

Village of Lake Isabella - Codified Ordinances

Article XII – Planning & Zoning

Chapter 1226 – Borrow Pits

Adopted March 14, 2000 – Ordinance 2000-ZA01

Last amended July 15, 2008 – Ordinance 2008-02

Chapter 1226.01 Regulations of Borrow Pits

1226.01 REGULATIONS OF BORROW PITS

Borrow Pits as defined shall only be allowed in A-1 and I-1 districts, provided a permit is obtained and the following conditions are met:

1. The permit shall require an application co-signed by the landowner and operator and submitted to the Zoning Official, a fee and Site Plan which requires the following information:
 - A. A clear description of the proposed operation, the duration and the use, and the schedule for reclamation.
 - B. The location of existing buildings, driveways, roads, and uses on the Site and surrounding properties.
 - C. The location and description of the service drives, haul roads, and processing equipment for the operation.
 - D. A plan describing any contemplated future use of the site.
2. No structures shall be erected.
3. No activity shall take place within 100 feet of a property line or 300 feet of a residence or dwelling.
4. Truck operators shall be directed away from residences and dwellings whenever practical.
5. Air pollution in the form of dust and dirt shall be kept a minimum.
6. The operation shall be restricted to the period from sunrise to sunset.
7. Upon reclamation the banks of all excavations shall be sloped to the pit floor at the slope not steeper of 4 feet horizontal to 1 foot vertical.

Chapter 1226 – Borrow Pits

8. Topsoil of quality equal to that occurring naturally on like soils shall be placed and compacted within the period of the permit to the depth on a minimum of 3 inches when soiled.
9. Vegetation similar to that existing prior to the excavation shall be restored or seeding and planting to USDA Soil Conservation Services standards shall be performed to prevent erosion.
10. All extraction activities must operate under The Soil Erosion and Sedimentation Act and provide proof of the required permit.
11. The Planning Commission may require a performance bond.
12. No proposed Borrow Pit may be permitted within 1,000 feet of an existing Mineral Extraction Industry or Borrow Pit.
13. The permit shall be valid for a period of one year. All activities, including reclamation must be performed within the permitted period. The permit may be extended for up to 6 months for good cause upon written request. Subsequent activity at a reclamation site shall require a Special Land Use Permit from the Planning Commission.
14. A copy of the permit must be conspicuously posted on the site of activity.