

M-33609

BEFORE THE MORROW COUNTY COURT
OF MORROW COUNTY

AN ORDINANCE AMENDING THE MORROW COUNTY)
COMPREHENSIVE PLAN AND ZONING ORDINANCE)
MAP IN THE FOLLOWING DESCRIBED PROPERT-)
IES, IN TOWNSHIP 4 NORTH, RANGE 25,)
SECTION 10, TAX LOTS: 3000, 3302, 3205,)
3201, 3100, 3204, 3202, AND 3206; FROM)
SMALL FARM 40 TO RURAL SERVICE CENTER)
ZONE, ALL WITHIN THE URBAN GROWTH BOUN-)
DARY OF THE CITY OF BOARDMAN, MORROW)
COUNTY, OREGON.)

ORDINANCE NUMBER MC-C-3 - 89

The County of Morrow does ordain as follow;

WHEREAS, Morrow County's Comprehensive Plan was acknowledged by the State of Oregon on January 30th, 1986; and

WHEREAS, The Morrow County Court has reviewed the recommendations of the Morrow County Planning Commission, the City of Boardman Planning Commission and the City Council of Boardman; and

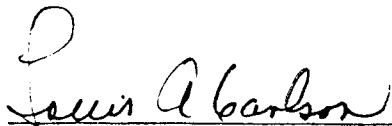
WHEREAS, said Planning Commission has held two public hearings on May 22 and June 26, 1989; and

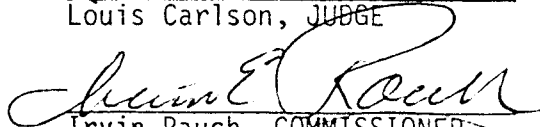
WHEREAS, no appeals or objections have been filed or recorded as a result of said hearings;

NOW THEREFORE, be it ordered by the Morrow County Court, that the attached map marked exhibit "A" amending the Morrow County Zoning Map for the aforementioned properties be and is hereby made a part of the Morrow County Comprehensive Plan, re-zoning said properties from Small Farm 40 to Rural Service Center Zone.

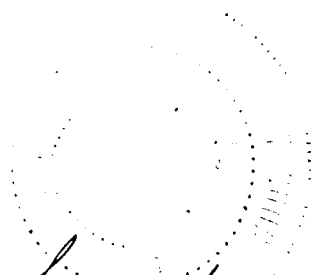
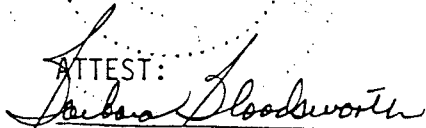
This Ordinance shall take effect upon the unanimous vote of the County Court and the passage of ten (10) consecutive working days and the attestation by the Morrow County Clerk.

