

BEFORE THE MORROW COUNTY COURT  
OF MORROW COUNTY

AN ORDINANCE ADOPTING AMENDMENTS  
TO THE MORROW COUNTY ZONING  
ORDINANCE ARTICLE 2 ESTABLISHMENT  
OF ZONES.

COUNTY ORDINANCE

NO. MC-8-2009

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

WHEREAS, Planning staff initiated changes to the Zoning Ordinance Article 2 Establishment of Zones to add new Zone Designations to Section 2.010 Identified Zone Designations; and

WHEREAS, Planning staff and the Planning Commission recommended other additional changes to Section 2.020 Location of Zones to clarify that changes to the Zoning Map are adopted by ordinance, not by reference; and

WHEREAS, the Morrow County Planning Commission held hearings to review the request on September 29, 2009, at the Port of Morrow Riverfront Center in Boardman, Oregon, and on October 27, 2009, at the Morrow County School District Building in Lexington, Oregon; and

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

WHEREAS, the Morrow County Court held a hearing to consider the recommendation of the Morrow County Planning Commission on December 9, 2009, at the North Morrow County Annex in Irrigon, Oregon; and

WHEREAS, the Morrow County Court did consider the testimony and evidence presented to them;

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 "Article 2 Establishment of Zones 2009 Amendment."

MORROW COUNTY, OREGON **CJ2009-2698**  
Commissioners' Journal 12/23/2009 10:22:17 AM



2009-2698

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



Zoning Ordinance Amendment  
Article 2 Establishment of Zones  
2009 Amendment  
Page 1

Section 2 Affected Document

The Morrow County Zoning Ordinance Article 2 Establishment of Zones is amended and shall be replaced in its entirety with the document identified as Exhibit 1.

Section 3 Effective Date

This ordinance shall be effective on February 1, 2010.


Date of First Reading: December 16, 2009

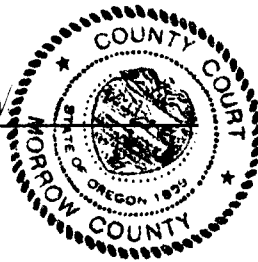
Date of Second Reading: December 23, 2009


DONE AND ADOPTED BY THE MORROW COUNTY COURT THIS 23<sup>rd</sup> DAY OF DECEMBER, 2009

ATTEST:

MORROW COUNTY COURT:


  
Bobbi Childers  
County Clerk



  
Terry K. Tallman, Judge

  
Ken Grieb, Commissioner

APPROVED AS TO FORM:

  
Ryan Swinburnson  
County Counsel

  
Leann Rea, Commissioner

**EXHIBIT 1**

**ARTICLE 2. ESTABLISHMENT OF ZONES**

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

<b>Zone Designation</b>	<b>Abbreviated Designation</b>	<b>Code Section</b>
Exclusive Farm Use Zone	EFU	3.010
Resource Related Industrial Zone	RRI	3.015
Forest Use Zone	FU	3.020
Rural Service Center Zone	RSC	3.030
Rural Residential Zone	RR	3.040
Farm Residential Zone	FR	3.041
Small Farm-40 Zone	SF	3.042
Suburban Residential Zone	SR	3.050
Suburban Residential 2A Zone	SR-2A	3.051
General Commercial Zone	C-G	3.060
Tourist Commercial Zone	TC	3.061
General Industrial Zone	M-G	3.070
Air Industrial Park Zone	AI	3.071
Space Age Industrial Zone	SAI	3.072
Port Industrial Zone	PI	3.073
Umatilla Army Depot Transition Zone	UADTZ	3.074
Rural Light Industrial Zone	RLI	3.075
Airport Approach Zone	A-A	3.090
Airport Hazard Zone	A-H	3.091
Flood Plain Overlay Zone	FP	3.100
Limited Use Overlay Zone	LU	3.110
Speedway Limited Use Overlay Zone	SO	3.130
Parkland Overlay Zone	PO	3.150
Significant Resource Overlay Zone	SRO	3.200
Historic Buildings and Sites		3.300

**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.