

BEFORE THE MORROW COUNTY COURT
OF MORROW COUNTY

AN ORDINANCE AMENDING THE)
 COMPREHENSIVE PLAN, ZONING)
 ORDINANCE AND ZONING MAP)
 IN THE UNINCORPORATED AREA)
 WEST OF THE CITY OF IRRIGON)
 MORROW COUNTY, OREGON AND)
 DECLARING AN EMERGENCY.)
 AREA INVOLVED IS TOWNSHIP)
 5 NORTH, RANGE 26, SECTION 24,)
 TAX LOTS: 1200, 1201, 1800,)
 1900, 1902, 2000, 2500, 2502,)
 2503, 2504, 2506, 2507, 2509,)
 2510, 2511, 2513, 2515, 2800,)
 2801, 2802, 2803, 2900, 2901,)
 2902, 3000, 3700, 3702, 3703,)
 3800; TOWNSHIP 5 NORTH, RANGE)
 26, 24CC, TAX LOTS: 100, 200,)
 300, 500, 600, 700, 800, 900,)
 1000, 1100, 1200, 1300, 1400,)
 1600, 1700, 1800, 1900, 2000,)
 2100, 2200, 2300, 2400, 2401;)
 TOWNSHIP 5 NORTH, RANGE 26,)
 SECTION 24DC, TAX LOTS: 300,)
 303, 304, 400, 600; TOWNSHIP)
 5 NORTH, RANGE 26, SECTION)
 25B, TAX LOTS: 100, 200, 300)
 400, 500, 600; TOWNSHIP 5)
 NORTH, RANGE 26, SECTION 24DB,)
 TAX LOTS: 100, 200, 201, 203;)
 TOWNSHIP 5 NORTH, RANGE 26,)
 SECTION 25A, TAX LOTS: 1000,)
 1100; TOWNSHIP 5 NORTH, RANGE)
 26, SECTION 25B, TAX LOTS:)
 700, 701, 702, 703, 704, 705,)
 706, 707, 708, 800, 1001,)
 1300.)

ORDINANCE NO. MC-C-4-92

The County of Morrow does ordain as follows:

WHEREAS, Morrow County Court adopted a Comprehensive Plan in January 15, 1986; and

WHEREAS, Notice of Hearing was given in accordance with Law; and

WHEREAS, the Morrow County Court has reviewed the recommendations of the Morrow County Planning Commission; and

WHEREAS, said Planning Commission has held two public hearings at the request of the property owners as listed herein and marked on the area map, and attached as Exhibit "A"; and

WHEREAS, no appeals 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 to remove those properties as listed herein from the City of Irrigon Urban Growth Boundary and to amend the Suburban Residential One Acre Zone of the Morrow County Zoning Ordinance to reflect this change and to limit lot sizes to one acre minimum, said action to be taken to assure the integrity of the area as built and committed.

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 20th day of May 1992.

Louis A. Carlson

Louis A. Carlson, JUDGE

G. W. Peck

G. W. Peck, COMMISSIONER

Raymond J. French

Raymond J. French, COMMISSIONER

ATTEST:

