

Section 3. - M-3 manufacturing development mineral extraction and processing.

- a. *Purpose.* This district is to provide areas which allow the extraction and processing of naturally occurring mineral resources.
- b. *Permitted uses:*
  1. The extraction, hauling, and storage of mineral resources and associated accessory uses.
  2. The processing of on-site extracted mineral resources including separation, storage, loading, and washing.
  3. The operation of concrete plants.
  4. The operation of asphalt plants.
  5. The operation of associated business and office uses.
- c. *Subdivision.* Subdivision of land is not permitted in M-3 district.
- d. *Development standards:*
  1. Minimum setback lines:
    - (a) From adjacent road right-of-way line (as established as part of the comprehensive thoroughfare plan) - 50 feet.
    - (b) From boundary of adjacent zone district - 100 feet.
  2. Area or size requirement - None.
  3. Maximum building height - None.
- e. *Use specifications:*
  1. Active mineral extraction and/or processing activities shall be buffered and/or screened at the property line in the form of a berm, spoil, mound, or evergreen landscaping, or combination of any or all of the above, at a minimum height of six feet.
  2. A development plan as required by the State of Indiana shall be filed with the plan commission on or before July 1 of each year. Any such mineral extraction and/or processing use shall be operated in full and complete compliance with applicable statutes, rules, and regulations of the State of Indiana.

**State law reference—** Regulation of mining, drilling and excavation, IC 36-7-2-6.