

SECTION 3.074 UMATILLA ARMY DEPOT MILITARY (UADM) ZONE

- A. Purpose: The purpose of the Umatilla Depot Military Zone is to recognize the area in the Morrow County portion of the Army Depot that will be utilized by the National Guard Bureau (NGB), Oregon National Guard (ONG) and the Oregon Military Department (OMD). Morrow County has adopted this zone for two reasons: to recognize land uses by the military that will be allowed outright, without local land use permits, and as a zone that will apply to state or private landowners at the point in time that the land is no longer in federal ownership. It is recognized that development with a primary purpose of carrying out the ONG military mission is allowed outright and development with a commercial or industrial purpose that is not directly related to military mission will be subject to local land use regulations. The purpose of this zone is to ensure the OMD location has the appropriate Comprehensive Plan and Zoning designation to provide for ONG facilities and functions.
- B. Military Uses allowed Outright. Such uses will be carried out in a safe manner, consistent with Oregon National Guard protocol. Neighboring property owners should be aware that noise and vibration are common elements of such ONG training activities and are allowed without local restriction. The following uses are allowed without local permits:
1. Military use and related military support uses including operation of live fire weapons, laser, and demolition ranges;
 2. Conduct of vehicular, aerial, and dismounted maneuver training;
 3. Field bivouac operations;
 4. Operations, maintenance, and construction of structures for the warehouse, operation, repair, and construction of equipment, administration, simulations, classroom and instructional facilities, billeting and dining facilities, morale, welfare, recreation, and fitness facilities and structures; and
 5. Utility and infrastructure support facilities such as energy generators or energy generation facilities, water distribution systems, and wastewater treatment facilities with the purpose of providing services to the activities on the subject parcel and not for commercial or industrial purposes.
- C. Uses Permitted with a Zoning Permit. The following uses and their accessory uses are permitted upon the issuance of a zoning permit. The ONG is exempt from this permit requirement for development that is intended for military purposes and not for commercial or industrial purposes.
1. Buildings and structures that are existing and used for warehousing and related uses.
 2. Rail oriented warehousing and railroad related industries.
 3. Support facilities, but not new residential units, for on-site staff.
 4. Offices for administrative and transportation activities.
 5. Vehicle and railroad repair facilities.
 6. Refueling and transportation service centers.
 7. Container storage and trans-shipment facilities.
 8. Farming (EFU).
 9. Wildlife Reserve/Agriculture Wildlife.
 10. Police/Fire training.

D. Conditional Uses Permitted. Uses allowed in the adjacent Port Industrial Use Zone may be permitted conditionally subject to the requirements of this Section and Article 6 to include findings that the proposed use: complies with the Comprehensive Plan, Zoning Ordinance, and other relevant County policies; will serve a useful purpose to the area and to the purpose of the UADM Zone as stated herein; and will be designed and built so as to reduce potential negative impacts to neighboring parcels and the primary purpose of the UADM Zone. All conditional use applications associated with the established UADM Zone shall submit as part of the application a general land use plan schematic for the Zone, and a more detailed site plan for the specific conditional use request sufficient to evaluate design and land use considerations associated with the permit request. A zoning permit will be issued following final approval of a conditional use.

E. Dimensional Standards. The following dimensional standards shall apply:

1. Parcel Size. The minimum lot size shall be one acre unless written proof, from the Department of Environmental Quality is provided which shows that an approvable subsurface disposal system can be permitted or the development is served by an existing sanitary system. The minimum lot size shall be the minimum necessary to carry out the intent and purpose of the proposed use and is also consistent with the purpose and intent of the UADM Zone.
2. Setback. No building shall be located closer than 20 ft. from a property line, street or road.