

**CITY OF FLORENCE  
ORDINANCE NO. 3, SERIES 2019**

**An Ordinance approving a zone change from Pacific View Business Park District to Limited Industrial District for properties known as Lots 1 through 14 of the *Industrial Park Plan* Dated 1998, located south of 27th Street and north of Airport Access Road, Assessors Map #18-12-22-42, Tax Lots 00100, 00200, 00300, 00400, & 00500 and Assessors Map #18-12-22-43, Tax Lots 00100, 00200, 00300, 00400, 00500, 00600, 00700, 00800, & 00900 and to add 'Storage' and 'Community Service' uses to the Limited Industrial District**

**RECITALS:**

1. Crystal and Larry Farnsworth, agents for the City of Florence, initiated amendments to revise code and change zoning by application on December 14, 2018.
2. On January 18, 2019 notice of the proposed code amendments and zone change was sent to the Department of Land Conservation and Development, not less than 35 days prior to the first evidentiary hearing.
3. On February 5, 2019, the City sent notice to Referral Agencies about the proposed amendments and the public hearing.
4. On February 16, 2019 notice of hearing was published in the Siuslaw News prior to the Planning Commission hearing of February 26, 2019.
5. On March 13, 2019, notice of hearing was published in the Siuslaw News prior to the City Council hearing of March 18, 2019.
6. Planning Commission opened their public hearing February 26, 2019 and then closed it and deliberated to a decision for a recommendation to the City Council on February 26, 2019.
7. City Council conducted a public hearing on March 18, 2019 and found the amendments consistent with applicable criteria in Florence City Code, Realization 2020 Florence Comprehensive Plan, Oregon Administrative Rules and Oregon Revised Statutes.

Based on these findings,

THE CITY OF FLORENCE ORDAINS AS FOLLOWS:

1. The Florence City Code Chapter 20 of Title 10: Limited Industrial District, is amended as explained in Exhibit A, as shown in Exhibit B, and initiated through citizen application provided as Exhibit D.
2. The City of Florence Zoning Map, is amended as explained in Exhibit A, as shown in Exhibit C, and initiated through citizen application provided as Exhibit D.
3. This ordinance shall become effective thirty days following adoption. (April 17, 2019).
4. The City Recorder is authorized to administratively correct any reference errors contained herein or in other provisions of the Florence City Code to the provisions added, amended, or repealed herein.

ADOPTION:

First Reading on the 18<sup>th</sup> day of March, 2019.

Second Reading on the 18<sup>th</sup> day of March, 2019.


This Ordinance is passed and adopted on the 18<sup>th</sup> day of March, 2019.

AYES	5	Councilors Woodbury, Preisler, Greene, Lucio and Mayor Henry
NAYS	0	
ABSTAIN	0	
ABSENT	0	



\_\_\_\_\_  
Joe Henry, Mayor

Attest:

  
\_\_\_\_\_  
Kelli Weese, City Recorder

**FINDINGS OF FACT  
Florence City Council  
Florence Community Development Department  
Exhibit "A"**

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**Public Hearing Date:** March 18, 2019  
**Application:** CC 18 19 ZC 08 / Ordinance No. 3, Series 2019

**I. PROPOSAL DESCRIPTION**

**Proposal:** A request for a zoning change from Pacific View Business Park to Limited Industrial District

**Applicant:** Crystal and Larry Farnsworth, on behalf of The City of Florence

**Property Owners:** City of Florence

**Location:** Lots 1 through 14 of the *Industrial Park* plat dated 1998  
West of Kingwood south of 27<sup>th</sup> St. from the Public Works facility south to approximately 100' north of the Airport access drive.

**Site:** MAP # 18-12-22-42 TAXLOTS 00100, 00200, 00300, 00400, 00500 &  
MAP # 18-12-22-43 TAXLOTS 00100, 00200, 00300, 00400, 00500  
00600, 00700, 00800, & 00900

**Comprehensive Plan Map Designation:** Business/Industrial Park

**Zone Map Classification:** Pacific View Business Park (PVBP)

**Surrounding Land Use / Zoning:**

**Site:** City Public Works, Vacant, Museum | (PVBP)  
**North:** Mortuary, auto and hemp product manufacturing, contractor business  
PVBP  
**South:** Vacant and airport property | PVBP  
**East:** Airport runway and hangars | PVBP  
**West:** Forest Service, school district bus & maintenance yard, alternative  
school, hospice and respite offices, warehousing, religious use, marijuana  
production | PVBP

**Streets / Classification:**

East – Kingwood / Collector; North – 27<sup>th</sup> / Local; West and South – Airport Access Road  
/ Local

**II. NARRATIVE:**

The applicants proposed to rezone Lots 1-9 of the Industrial Park (Pacific View Business Park) from Pacific View Business Park District to Limited Industrial District. The City added the 5 lots up to 27<sup>th</sup> Street to the next natural demarcation to avoid "spot" zoning. The applicants also propose to add two uses under "permitted uses of the Limited

Industrial District, “Storage” and “Community Services”. “Storage” use is proposed so that his intended project can be applied for. “Community Services” is proposed to not make the museum non-conforming. The applicant provided a narrative of their proposal and provided supporting findings to the applicable policies. The proposal includes multiple properties and thus is a legislative amendment. Given the sole ownership and intent of change, the proposal was noticed initially as a quasi-judicial change.

