

SECTION 3.072. SPACE AGE INDUSTRIAL ZONE, SAI

- A. **PURPOSE.** The SAI Zone is intended to recognize those areas devoted to, or most suitable for, space age technology research and development.
- B. **PROCEDURES.** As in the case of all zones, a Zoning Permit is required prior to the issuance of building permits. Facilities proposed adjacent to or near an airport may be subject to Article 3 Sections 3.090 Airport Approach Zone and 3.091 Airport Hazard Zone as found in this Zoning Ordinance. Additionally structures constructed 100 feet or taller are subject to notice to the Department of Defense and the Oregon Military Department relative to impacts to the restricted airspace.
- C. **Uses Permitted Outright.** In an SAI Zone, the following uses and their accessory uses are permitted subject to Zoning Permit approval in accordance with MCZO Section 5.010. Authorization of such uses does not require notice to adjacent property owners or other interested parties and does not constitute a land use decision pursuant to ORS 197.015(10); except when required by MCZO Section 5.020.
 - 1. Farm use as defined in Article 1 Section 1.030 Definitions of this Zoning Ordinance. (MC-C-6-96). Other than the establishment of new structures, this use does not require zoning permit approval.
 - 2. Utility facility service lines, including accessory facilities or structures that end at the point where the utility service is received by the customer and that are located on one or more of the following: a public right-of-way; land immediately adjacent to a public right-of way, provided the written consent of all adjacent property owners has been obtained; or the property to be served by the utility.
 - 3. Mining less than 5,000 cubic yards of aggregate material or excavation of less than one acre of land conducted annually. (MC OR-1-2013)
 - 4. Excavations by the landowner or tenant on the landowner or tenant's property for the purpose of operations reasonably necessary for construction, reconstruction or maintenance of access roads on the same parcel or on an adjacent parcel that is under the same ownership as the parcel being excavated reasonably necessary for farming. (MC OR-1-2013)
- D. **Uses Subject to Administrative Review.** In the SAI Zone, the following uses and activities and their accessory buildings and uses may be permitted outright through the Site Plan Review process provided in MCZO 5.020, and subject to the provisions of this Section if determined by the Planning Director to satisfy the applicable criteria and provisions of law. Notice and an opportunity to file an appeal must be provided in the manner described in ORS 215.416. These uses may be referred to the Planning Commission for review if deemed appropriate by the Planning Director.
 - 1. Buildings and structures (above and below ground) used for space age technology research and development.
 - 2. Aerospace Aircraft and space vehicle testing and related research products.

3. Propulsion testing which includes commercial engines, transatmospheric space plane, remote piloted vehicle, missiles or other space age related vehicles.
 4. Electronic, laser and microwave research activities.
 5. Contained shock testing.
 6. Fire fighting equipment and facilities.
 7. Support facilities for on-site staff.
 8. Mining operation on existing sites.
 9. Utility facilities necessary for public service, but not commercial facilities for the purpose of generating electrical power for public use by sale or transmission towers over 200 feet in height.
 - a. Utility facilities necessary for public service proposed in the Space Age Industrial Use Zone will need to meet the criteria found in Oregon Revised Statute 215.275.
 - b. A reclamation plan is required for non-agricultural lands affected by a utility facility necessary for public service.
- E. Uses permitted with a Conditional Use Permit. The following uses are allowed with a Conditional Use Permit.
1. A commercial utility facility for the purpose of generating power for public use by sale, not including wind power generation facilities, subject to Article 4 Supplementary Provisions, Article 6 Conditional Uses, other portions of this code as appropriate and pertinent sections of Oregon Revised Statutes and Oregon Administrative Rules.
 2. A wind generation facility subject to the requirements found in Oregon Administrative Rule Chapter 660 Division 33 Agricultural Land, Article 4 Supplementary Provisions, Article 6 Conditional Uses, and other portions of this Zoning Ordinance.
 3. Transmission towers over 200 feet in height subject to Article 4 Supplementary Provisions and Article 6 Conditional Uses, and other portions of this Zoning Ordinance.
 4. Operations conducted for the mining, stockpiling or processing of mineral, aggregate and other mineral resources or other subsurface resources not to exceed 500,000 tons subject to Article 6 of this Ordinance. (MC OR-1-2013)
- F. Limitations on use in a SAI Zone
1. A use which has been declared a nuisance by a state statute, by action of the Morrow County Board of Commissioners, or by a court of competent jurisdiction is prohibited.

2. Material shall be stored and grounds shall be maintained in a manner which will not create a health hazard.
3. All related Oregon Revised Statutes shall be complied with, specifically those dealing with radioactive material and hazardous substances.

G. 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)