

Ordinance 25-025

An Ordinance amending the Zoning Ordinance of the City of Brookings and pertaining to Concrete, Asphalt and Rock Crushing Facility for the purposes of administration of the Zoning Ordinance

Be It Ordained by the City Council of the City of Brookings, State of South Dakota: that Chapter 94, Zoning shall be amended as follows:

Section 1.

ARTICLE I. IN GENERAL

Sec. 94-1. – Definitions

Concrete, asphalt and rock crushing facility. A use in which the principal activity is performed in an open area where concrete, asphalt, rock, brick, cement or other similar paving or building materials are crushed, ground, pulverized, bought, sold, exchanged, stored, mixed, packed, disassembled or handled.

A concrete, asphalt and rock crushing facility does not include:

- (1) The use on a public roadway construction or repair project approved by the city engineer of equipment which directly moves along the roadway surface and grinds, or grinds, reconstitutes and resurfaces the roadway; or
- (2) The temporary on-site crushing, grinding, or pulverizing of a razed building, parking area or structural materials

ARTICLE IV. – DISTRICT REGULATIONS

DIVISION 1. – GENERALLY

Sec. 94-122. – Agricultural A district.

(e) Conditional uses.

- (9) Concrete, asphalt and rock crushing facility.

Sec. 94-136. – Industrial I-1 light district.

(e) Conditional uses.

- (6) Concrete, asphalt and rock crushing facility.

Sec. 94 -137. – Industrial I-2 heavy district.

(e) Conditional uses.

- (20) Concrete, asphalt and rock crushing facility.

ARTICLE V. CONDITIONAL USE

DIVISION 3. STANDARDS

Sec. 94-264.7. – Concrete, asphalt and rock crushing facility.

- (a) All concrete, asphalt and rock crushing facilities shall be located at least three hundred (300) feet from any non-industrial or non-agriculture zoned district boundary line.
- (b) The crusher(s) and stockpiles of material shall be setback a minimum of one hundred (100) feet from the property line and/or right-of-way line.
- (c) Hours of operation shall be limited to 7 am to 6 pm Monday through Saturday when abutting Agriculture or Industrial zoned properties and 8 am to 5 pm Monday through Friday when abutting properties zoned other than Agriculture or Industrial.
- (d) The use shall be conducted, operated and maintained in accordance with any necessary local, state and federal permits, copies of which shall be provided to and maintained on file in the Community Development Department.
- (e) The following shall be provided with an application for a conditional use permit:
 - (1) A site plan drawn to scale showing the location of buildings; areas of outdoor processing and storage; fences, walls, landscaping and screening vegetation; and the location of any stream, river, lake, wetland and major topographical feature within three hundred (300) feet of the site.
 - (2) A dust management plan describing dust emission sources, their quantity and composition, and indicating conformance with all applicable air quality regulations.
 - (3) A drainage plan for stormwater management and runoff indicating conformance with all applicable stormwater regulations.
 - (4) A traffic plan describing the number of truck/vehicle trips the proposal will generate and the principal access routes to the facility including a description of the facility's traffic impact on the surrounding area.

Section 2.

Any and all ordinances in conflict herewith are hereby repealed.

FIRST READING:

SECOND READING:

PUBLISHED:

CITY OF BROOKINGS, SOUTH DAKOTA

ATTEST:

Oepke G. Niemeyer, Mayor

Bonnie Foster, City Clerk