

BEFORE THE MORROW COUNTY COURT OF MORROW COUNTY

AUG 7 4 33 PM '96

AN ORDINANCE AMENDING THE MORROW COUNTY ZONING ORDINANCE, SECTION 1.030 (DEFINITIONS), TO MAKE CERTAIN DEFINITIONS CONSISTENT WITH OREGON REVISED STATUTE; AND, TO AMEND SECTION 3.060 (GENERAL COMMERCIAL) AND SECTION 3.070 (GENERAL INDUSTRIAL) AND SECTION 3.073 (PORT INDUSTRIAL) AND SECTION 3.030 (RURAL SERVICE CENTER) TO ALLOW "OTHER USES SIMILAR TO ALLOWED USES".....

BARBARA BLOODSWORTH MORROW COUNTY CLERK

*Barbara Bloodsworth*

ORDINANCE NUMBER MC-0-8-96

The County of Morrow does ordain as follows;

WHEREAS, the Morrow County Planning Commission acknowledged the need to update portions of the Zoning Ordinance to allow development projects similar to but not specifically referenced in certain zones of the Zoning Ordinance; and

WHEREAS, the Morrow County Planning Commission recognized the need to adopt new DEFINITIONS to Section 1.030 of the Zoning Ordinance where appropriate; and

WHEREAS, the Morrow County Court adopted Resolution No. R-8-96 directing that the terms "farm", "farming" and/or "farm use" as used in the Morrow County Comprehensive Plan and Zoning Ordinance be interpreted and applied in a manner which is consistent with ORS 215.203; and

WHEREAS, the Morrow County Court has reviewed the recommendation for approval by the Morrow County Planning Commission; and

WHEREAS, the Morrow County Planning Commission held public hearings on April 29, 1996 at Lexington, Oregon and May 20, 1996 at Irrigon, Oregon;

NOW THEREFORE, THE COUNTY COURT OF MORROW COUNTY ORDAINS AS FOLLOWS:

SECTION 1. TITLE OF ORDINANCE.

This ordinance shall be known, and may be cited as, "the July 1996 Zoning Text Amendments."

SECTION 2. TEXT AMENDMENT.

Reference Exhibit A and Exhibit B

SECTION 3. EFFECTIVE DATE.

This ordinance shall become effective 90 days after the date of its adoption by the Morrow County Court.

DATE OF FIRST READING: 7-24-96

DATE OF SECOND READING: 8-7-96

DONE AND ADOPTED BY THE MORROW COUNTY COURT THIS 7 DAY OF Aug. 1996.

ATTEST



*Debra A. Smith*  
County Clerk

APPROVED AS TO FORM:  
*Valerie S. O'Keefe*  
County Counsel

*Louis A. Carlson*  
Louis A. Carlson, Judge

*Raymond J. French*  
Raymond J. French, Commissioner

*Donald C. J. McEligott*  
Donald C. J. McEligott, Commissioner

EXHIBIT A

ZONING ORDINANCE AMENDMENT

Amend Section 3.060(2) Conditional Uses allowed in the General Commercial Zone to include:

(Y) Other buildings and uses similar to the list above which shall not have any different or more detrimental effect upon the adjoining areas or districts than the buildings and uses specifically listed, shall only be incidental and directly related to the operation of permitted General Commercial uses;

Amend Section 3.070(2) Conditional Uses allowed in the General Industrial Zone to include:

(Q) Other buildings and uses similar to the list above which shall not have any different or more detrimental effect upon the adjoining areas or districts than the buildings and uses specifically listed, shall only be incidental and directly related to the operation of permitted General Industrial uses;

Amend Section 3.073(2) Conditional Uses allowed in the Port Industrial Zone to include:

(B) Other buildings and uses similar to the list above which shall not have any different or more detrimental effect upon the adjoining areas or districts than the buildings and uses specifically listed, shall only be incidental and directly related to the operation of permitted Port Industrial uses;

Amend Section 3.030(2) Conditional Uses allowed in the Rural Service Center Zone to include:

(M) Other buildings and uses similar to the list above which shall not have any different or more detrimental effect upon the adjoining areas or districts than the buildings and uses specifically listed, shall only be incidental and directly related to the operation of permitted Rural Service Center uses;

Exhibit B

ZONING ORDINANCE AMENDMENT

Amend Section 1.030 DEFINITIONS to include the following. (New language is presented in underline.)

Item (25) Farm Use. The employment of land including that portion of such lands under buildings supporting accepted farming practices for the primary purpose of obtaining a profit in money by raising, harvesting and selling crops or by the feeding, breeding, management and sale of, or the produce of, livestock, poultry, fur bearing animals or honeybees or for dairying and the sale of dairy products or any other agricultural or horticultural use or animal husbandry or any combination thereof. "Farm use" include the preparation and storage of the products raised on such land for man's use and animal use and disposal by marketing or otherwise. It does not include the use of land subject to the provisions of ORS Chapter 321, except land use exclusively for growing cultured Christmas trees, or to the construction and use of dwellings customarily provided in conjunction with the farm use. The terms farm, farming and farm use shall be interpreted and applied in a manner which is consistent with ORS 215.203.

Item (77) Home Occupation. A business conducted by the owner and/or occupant in a residence for purpose of monetary gain. Clerical or administrative activity conducted not for the principal purpose of direct monetary gain, but rather to support a business not located on the same site as the dwelling, does not constitute a home occupation, e.g. transcription, bookkeeping, telephone contact.

Item (78) Freight Depot/Truck Terminal. An area and/or building where cargo is stored or, where trucks load and unload cargo on a regular basis and trucks and/or trailers are parked when not in use.

Item (79) Truck Stop. Any building, premise or land in which or upon which maintenance, servicing, storage or repair of commercial licensed trucks or motor vehicles is conducted or rendered. May include the dispensing of motor fuel or other petroleum products directly into the trucks or motor vehicles, the sale of accessories or equipment for trucks or similar motor vehicles.

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