

**TITLE 10  
CHAPTER 28**

**PACIFIC VIEW BUSINESS PARK DISTRICT**

**SECTION**

- 10-28-1: Purpose
- 10-28-2: Permitted Buildings and Uses
- 10-28-3: Buildings and Uses Permitted Conditionally
- 10-28-4: Lot and Yard Provisions
- 10-28-5: Site and Development Provisions

**10-28-1: PURPOSE:** The Pacific View Business Park District is intended to provide areas for offices, service businesses, light industrial and manufacturing, and research and development facilities with the goal of providing businesses and industries that provide family-wage year-round employment. ~~and supporting uses, accessory buildings and structures.~~

**10-28-2: PERMITTED BUILDINGS AND USES:**

For the purpose of this Title, terms are defined in Title 10 Chapter 1 Section 5, "Land Use Category Definitions." If any permitted building or use has the potential to be hazardous, obnoxious, offensive or unsightly by reason of emission of odor, sound, vibration, radioactivity, electrical interference, flare, liquid or solid wastes, smoke or other air pollutants, said buildings or uses shall be required to obtain a conditional use permit issued by the Planning Commission subject to the procedures and conditions in Chapter 4 of this Title. ~~Any building or use which meets the intent of the Purpose Statement of this District, with the exception of those uses allowed as Conditional Uses in this District, and which also meet all the requirements of this District.~~  
~~1. Public buildings and facilities which meet the intent of the Purpose Statement of this District.~~

**Industrial Uses:**

- Industrial Service
- Manufacturing and Production
- Plant Nurseries and similar horticulture
- Warehouse, Freight Movement and Distribution
- Wholesale Sales

**Commercial Uses:**

- Animal Clinic or Grooming Facility
- Educational Services (e.g. tutoring or training center)
- Offices
- Restaurants, cafes or delicatessens, only in conjunction with an allowed commercial or industrial use and no greater than 15% of the total building floor area on site.
- Retail Service and Repair
- Retail Sales – only in conjunction with an allowed commercial or industrial use and no greater than 15% of the total building floor area on site.
- Retail Entertainment – only in conjunction with an allowed commercial or industrial use and no greater than 15% of the total building floor area on site

**Institutional and Civic Uses:**

Basic Utilities

Parks and Open Areas, accessory only

Public buildings and facilities (other than City-owned)

**Other Uses:**

Accessory Structures (with a permitted use)

Planned Unit Developments, non-residential

Radio Frequency Transmission Facilities, if approved by the FAA

**10-28-3: BUILDINGS AND USES PERMITTED CONDITIONALLY:**

The Planning Commission, subject to procedures and conditions set forth in Chapter 4 of this Title, may grant a conditional use permit for the following:

~~1. A single~~ Residential unit, limited to one and a maximum of 1,000 square feet for a caretaker or superintendent whenever it is determined by the Planning Commission that the business requires the on-site residence of such a person.

Community Services

City-owned Public Buildings

Daycare – on-site child day care serving their employees, accessory only

Drive-Up/Drive-Through (drive-up windows, kiosks, ATM'S, similar uses/facilities)

Parking Facility (when not an accessory use)

Regional Utility Corridors and Rail Lines

Municipal Waste-Related Industrial

~~1. Restaurants, coffee shops and delicatessens~~

~~2. Copy shops~~

~~3. Business supply shops~~

~~4. Dry cleaners~~

~~5. Caterers~~

~~6. Florists~~

~~7. Other similar supporting businesses determined to be similar to those listed in this section, and which do not have a different or more detrimental effect upon the overall purpose and functioning of the Business Park District than those buildings and uses specifically permitted as conditional uses.~~

**10-28-4: LOT AND YARD PROVISIONS**

A. Minimum Lot Area: The minimum lot area shall be seven thousand five hundred (7,500) square feet. ~~As platted. Any proposed division of existing lots must be approved in concept by the City Council prior to action by the Planning Commission.~~

B. Minimum Lot Dimensions: The minimum lot width shall be fifty feet (50'). ~~As platted. Any proposed division of existing lots must be approved in concept by the City Council prior to action by the Planning Commission.~~

C. Maximum Lot Coverage: Up to eighty-five percent (85%) coverage by buildings and impervious surface, unless preservation credit is achieved accordance with FCC 10-34-2-4. ~~is permitted.~~

- D. Minimum Setbacks:
1. Front yards shall be a minimum of ~~fifteen~~ **twenty feet (2015')**.
  2. Side and rear yards shall be a minimum of ~~five~~ **fifteen** feet (**15'**), except no side yard is required between attached units.
  3. Where the commercial or industrial use abuts a residential district, see FCC 10-34-3-7-D.