The applicant applied for zone change on December 14, 2018. The applicant submitted additional information on February 16, 2019. The Planning Commission hearing was held February 26, 2019.

### **III. NOTICES & REFERRALS:**

**Notice:** Notice was submitted to the Department of Land Conservation and Development via PAPA Online on January 18, 2019 and resubmitted on March 11, 2019 keying property information from a table included in the original submittal into specific data fields. On February 5, 2019 notice was mailed to surrounding property owners within 300 feet of the property. The property was posted on February 5, 2019 and again on March 13, 2019. Notice was published in the Siuslaw News on February 16, 2019 and March 13, 2019.

At the time of this report, the City had received no written public comments.

**Referral:** On February 5, 2019, a request for referral comments was sent to the Florence Public Works, Police, and Building Departments; Siuslaw Valley Fire and Rescue; Northwest Code Professionals; Department of Land Conservation and Development; and Florence Urban Renewal Agency.

At the time of this report, the City had not received referral comments on the proposed zone change.

### **IV. APPLICABLE REVIEW CRITERIA**

#### **Florence City Code, Title 10:**

Chapter 1: Zoning Administration, Sections 1-1-4-B-3 & 4, 1-1-6-3 & 4, 1-2-1 & 2, & 1-3

Chapter 20: Limited Industrial District (LID), Sections 1 through 5

#### **Florence Realization 2020 Comprehensive Plan**

Chapter 1: Citizen Involvement, Policies 4 through 6, and 8

Chapter 2: Land Use, Policies 1, 4, and 7  
Industrial, Policies 1 and 4, Recommendation 1

Chapter 9: Economic Development, Policy 3, Recommendation “Out of Area...” 2

**Oregon Administrative Rules (OAR):** 660-012-0060 – Plan and Land Use Regulation Amendments

**Oregon Revised Statutes (ORS):** 197.610 and 197.763

## V. FINDINGS

Code criteria are listed in **bold**, with response beneath. Only applicable criteria have been listed.

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### FLORENCE CITY CODE

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#### TITLE 10: CHAPTER 1: ZONING ADMINISTRATION

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##### 10-1-1-4: APPLICATION:

**B. Applicability of Review Procedures:** All land use and development permit applications, petitions, and approvals shall be decided by using the procedures contained in this chapter. The procedure type assigned to each application governs the decision making process for that permit or approval. There are four types of approval procedures as described in subsections 1-4 below. Table 10-1-1 lists some of the City's land use and development approvals and corresponding review procedures. Others are listed within their corresponding procedure sections.

**3. Type III (Quasi-Judicial) Procedure (Public Hearing).** Quasi-Judicial decisions are made by the Planning Commission after a public hearing, with an opportunity for appeal to the City Council; or in the case of a Quasi-Judicial zone change (e.g., a change in zoning on one property to comply with the Comprehensive Plan), a Quasi-Judicial decision is made by the City Council on recommendation of the Planning Commission. Quasi-Judicial decisions involve discretion but implement established policy.

**4. Type IV (Legislative) Procedure (Legislative Review).** Type IV procedures apply to legislative matters. The Legislative procedure applies to the creation or revision, or largescale implementation, of public policy (e.g., adoption of regulations, zone changes, annexation, and comprehensive plan amendments). Legislative reviews are considered by the Planning Commission, who makes a recommendation to City Council. City Council makes the final decision on a legislative proposal through the enactment of an ordinance.

This application is being processed as a quasi-judicial application due to the singular owner, the City of Florence, on lease-only lots and that the applicant is in process of coordinating lease terms for all of the vacant lots on the application. The zone change request is not being done to comply with the Comprehensive Plan designation as the current zoning and planned zone are both implementing districts for the Business/Industrial plan designation. Planning Commission made a recommendation to the City Council who made the final decision.

##### 10-1-1-5: GENERAL PROVISIONS

**B. Consolidation of proceedings:** When an applicant applies for more than one type of land use or development permit (e.g., Type II and III) for the same one or more parcels of land, the proceedings shall be consolidated for review and decision.

Originally the applicant thought the proposal may require a comprehensive plan text amendment. Upon review of the comp plan no changes were found to be needed to implement

or take into consideration the proposed zone changes. This criterion originally included in the notice does not apply.

**10-1-1-6-3: TYPE III REVIEWS – QUASI-JUDICIAL LAND USE HEARINGS:**

**A. Hearings are required for Type III (quasi-judicial) land use matters requiring Planning Commission review. Type III applications include, but are not limited to:**

**12. Quasi-Judicial Zone Changes**

The applicant proposes a zone change from one kind of industrial zoning to another type of industrial zoning. This zone change requires a Type III land use process with public hearing before the Planning Commission, but no Comprehensive Plan Amendment.

