

SECTION 3.035 UMATILLA DEPOT WILDLIFE HABITAT, UDWH ZONE

Purpose: The purpose of the (UDWH) Umatilla Depot Wildlife Habitat Zone is to provide a dedicated zoning classification to preserve the natural shrub-steppe desert landscape and contribute to the preservation of wildlife and wildlife habitat. It is also designed to retain a natural landscape and open space resource of regional significance, and to provide for low impact recreation, natural and historic heritage interpretation, and environmental education opportunities. Uses are limited to those that will provide for the protection, restoration and management of wildlife and wildlife habitat resources within the zone.

- A. Uses permitted with a Zoning Permit and subject to the provisions of this Section and the provisions of Article 4 Section 4.165.
 - 1. Ecotype Preserve/ Wildlife Refuge/Open Space Preserve and associated accessory uses including but not limited to wildlife observation facilities, plant propagation facilities for on-site restoration, natural heritage interpretive displays, and public restrooms.
 - 2. Interpretive/visitor center not to exceed 15,000 square feet (larger facilities require conditional use approval). Said uses can include facilities such as natural and historic heritage displays, exhibit areas, gallery, small theater, administrative offices, classrooms, dining areas/café, planetarium, subsidiary gift/book shop, public conveniences, and associated parking.
 - 3. Low impact recreation facilities including but not limited to non-motorized uses such as hiking trails, bicycling paths, equestrian trails, and picnic facilities.
 - 4. Observatory.
 - 5. Utility facilities and roads including the construction and maintenance of electric and telephone transmission lines, gas and water distribution lines, sewage collection lines, road development and maintenance, construction and maintenance of railroad lines, and related facilities, but excluding commercial facilities for the purpose of generating power for public use.
 - 6. Commercial storage in existing structures with existing access. Use shall be limited to igloos that have direct access to a roadway.
- B. Uses permitted with a Conditional Use Permit are subject to applicable provisions within this Section and Article 6. Also required will be findings that the proposed use: complies with the Comprehensive Plan, Zoning Ordinance, and other relevant County policies; will serve a useful purpose to the area and to the purpose of the UDWH Zone as stated herein; and will be designed and built so as to reduce potential negative impacts to both neighboring parcels and the primary purpose of the UDWH Zone. All conditional use applications associated with an established UDWH Zone shall submit as part of the application a general land-use plan

schematic for the Refuge/Preserve indicating the longer range management and facilities vision for the Zone, and a more detailed site plan for the specific conditional use request sufficient to evaluate design and land-use considerations associated with the permit request. A zoning permit will be issued following final approval of a conditional use

1. Interpretive/visitor center with accessory uses, not including parking, in excess of 15,000 square feet.
2. Commercial operations conducted for the mining and processing of geothermal resources, aggregate and other mineral resources or other subsurface resources.
3. Short term stay (14 days or less) commercial campground with associated support facilities.
4. Farm use that provides a net benefit to the wildlife habitat, excluding livestock feedlots and sale yards, and hog and poultry farms.
5. The propagation or harvesting of a forest product.
6. Commercial solar power generation for sale for public use.
7. Private cemetery or burial site.

C. Dimensional Standards. In the UDWH Zone, the following dimensional standards shall apply.

1. Minimum Parcel. The minimum lot size shall be one acre unless written proof, from the Department of Environmental Quality, is provided which shows that an approvable subsurface disposal system can be permitted, or the minimum lot size shall be the minimum necessary to carry out the intent and purpose of the proposed use and is also consistent with the purpose and intent of the UDWH Zone.
2. Setback. No building shall be located closer than 20 ft. from a property line, street or road.