**10-28-5 SITE AND DEVELOPMENT PROVISIONS**

- A. Type of Structure: ~~Buildings and structures may not be metal clad but require the street façade to be-~~ Wood siding, brick, textured block, concrete and concrete aggregate, and other similar building exteriors **materials** are preferred. **Buildings may be metal clad if the following provisions are met and approved by the City:**
1. Metal clad structures shall be colored with muted earth-tones to blend with the rest of the structure in a compatible and unified way. Earth-tones include lighter shades of clay, brown, olive or tan; darker earth-tone colors may be used as trim; and
  2. The façade of the sides of the building that face a street shall be constructed with alternative building materials, such as wood siding, brick, textured block, concrete and concrete aggregate, or other similar building materials.
- B. Location of Business Activities: All manufacturing, processing, ~~storage,~~ assembly and other business activity shall be located entirely within the building or buildings on a site.
- C. Building and Structural Height Limitations
1. Maximum Height: Buildings and structures may not exceed 38' in height. Building and equipment heights must also comply with any applicable Airport Districts.
- ~~2. All buildings and structures taller than 28' shall be setback at least 40' in addition to the required setback in this District from any property line that abuts a residential district.~~
- D. Public Facilities: Public facilities and infrastructure shall be in accordance with Section 10-36 of this Title.
- E. Fences, Hedges, Walls or ~~Buffers~~ **Landscaping:** ~~All screening and buffers shall be in accordance with~~ Refer to Section 10-34 of this Title for general requirements. Dangerous or hazardous materials and equipment shall be enclosed within a secure fenced area. **The area between the property line and the curb/sidewalk must be landscaped and maintained by the abutting property owner.**
- F. Outdoor Storage: All outdoor storage shall be enclosed within a solid fence and/or wall a minimum of six feet (6') in height. Dangerous or hazardous materials and equipment shall be enclosed within a secure fenced area. ~~Landscaping shall be in accordance with Section 10-34 of this Title. The area between the property line and the curb/sidewalk must be landscaped and maintained by the abutting property owner.~~
- G. Port Property Buffer: An undisturbed buffer of at least 100 feet is required on the 40-acre property owned by the Port of Siuslaw between industrial uses and adjoining residential developments on the north, measured from the property line. Reductions in buffers up to 50% may be granted if the following compatibility provisions are met and approved by the City:
1. Land uses located between 50 feet and 100 feet from the residential property line shall be limited to research and development or office use;

2. Buildings located between 50 feet and 100 feet from the residential property line shall be no taller than one story and 25 feet in height and no larger than 3,000 square feet in size;
  3. Building architecture located between 50 feet and 100 feet from the residential property line shall be constructed with alternative building materials, such as wood siding, brick, textured block, concrete and concrete aggregate, or other similar building materials; and
  4. A visual and noise buffer strip not less than 15 feet in width shall be established and maintained immediately adjacent to the residential property line. The buffer strip may include existing vegetation, landscape plantings, evergreen hedge, berm, fence, and/or wall components. Fence and wall structures shall be not less than 5 feet and no more than 8 feet in height (see also Section 10-34-5). The buffer shall effectively screen at least 70 percent of the view between districts within five (5) years. Significant vegetation in these buffer strips may be preserved in accordance with Section 10-34-2, and replanting of local native vegetation is encouraged.
- ~~G.H.~~ Parking and Loading: Buildings and uses must comply with the requirements of Chapter 3 of this Title. No on-street parking or loading is permitted along Kingwood Street. ~~Curb cuts are limited to 15' for one way, and 25' for two way, with a maximum total cut of 40'. Curb cuts should be no closer than 100' from an intersection.~~
- ~~H.I.~~ Vision clearance: The requirements of Sections 10-1-4 and 10-35--13 of this Title must be met by all uses and development.
- ~~I.J.~~ Lighting: Lighting shall be provided as necessary to provide for safety and security of the site. However, such lighting shall not negatively impact adjacent lots, particularly adjacent residential uses. Lighting shall be down-shielded and confined to site boundaries unless otherwise required by another agency such as the Federal Aeronautics Administration.
- ~~J.K.~~ All trash receptacles shall be located inside structures or in a trash enclosure that is fully screened by a solid fence or wall not less than 5' in height. Trash receptacle areas shall be kept clean. Trash shall not be allowed to blow about the site nor onto neighboring sites, nor shall any trash be stored in a manner to attract rodents.
- ~~K.L.~~ Signs: All signs must comply with Chapter 26 of this Title, except that free-standing signs are restricted to monument signs only.
- ~~L.M.~~ Noise, Odors, Vibration: Any noise, odors or vibrations shall be mitigated to the extent practicable ~~contained totally within the site upon which a business or use is located.~~
- ~~N. M.~~ Access and Circulation: Refer to Section 10-35 of this Title for requirements.
- O. Administrative Review: All permitted uses in the Pacific View Industrial Park District shall be subject to administrative review, Section 10-1-1-6 of this Title.
- P. Airport Overlay Zone: Refer to Section 10-21-2 of this Title for specific requirements of the Public Use Airport Safety and Compatibility Overlay Zone.