



CITY OF COLUMBIA, MISSOURI

PUBLIC WORKS DEPARTMENT

INTER-OFFICE MEMO

TO: Bill Watkins, City Manager
FROM: John Glascock, Director of Public Works *John*
DATE: January 26, 2009
SUBJECT: Stockpile of Materials

Definition of Stockpiling:

The acceptance, collection or stockpiling of dirt, fill, or gravel from off-site sources, for a period of more than 12 months.

Temporary Stockpiling of Materials:

The acceptance, collection, accumulation or aggregation of dirt, fill, or gravel from off-site sources, for a period of less than 12 months on a parcel. Such stockpiles are removed or immediately graded out in accordance with an approved grading plan.

Section 12A-XX Stockpiling of Dirt:

Any surplus dirt repository site in the R-X and C-X districts shall comply with the following standards:

A. Intensity/Character Standards

(1) Size of Use:

- (a) Minimum Development Size: Five (5) Acres
- (b) Pile Area: A single stockpile of dirt shall not exceed a footprint of an area greater than one (1) acre.
- (c) Height: A single stockpile of dirt shall not exceed 25 feet above original natural grade. For each additional acre in lot area, the height may increase one (1) foot and in no case shall the height exceed 30 feet above original natural grade. Additionally, no stockpile shall be visible above the existing tree line as viewed from any property line.
- (d) Slope: Side Slope shall not exceed a 3:1 ratio.

(2) Siting:

- (a) Stockpiles of dirt are not permitted in a river/stream buffer area.
- (b) To the maximum extent feasible, stockpiles of dirt shall not be located in environmentally sensitive areas outside of primary conservation areas.
- (c) Stockpiles of dirt shall only be permitted on forested sites when the area is not included in a preservation area of any type.

(3) Location on Site/Dimensional Standards:

- (a) **Setback from Single-Family Dwellings:** No stockpile of dirt, loading/unloading activities, general stockpiling of dirt operations, or related activities shall be allowed within 500 feet of an existing residential structure.
- (b) **Other Setbacks:** No stockpile of dirt shall be located within 100 feet of any lot line and/or street to include ingress-egress easements.

B. Materials: Stockpiles of dirt may be comprised only of uncontaminated dirt and naturally occurring rock. Incorporated organic material, including roots, twigs, limbs, logs, leaves, and grass may not exceed three percent (3%) by volume at any location in the stockpile of dirt. Processing within the stockpile of dirt is limited to grading, sorting, and compacting of dirt and waste rock. Screening of dirt shall not be permitted.

C. Landscaping and Screening: Landscaping and Screening shall be provided in accordance with Section 12A-49.

D. Compliance with Other Ordinances: Nothing herein shall relieve the stockpile of dirt activity from complying with other Federal, State or County Codes. Where there is a conflict in the applicable ordinances, the more restrictive shall apply. A Land Disturbance Permit is required prior to the commencement of the stockpiling of dirt.

JDG:mbp