Barbara Bloodsworth

Barbara Bloodsworth, County Clerk





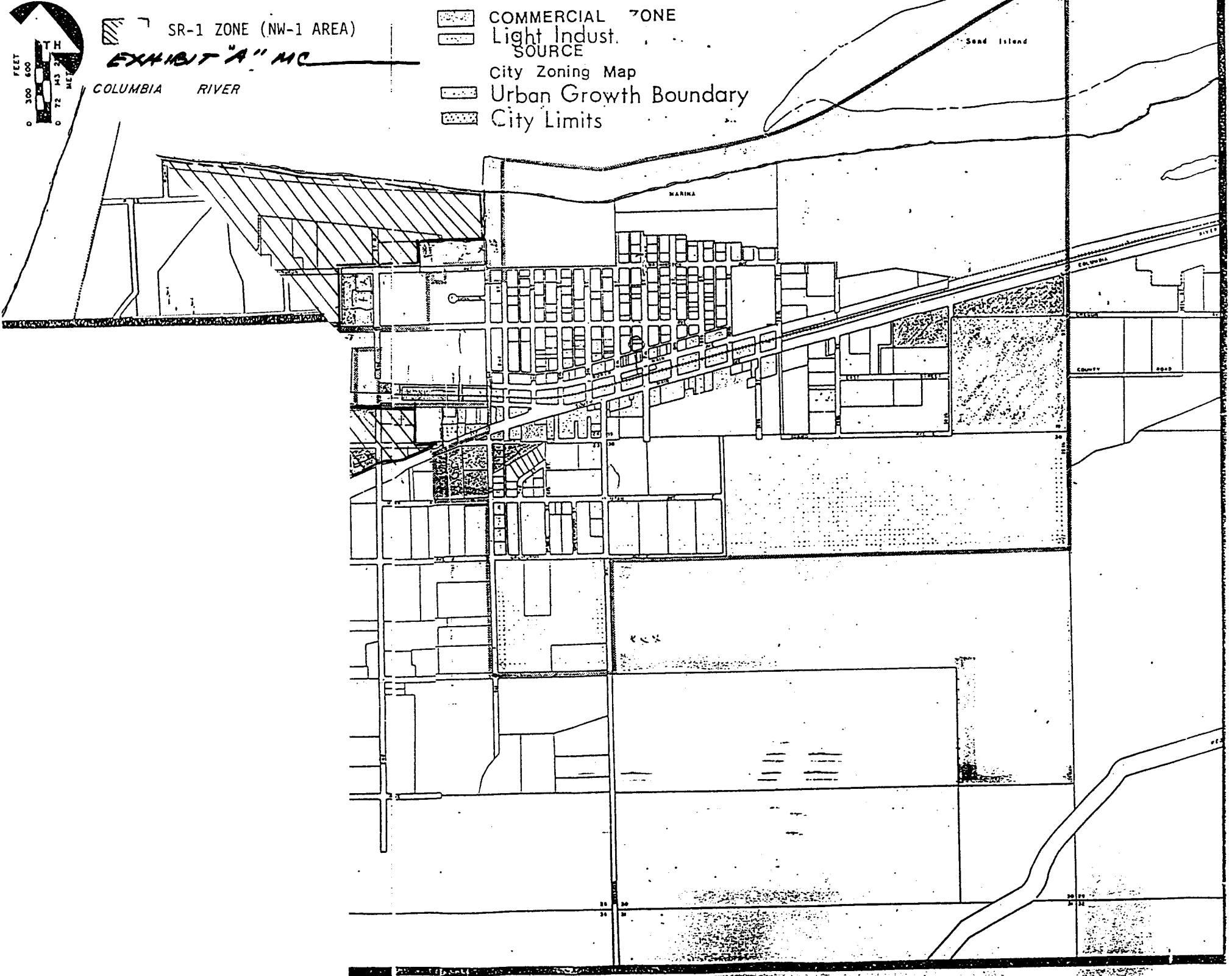
SR-1 ZONE (NW-1 AREA)

EXHIBIT "A" MC

COLUMBIA RIVER

COMMERCIAL ZONE
Light Indust.
SOURCE

City Zoning Map
Urban Growth Boundary
City Limits



MORROW COUNTY ZONING ORDINANCE
AMENDED VERSION OF SECTION 3.050 SUBURBAN RESIDENTIAL ZONE
SR-1, AREA 1 (NW-I)

Section 3.050. Suburban Residential Zone, SR-1. In an SR-1 Zone the following regulations shall apply:

