

SECTION 3.120 UMCD PI LIMITED USE OVERLAY ZONE

Purpose: The purpose of the UMCD PI Limited Use Overlay Zone is to provide guidance concerning the development of approximately 959 acres of designated Port Industrial zoned lands. These lands are identified on the UMCD PI Limited Use Overlay Zone Map and include roads and bunkers used as part of the Army Depot.

Land disturbance activities will be limited and may be prohibited in this area. The existing concrete igloos/bunkers located in the Limited Use Overlay Zone will be available for permitted and conditional uses as outlined below.

- A. Uses permitted with a Zoning Permit and subject to the provisions of this Section and the provisions of Article 4 Section 4.165.
 - 1. Ecotype Preserve/ Wildlife Refuge/Open Space Preserve and associated accessory uses including but not limited to wildlife observation facilities, plant propagation facilities for on-site restoration, natural heritage interpretive displays, and public restrooms.
 - 2. Low impact recreation facilities including but not limited to non-motorized uses such as hiking trails, bicycling paths, equestrian trails, and picnic facilities.
 - 3. Observatory.
 - 4. Utility facilities and roads including the construction and maintenance of electric and telephone transmission lines, gas and water distribution lines, sewage collection lines, road development and maintenance, construction and maintenance of railroad lines, and related facilities, but excluding commercial facilities for the purpose of generating power for public use.
 - 5. Commercial storage in existing structures with existing access. Use shall be limited to igloos that have direct access to a roadway.

- B. Uses permitted with a Conditional Use Permit are subject to applicable provisions within this Section and Article 6. A zoning permit will be issued following final approval of a conditional use
 - 1. Commercial operations conducted for the mining and processing of geothermal resources, aggregate and other mineral resources or other subsurface resources.
 - 2. Farm use that provides a net benefit to the wildlife habitat, excluding livestock feedlots and sale yards and hog and poultry farms,.
 - 3. The propagation or harvesting of a forest product.

4. Commercial solar power generation for sale for public use.

5. Private cemetery or burial site.

C. Dimensional Standards. In this Zone, the following dimensional standards shall apply.

1. Minimum Parcel. 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 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 this Zone and the PI Zone.