 18.52: "MR" Mineral Resources Overlay District

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18.52.010 Purpose

The specific purposes of the "MR" Mineral Resources Overlay District are to:

1. Provide sites for mineral resource extraction activities in the overlay area.
2. Ensure that appropriate, compatible uses are allowed.
3. Ensure that there is an ultimate reuse plan.
4. Prevent adjacent uses from being impacted.
5. Consider protection of mineral resources in the development process.

18.52.020 Land Use Regulations

Schedule 18.52.02-A establishes land use regulations that are in addition to the regulations of the base district with which the "MR" Overlay District is combined. The "P" designates permitted uses. The "S" designates use classifications that are permitted after review and approval of a site development permit by the Board of Administrative Review. The "U" designates use classifications that are permitted after review and approval of a conditional use permit for development in the "MR" Overlay District by the Planning Commission. Development proposals not approved are limited to the residential densities and uses allowed by the underlying zoning district.

Use classifications are defined in Chapter 18.60, Use Classifications. Use classifications not listed or substantially similar to the use in Schedule 18.52.020-A or paragraph A of this section are prohibited.

Use Classifications	MR	Additional Regulations
Residential Uses Single Family	S	1 du per 40 acres
Public and Semipublic Uses Park & Recreation Facilities Public Safety Facilities	U U	
Commercial Uses Utilities, Major Utilities, Minor	U P	

Use Classifications	MR	Additional Regulations
Agriculture and Extractive Uses Crop and Animal Raising Mining and Quarrying	P U	See Chapter 18.44
Accessory Uses and Structures		See Section 18.43.020
Temporary Uses		See Chapter 18.17
Nonconforming Uses		See Chapter 18.46

- A. **Additional Uses Allowed in the "MR" Overlay District.** The following uses may be established subject to approval of a site development permit or use permit.
1. Uses allowed by right as reflected in the regulations of the base district. (Site development permit required.)
 2. Use allowed by discretionary permit as reflected in the regulations of the base district.
 3. Storage, stockpiling, distribution, and sale of rock, sand, gravel, aggregate, earth, clay, and similar materials. (Site development permit required.)
 4. The installation and operation of plants or apparatus for rock or aggregate crushing or cement treatment of base materials and appurtenant screening, blending, washing, loading, and conveyor facilities. (Use permit required.)
 5. Concrete batching plants and mixing plants. (Use permit required.)

18.52.030 Development Regulations

The uses shall be in compliance with the following standards:

- A. **Dust Control.** Roads, driveways, and parking areas on the site shall be maintained so as to control dust.
- B. **Screening.** Extracting and processing operations shall be screened in a manner that they are not readily visible from any public street. Screening shall be set back at least 20 feet from any intersection of driveways, streets, or sidewalks.
- C. **Drainage and Erosion Control.** Surface drainage shall be controlled to prevent the addition of silt or loose material above that naturally occurring in any existing drainage course or encroaching upon adjoining property and improvements. All provisions to control watercourses shall be designed to prevent overflow or diversion of water away from the natural point of discharge.
- D. **Reclamation Schedule.** Reclamation of each area shall commence as soon as excavation operations or other sand- and gravel-related operations have been completed within an area

and continue in a diligent manner prior to, or concurrently with, the extension of excavation operations to a new area.

- E. **Removal of Buildings and Equipment.** Buildings and equipment used in surface mining and quarrying operations shall be removed within 6 months of the termination of surface mining and quarrying operations on the site.

- F. **Setbacks from Creeks and Riparian Areas.** Minimum setbacks shall be as required by the General Plan (see Natural Resources Element, Figure 3-3); setback areas are to be clear of buildings, impervious surfaces, and active play areas. Passive use areas, bikeways, and trails may be located adjacent to riparian corridors subject to environmental review.

18.52.040 Zoning Map Designation

Each "MR" Mineral Resources Overlay District shall be shown on the zoning map by an "MR" designator applied to the base district designations, numbered and identified sequentially by order of enactment and referenced to the enacting ordinance.