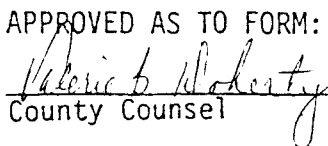
Dated this 19th day of July, 1989

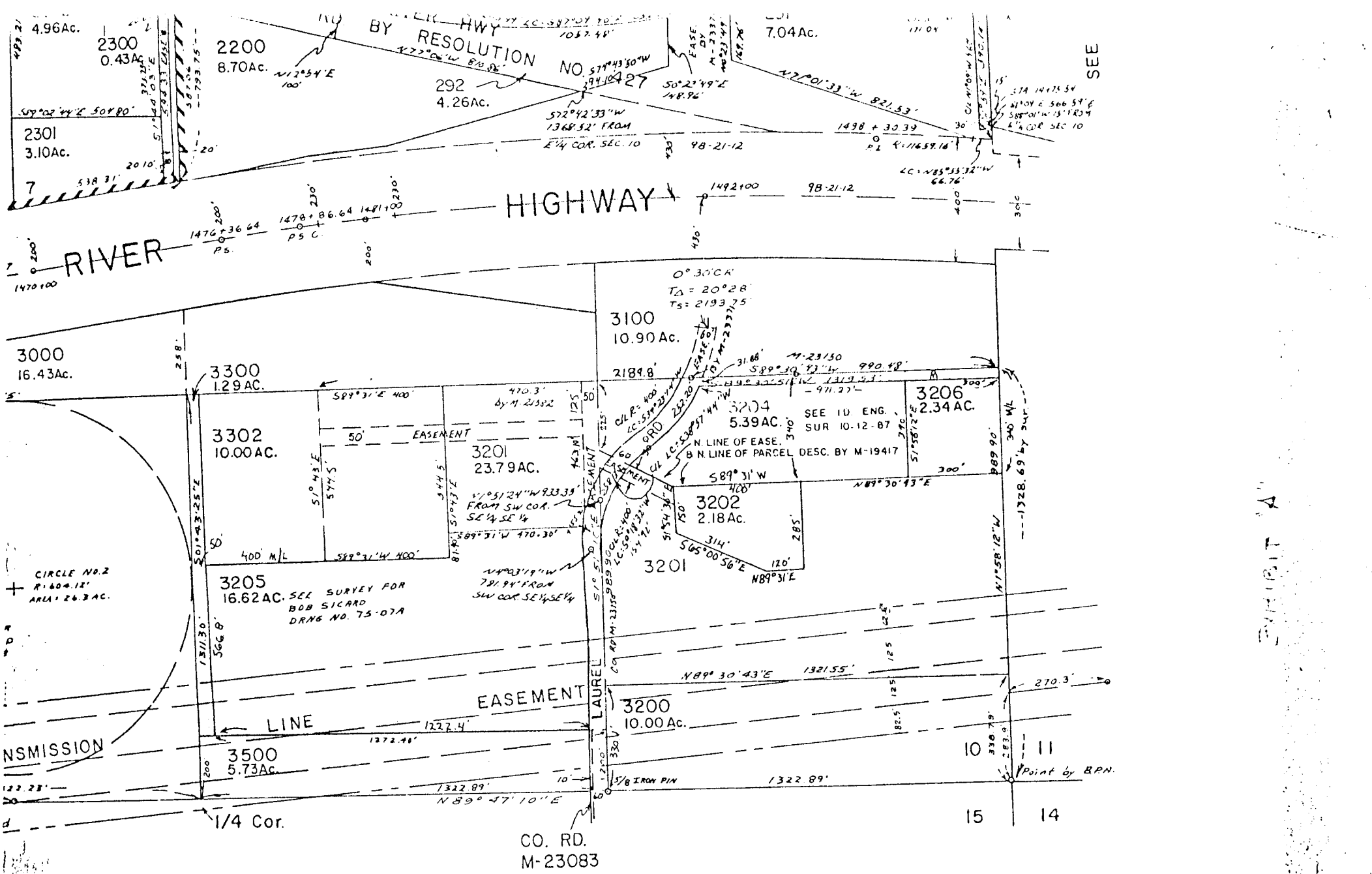

Louis Carlson, JUDGE


Irvin Rauch, COMMISSIONER


Jerry Peck, COMMISSIONER


ATTEST:

Morrow County Clerk

APPROVED AS TO FORM:

County Counsel



SEE MAP 4N 25 15

4N 25 10

SUBMIT A

TAX LOT 3000 Port of Morrow
P.O. Box 200
Boardman, Oregon 97818

3302 Terry Tallman
706 Mt. Hood Avenue
Boardman, Oregon 97818

3300 Keith Tallman & Sons
706 Mt. Hood Avenue
Boardman, Oregon 97818

3205 Terry Tallman
706 Mt. Hood Avenue
Boardman, Oregon 97818

3201 DE Vineyards, Inc.
Box 428
Boardman, Oregon 97818

3100 Joseph & Alice Tatone
P.O. Box 9
Boardman, Oregon 97818

3204 Vernon Russell
Box 7
Boardman, Oregon 97818

3202 FE & Francis Glenn
Box 281
Boardman, Oregon 97818

3206 Randy & Catherine Yates
P.O. Box 24
Boardman, Oregon 97818

~~(A) The front yard setback from the property line shall be 20 feet for property on a local street and 40 feet on a minor collector, 60 feet from a property line fronting on a major collector ROW, and 100 feet from a property line fronting on an arterial.~~

~~(B) Each side yard setback shall be a minimum of 25 feet, and for parcels or lots with side yards adjacent to forest lands the adjacent side yards shall be a minimum of 200 feet, except as approved by the Commission.~~

~~(C) Rear yards shall be a minimum of 25 feet, except for parcels or lots with rear yards adjacent to forest lands, side yard setbacks shall be a minimum of 100 feet, except as approved by the Commission.~~

~~(D) Stream Setback. All sewage disposal installations such as outhouses, septic tank and drainfield systems shall be set back from the high-water line or mark along all streams and lakes a minimum of 100 feet, measured at right angles to the high-water line or mark. All structures, buildings, or similar permanent fixtures shall be set back from the high-water line or mark along all streams or lakes a minimum of 100 feet measured at right angles to the high-water line or mark.~~

~~(E) Big Game Range Restrictions. In the case of Forest Use areas identified as Big Game Habitat, no dwellings will be authorized where the overall density within a square mile exceed one dwelling per 160 acres. Section 3.200 also applies to the siting of a dwelling on Big Game Habitat.~~

SECTION 3.030 RURAL SERVICE CENTER ZONE, RSC

Section 3.030 Rural Service Center Zone, RSC. In an RSC Zone the following regulations shall apply:

(1) Uses Permitted Outright. In an RSC Zone, the following uses and their accessory uses are permitted outright:

(A) Farming, excluding commercial livestock feedlot, livestock sales yard, hog farms, and mink

farms, and subject to the restrictions on animals in subsection (3) of this section.