1. Procedures: All uses in an SR-1 Zone require submittal of a precise plot plan, zoning sign-off, building, siting and state permits as they apply.
2. Uses Permitted Outright. In an SR-1 Zone, the following uses and their accessory uses are permitted outright:
 - A. One single family dwelling or manufactured home on an individual lot not less than one acre in size. Manufactured homes (M.H.) shall contain 660 square feet and be 14 feet in width, subject to the provisions of ARTICLE 4, Supplementary Provisions, and Section 4.110, Manufactured Homes on individual Lots.
 - B. Planned Unit Developments
3. Conditional Uses Permitted. In an SR-1 Zone, the following uses and their accessory uses are permitted when authorized in accordance with the requirements set forth in ARTICLE 6 (Conditional Uses).
 - A. Church, Schools or Colleges
 - B. Golf Course
 - C. Governmental structure, public park, playground, recreation building, fire station/emergency facilities
 - D. Utility facility, power lines, irrigation pipelines and ditches, pump stations and sewer and water treatment facilities
 - E. Home Occupations
 - F. Hospital, sanitarium, rest home for the aged, nursing home, and medical and dental clinics, subject to State and Federal regulations.
 - G. Crop cultivation or farm and truck gardens, including plant nurseries

4. Limitations on Uses (both outright and conditional). The following uses permitted in the SR-1 Zone shall apply:
 - A. Cows, horses, sheep or goats cannot be kept on a lot having an area of less than 20,000 square feet. The total number of all such adult animals (those over six months of age) allowed on any individual lot shall be limited to the total square footage of the lot divided by 20,000 square feet (i.e., 20,000 square feet shall be required for each such adult animal). The number of young (under six months of age) allowed on any lot at any time shall not exceed three (3) times the allowable number of adult animals.
 - B. The number of chickens, fowl, and/or rabbits over the age of six months shall not exceed one (1) for each 500 square feet of property. The number of young chickens, fowl, and/or rabbits (under the age of six months) allowed on the property at any time shall not exceed three times the allowable number of chickens, fowl, and/or rabbits over the age of six months.
 - C. The number of colonies of bees allowed on a lot shall be limited to one (1) colony for each 2,000 square feet of lot area.
 - D. Animal runs or barns, chicken or fowl pens, and colonies of bees shall be located on the rear half of the property but not closer than 70 feet from the front property line nor closer than 50 feet from any residence.
 - E. Animals, chickens, and/or fowl shall be properly caged or housed, and proper sanitation shall be maintained at all times. All animal or poultry food shall be stored in metal or other rodent-proof receptacles.
 - F. No other livestock except for domestic dogs and cats are permitted.
5. Lot Size. In an SR-1 Zone all lots shall be at least one acre in size.

6. Dimensional Standards and Setback Requirements. In an SR-1 Zone the following requirements shall apply:
 - A. Percent of Coverage. The dwelling unit and accessory buildings on any building site or lot shall not cover more than thirty percent (30%) of the lot area.
 - B. Front yard. Front yards shall not be less than twenty (20) feet deep.
 - C. Side Yards. There shall be a minimum side yard of ten (10) feet for all uses, except in the case of a non-residential use adjacent to a residential use, the minimum side yard shall be twenty (20) feet.
 - D. Rear Yards. A rear yard shall be a minimum of ten (10) feet.
 - E. Building Height. No building or structure, nor the enlargement of any building or structure, shall be hereafter erected to exceed two and one-half stories or more than thirty-five (35) feet in height, except hospitals, public schools or churches, which may be increased in height to three stories or forty-five (45) feet.
 - F. Lot Width. The width of any lot shall be a minimum of 150 feet.
 - G. Vision Clearance. On corner lots there shall be a minimum of twenty (20) feet, except as otherwise set forth in Section 4.030, Measurement of Clear Vision Area.
7. Off-Street Parking and Loading. In an SR-1 Zone off-street parking and loading shall be in accordance with the provisions of Section 4.040, 4.050 and 4.060 of the Zoning Ordinance.

STATE OF OREGON
County of Morrow

ss. 1 ASA 26
INDEXED

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

on 5-22-92 at 8:40 A.M.

and assigned 38529

in the Microfilm Records of said
county

Witness My Hand and Seal of County
Affixed

Barbara Bloodsworth
County Clerk

By Barbara Bloodsworth
Deputy