

**BEFORE THE BOARD OF COMMISSIONERS
FOR MORROW COUNTY, OREGON**

AN ORDINANCE AMENDING THE MORROW)	Ordinance Number
COUNTY ZONING ORDINANCE)	ORD-2017-3
ARTICLE 2 ESTABLISHMENT OF ZONES)	

WHEREAS, ORS 203.035 authorizes Morrow County to exercise authority within the county over matters of County concern; and

WHEREAS, Morrow County adopted a Comprehensive Land Use Plan which was acknowledged by the Land Conservation and Development Commission on January 15, 1986 and adopted a Transportation System Plan on October 7, 1998; and

WHEREAS, the Morrow County Planning Commission held a hearing to review the request on May 30, 2017 at the Bartholomew Building in Heppner, Oregon; and

WHEREAS, the Morrow County Planning Commission considered the request and recommended approval of the request, and adopted Planning Commission Final Findings of Fact; and

WHEREAS, the Morrow County Board of Commissioners held a hearing to consider the recommendation of the Morrow County Planning Commission on June 21, 2017, held at the Port of Morrow Riverfront Center in Boardman, Oregon; and

WHEREAS, the Morrow County Board of Commissioners accepted the Planning Commission recommendation and approved Article 2.

NOW THEREFORE BE IT ORDAINED THAT THE MORROW COUNTY BOARD OF COMMISSIONERS ADOPTS AS AN AMENDMENT TO THE MORROW COUNTY ZONING ORDINANCE ARTICLE 2 ESTABLISHMENT OF ZONES.

Section 1 Title of Ordinance:

This Ordinance shall be known, and may be cited, as the "2017 Article 2 Update."

Section 2 Affected and Attached Documents:

Morrow County Zoning Ordinance Article 2.

Section 3 Effective Date:

This ordinance shall be effective on October 3, 2017.

Date of First Reading: June 28, 2017
Date of Second Reading: July 5, 2017

MORROW COUNTY, OREGON **CJ2017-0109**
Commissioners' Journal **07/05/2017 2:28:11 PM**



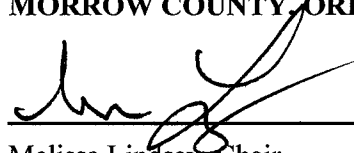
I, Bobbi Childers, County Clerk for Morrow County, Oregon, certify that the instrument identified herein was recorded in the Clerk records.

Bobbi Childers - County Clerk



ADOPTED BY THE MORROW COUNTY BOARD OF COMMISSIONERS THIS 5TH DAY OF JULY 2017.

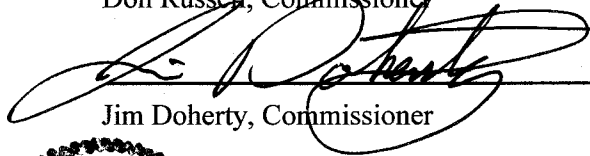
BOARD OF COMMISSIONERS OF
MORROW COUNTY, OREGON



Melissa Lindsay, Chair



Don Russell, Commissioner



Jim Doherty, Commissioner

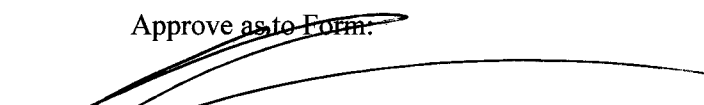
Attest:



Bobbi Childers, County Clerk



Approve as to Form:



Morrow County Counsel

Justin Nelson
OSB #074760

ARTICLE 2. ESTABLISHMENT OF ZONES

SECTION 2.010. IDENTIFIED ZONE DESIGNATIONS. For the purpose of this ordinance, the following zones are hereby identified.

Zone Designation	Abbreviated Designation	Code Section	Effective Date
Exclusive Farm Use Zone	EFU	3.010	08-01-2016
Resource Related Industrial Zone	RRI	3.015	10-01-2013
Forest Use Zone	FU	3.020	08-01-2016
Rural Service Center Zone	RSC	3.030	01-01-2011
Umatilla Depot Wildlife Habitat Zone	UDWH	3.035	11-01-2014
Rural Residential Zone	RR	3.040	09-28-2005
Farm Residential Zone	FR	3.041	09-28-2005
Small Farm-40 Zone	SF	3.042	08-01-2016
Suburban Residential Zone	SR	3.050	03-06-1985
Suburban Residential 2A Zone	SR-2A	3.051	10-28-2006
General Commercial Zone	C-G	3.060	04-30-2015
Tourist Commercial Zone	TC	3.061	03-15-2006
General Industrial Zone	M-G	3.070	01-01-2011
Air/Industrial Park Zone	AI	3.071	03-06-1985
Space Age Industrial Zone	SAI	3.072	10-01-2013
Port Industrial Zone	PI	3.073	02-01-2014
Umatilla Army Depot Military Zone	UADM	3.074	11-01-2014
Rural Light Industrial Zone	RLI	3.075	03-15-2006
Airport Light Industrial Zone	ALI	3.076	06-17-2016
Airport Approach Zone	A-A	3.090	06-17-2016
Airport Hazard Zone	A-H	3.091	06-17-2016
Airport Safety and Compatibility Overlay Zone	ASC	3.092	06-17-2016
Flood Hazard Overlay Zone	FP	3.100	01-01-2011
Limited Use Overlay Zone	LU	3.110	03-06-1985
UMCD PI Limited Use Overlay Zone	(none)	3.120	11-01-2014
Speedway Limited Use Overlay Zone	SO	3.130	01-23-2008
Parkland Overlay Zone	PO	3.150	04-01-2011
Significant Resource Overlay Zone	SRO	3.200	10-01-2013
Historic Buildings and Sites	(none)	3.300	03-06-1985

SECTION 2.020. LOCATION OF ZONES. The boundaries for the zone listed in this ordinance are indicated on the Morrow County Zoning Map which is hereby adopted by ordinance. The boundaries shall be modified in accordance with zoning map amendments which shall be adopted by ordinance.

SECTION 2.030. ZONING MAP. A zoning map or zoning map amendment adopted by Section 2.020 of this ordinance or by an amendment thereto shall be prepared by authority of the Planning Commission or by a modification by the County Court of a map amendment so prepared. The map or map amendment shall be dated with the effective date of the ordinance that adopts the map or map amendment. A certified print of the adopted map or map amendment shall be maintained in the office of the County Clerk as long as this ordinance remains in effect.

SECTION 2.040. ZONE BOUNDARIES. Unless otherwise specified, zone boundaries are section lines, subdivision lines, lot lines, center lines of street or railroad right-of-ways, water courses, ridges or rimrocks, or such lines extended. Whenever uncertainty exists as to the boundary of a zone as shown on the Zoning Map or amendment thereto, the following regulations shall control:

- A. Where a boundary line is indicated as following a street, alley, canal, or railroad right-of-way, it shall be construed as following the centerline of such right-of- way.
- B. Where a boundary line follows or approximately coincides with a section line or division thereof, lot or property ownership line, it shall be construed as following such line.
- C. If a zone boundary, as shown on the Zoning Map, divides a lot or parcel between two zones, the entire lot or parcel shall be deemed to be in the zone in which the greater area of the lot or parcel lies, provided that this adjustment involves a distance not exceeding 100 feet from the mapped zone boundary.