(B) Non-farm single-family residence, including a mobile home subject to the requirements set forth in section 4.110 of this Ordinance.

(C) Retail store, office or service establishment.

(D) Automobile service station.

(E) Agriculturally oriented commercial use.

(F) Park, playground or community building.

(G) Church, school and cemetery.

(H) Utility facility.

(I) Television or radio station, transmitter or tower.

(2) Conditional Uses Permitted. In an RSC Zone, the following uses and their accessory uses are permitted when authorized in accordance with the requirements set forth in Article 6.

(A) Commercial residential use.

(B) Multi-family dwelling.

(C) Tourist or travelers accommodations.

(D) Mobile home park and travel trailer park.

(E) Manufacturing or warehousing.

(F) Kennel or animal hospital.

(G) Automobile wrecking yard and/or repair garage.

(H) Commercial amusement or recreation establishment.

(I) Subdivision or Planned Unit Development.

(J) Water supply and treatment facility.

(K) Sewage disposal and treatment facility.

(L) Agriculturally oriented industrial use,

(3) Lot Size. In an RSC Zone, the following lot sizes shall apply:

(A) The minimum average width of lots served by an approved community, municipal or public water system and an approved community or public sewerage system shall not be less than 50 feet and an area of not less than 6,000 square feet.

(B) The minimum average width of lots served by either an approved community, municipal or public water system or an approved community or public sewerage system, but not served by both, shall not be less than 100 feet and an area of not less than 20,000 square feet.

(C) The minimum average width of lots not served by either an approved community, municipal, or public water system or by an approved community or public sewerage system shall be 150 feet and shall have a lot area of not less than 1.0 acre (43,560 square feet),

(4) Dimensional Standards. The following dimensional standards shall apply in an RSC Zone:

(A) Percent of Coverage. The main building and accessory buildings located on any building site or lot shall not cover in excess of thirty (30) percent of the total lot area.

(B) Building Height. No residential building or structure nor the enlargement of any such building or structure shall be hereafter erected to exceed two (2) stories or more than twenty-five (25) feet in height, except split-level buildings, which may be increased in height to thirty (30) feet.

(5) Yards. In an RSC Zone, the following yard requirements shall apply:

(A) The minimum front yard shall be 20 feet.

(B) The minimum side yard shall be 10 feet, except on the street side of a corner lot, it shall be 20 feet.

(C) The minimum rear yard shall be 20 feet.-

(6) Off-Street Parking and Loading. In an RSC Zone, off-street parking and loading shall be provided in accordance with the provisions of Article 4.

(7) Signs. Signs for the various uses permitted in an RSC Zone shall conform to the standards specified under comparable zones of this ordinance.

~~SECTION 3.040 RURAL RESIDENTIAL, RR 1 ZONE~~

~~Section 3.040. Rural Residential, RR 1 Zone. In an RR Zone, the following regulations shall apply:~~

~~(1) Uses Permitted Outright. In an RR 1 Zone, the following uses and their accessory uses are permitted outright.~~

~~(A) Single-family dwelling on an individual lot, including a mobile home subject to requirements set forth in Section 4.110 of this ordinance.~~

~~(B) Farming, subject to the restrictions on animals set forth in subsection (3) of this section, and excluding hog or mink farms, livestock feed or sales yard and slaughter houses.~~

~~(C) Utility facility necessary to serve the area or County.~~

~~(D) Public park, recreation area, community or neighborhood center.~~

~~(E) Other public uses or buildings necessary to serve the rural residential needs for the area.~~

~~(2) Conditional Uses Permitted. In an RR 1 Zone, the following uses and their accessory uses are permitted when authorized in accordance with the requirements set forth by this section and Article 6 of this ordinance.~~

~~(A) Dude or guest ranch.~~

~~(B) Golf Course.~~

STATE OF OREGON } ss. 141500
County of Morrow }
INDEXED

I hereby certify that the within instrument was received for record.

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on 08-31-89 at 8:02 AM

and assigned No. 33609

in the Microfilm Records of said county

Witness My Hand and Seal of County
Affixed

Barbara Bloodsworth.