

CHAPTER 11
TOWN OF LISBON ZONING ORDINANCE

SECTION 30 Q-1 QUARRYING DISTRICT

(a) Purpose and Intent

This District is mainly intended to provide for limited A-3 agricultural/residential estate district uses and quarrying and quarry related operations.

(b) Permitted Uses

1. Any use as permitted in the A-3 agricultural/residential estate district, except family home day care and new residential dwellings of any type are prohibited. Signs shall be regulated in accordance with Section 30 (b) 7 below.
2. Quarrying, although permitted, shall be authorized as a conditional use under Section 4 (h) 25 of this Ordinance. By placing a property in this zoning category, it has been determined that the subject area is appropriate for such quarrying designation and the issuance of a conditional use permit to authorize the quarrying of the site shall be conditional on compliance with the standards and regulations as set forth in Section 4 (h) 25.
3. The following related operations where accessory to the permitted quarrying operation, subject to the regulations of Section 4 (h) 25:
 - A. The manufacture of concrete building blocks or other similar blocks.
 - B. Production of ready-mixed concrete.
 - C. Production of asphalt.
 - D. Stone cutting and crushing.
 - E. Recycling of asphalt and concrete.
4. Commercial Truck Parking
5. Outdoor display subject to the approval of a Site Plan and Plan of Operation by the Town Plan Commission.
6. Adult-oriented establishments in accordance with Section 3 (s).
7. Signs, either illuminated or non-illuminated, may be erected subject to Plan Commission approval as to design, location, area, size, number, purpose, and any other relevant factors affecting use of the property or any adjoining properties, and in accordance with Chapter 13, Signs, of the General Code of Ordinances (refer to Addendum A).

(c) Prohibited uses

1. Animal Hospitals, Veterinarian Clinics, and Commercial Kennels
2. Bed and Breakfast
3. Limited Family Business
4. Cemeteries and Mausoleums
5. Planned unit developments

(d) Conditional Uses

1. Public and semi public buildings and uses
2. Contractors yards
3. Churches, Synagogues, and Other Buildings for Religious Assembly
4. Public and Commercial Disposal Operations for Noncombustible Materials
5. Private clubs and resorts
6. Commercial fish or bait ponds or hatcheries

CHAPTER 11
TOWN OF LISBON ZONING ORDINANCE

7. Communication towers
8. Testing laboratories
9. Quarrying

(e) Building location

1. Setback:
 - A. Quarrying operations: As required by Section 4 (h) 25.
 - B. Other permitted uses: Fifty (50) feet minimum.
2. Offset:
 - A. Quarrying operations: As required by Section 4 (h) 25.
 - B. Other permitted uses: Twenty (20) feet minimum.
3. Shore Setback:
 - A. Quarrying operations: As required by Section 4 (h) 25.
 - B. Other permitted uses: Seventy five (75) feet minimum.

(f) Height regulations

1. Principal building: Forty-five (45) feet maximum if a two story and fully exposed on at least one side of the building. Thirty-five (35) feet maximum if a one story with or without an exposure, or a two story with no exposure.
2. Accessory buildings:
 - A. Quarrying operations: Sixty (60) feet maximum.
 - B. Other permitted uses: Fifteen (15) feet maximum.

(g) Area regulations

1. Floor area:
 - A. Minimum required for residence purposes:
 - i. First floor: Nine hundred (900) square feet.
 - ii. Total one (1) family: One thousand (1,000) square feet.
 - iii. Total two (2) families: One thousand eight hundred (1,800) square feet.
 - B. Maximum F.A.R. permitted:
 - i. Quarrying operations: As required by Section 4 (h) 25.
 - ii. Other permitted uses: Ten (10) percent.
2. Lot size:
 - A. Minimum area:
 - i. Other permitted uses: Three (3) acres.
 - ii. Quarrying operations: As required by Section 4 (h) 25.
 - B. Minimum average width:
 - i. Other permitted uses: Two hundred (200) feet.
 - ii. Quarrying operations: As required by Section 4 (h) 25.

CHAPTER 11
TOWN OF LISBON ZONING ORDINANCE

3. Open space:
 - A. Quarrying operations: As required by Section 4 (h) 25.
 - B. Other permitted uses: One (1) acre minimum per unit.