

SECTION 3.074 UMATILLA ARMY DEPOT TRANSITION ZONE (UADTZ)

A. PURPOSE: The UADTZ Zone is intended to recognize only those areas designated in the master plan for the Morrow County area of the Depot as Phase I and VI, which are those areas devoted to, or most suitable for, development of built and committed areas.

B. PROCEDURES: Lands shown on the Depot master plan to be zoned UADTZ are prior to development of a detailed plot plan and/or a precise statement of intended use of existing structures. As in the case of all zones, a land use compatibility review and zoning signoff are required prior to the issuance of building permits or building occupancy.

C. IN A UADTZ ZONE, THE FOLLOWING REGULATIONS SHALL APPLY:

1. USE PERMITTED OUTRIGHT (subject to Plot Plan Review, Land Use Compatibility Review and Zoning Signoff):
 - a. Building and structures that are existing and used for warehousing and related uses.
 - b. Rail oriented warehousing and railroad related industries.
 - c. Support facilities for on-site staff.
 - d. Offices for administrative and transportation activities.
 - e. Vehicle and railroad repair facilities.
 - f. Refueling and transportation service centers.
 - g. Container storage and trans-shipment facilities.
 - h. Farming (EFU).
 - i. Wildlife Reserve/Agriculture Wildlife.
 - j. Police/Fire training.

2. LIMITATIONS ON USE IN AN UADTZ ZONE MANAGEMENT:

a. A use that has been declared a nuisance by a State Statute by action of the Morrow County Court or Planning Commission is prohibited.

b. Materials shall be stored and grounds shall be maintained in a manner which will not create a health hazard.

c. Landscaping shall be required and storm water run-off provided for in compliance with plot plan submittal.

d. No hazardous materials shall be stored or transported within the area without prior approval of the Morrow County Director of Emergency Management.

3. CONDITIONAL USES SUBJECT TO PLANNING COMMISSION REVIEW AND APPROVAL.

a. Any use not found in the permitted section of this zone.

b. Any use requiring the construction of new buildings or structures.

c. Vehicular and used metal storage and recycling facilities.

d. Feedlots.

e. Hog Raising.

f. Slaughter Houses.

g. Odoriferous Food Processing Plants.

h. Use, allocation and distribution of water, water storage facilities, pipelines and wells.

D. WATER RESOURCES

1. Distribution of water from existing wells, storage facilities and transmission lines, their use and allocation located in Morrow County subject to review by the Morrow County Planning Commission.

2. Management of this resource is critical to future implementation of the Plan.

E. Transportation Impacts

1. Traffic Impact Analysis (TIA). In addition to the other standards and conditions set forth in this section, a TIA will be required for all projects generating more than 400 passenger car equivalent trips per day. Heavy vehicles – trucks, recreational vehicles and buses – will be defined as 2.2 passenger car equivalents. A TIA will include: trips generated by the project, trip distribution for the project, identification of intersections for which the project adds 30 or more peak hour passenger car equivalent trips, and level of service assessment, impacts of the project, and, mitigation of the impacts. If the corridor is a State Highway, use ODOT standards. (MC-C-8-98)