**B. Notification of Hearing:**

- 1. At least twenty (20) days prior to a Type III (quasi-judicial) hearing, notice of hearing shall be posted on the subject property and shall be provided to the applicant and to all owners of record of property within 100 feet of the subject property, except in the case of hearings for Conditional Use Permits, Variance, Planned Unit Development and Zone Change, which notice shall be sent to all owners of record of property within 300 feet of the subject property.**
  - b. For a zone change application with two or more evidentiary hearings, notice of hearing shall be mailed no less than ten (10) days prior to the date of the Planning Commission hearing and no less than ten (10) days prior to the date of the City Council hearing.**
  - c. For an ordinance that proposes to rezone property, a notice shall be prepared in conformance with ORS 227.186 and ORS 227.175(8).**
  - d. Notice shall be mailed to any person who submits a written request to receive notice.**
- 2. Prior to a Type III (quasi-judicial) hearing, notice shall be published one (1) time in a newspaper of general circulation. The newspaper's affidavit of publication of the notice shall be made part of the administrative record.**

Notice of the public hearing was posted on the subject property on February 5 and March 13, 2019. On this same date, notice was mailed to all property owners within 300 feet of the property. Notice was also published within the Siuslaw News two times once on February 16, 2019 and another on March 13, 2019. These criteria are met.

**C. Notice Mailed to Surrounding Property Owners - Information provided:**

- 1. The notice shall:**
  - a. Explain the nature of the application and the proposed use or uses which could be authorized;**
  - b. List the applicable criteria from the ordinance and the plan that apply to the application at issue;**
  - c. Set forth the street address or other easily understood geographical reference to the subject property;**
  - d. State the date, time and location of the hearing;**
  - e. State that failure of an issue to be raised in a hearing, in person or by letter, or failure to provide sufficient specificity to afford the decision maker an opportunity to respond to the issue precludes further appeal based on that issue;**
  - f. State that application and applicable criteria are available for inspection at no cost and will be provided at reasonable cost;**
  - g. State that a copy of the staff report will be available for inspection at no cost at least 7 days prior to the hearing and will be provided at reasonable cost;**
  - h. Include a general explanation of the requirements for submission of testimony and the procedure for conduct of hearings.**
  - i. Include the name of a local government representative to contact and the telephone number where additional information may be obtained.**

The provided notice contained all of the information listed in FCC 10-1-1-6-3-C. These criteria are met.

**D. Hearing Procedure: All Type III hearings shall conform to the procedures of Florence City Code Title 2, Chapters 3 and 10.**

**E. Action by the Planning Commission:**

- 1. At the public hearing, the Planning Commission shall receive all evidence deemed relevant to the issue. It shall then set forth in the record what it found to be the facts supported by reliable, probative and substantive evidence.**
- 2. Conclusions drawn from the facts shall state whether the ordinance requirements were met, whether the Comprehensive Plan was complied with and whether the requirements of the State law were met.**

3. In the case of a rezoning request, it shall additionally be shown that a public need exists; and that the need will be best served by changing the zoning of the parcel of land in question.
4. There is no duty upon the Planning Commission to elicit or require evidence. The burden to provide evidence to support the application is upon the applicant. If the Planning Commission determines there is not sufficient evidence supporting the major requirements, then the burden has not been met and approval shall be denied.

The Planning Commission held a public hearing on February 26, 2019 which met the standards of FCC 2-3 and FCC 2-10. These criteria are met.

#### **10-1-2: USE DISTRICTS AND BOUNDARIES:**

**10-1-2-1: DISTRICTS ESTABLISHED:** For the purpose of this Title, the City is hereby divided into the zoning districts, as established within this Title 10.

**10-1-2-2: CHANGE OF BOUNDARIES ON ZONING MAP:** The basic purpose of this Title is to indicate the zoning districts into which the City is divided and to set forth the uses permitted in each zone. The zoning districts are shown on the Zoning Map which is an integral part of this Title. The map shall be prepared from base maps which clearly indicate property lines as well as lot, block and street lines. Once adopted, one copy of the Zoning Map shall be filed with the City Recorder and never destroyed or altered in any way. Amendments to the map (zone boundary changes) shall be indicated on subsequent maps, dated and filed with the map originally adopted. Each map shall bear the signature of the Planning Commission chairman who shall testify to their authenticity. (Amd. by Ord. 30, 1990).

If recommended by the Planning Commission, changes proposed by the applicant will be completed 30 days following approval of the Florence City Council of an Ordinance stating as such.

#### **10-1-3: AMENDMENTS AND CHANGES:**

**A. Purpose:** As the Comprehensive Plan for the City is periodically reviewed and revised, there will be a need for changes of the zoning district boundaries and the various regulations of this Title. Such changes or amendments shall be made in accordance with the procedures in this Section.

The proposed change is in keeping with the Comprehensive plan designation of the properties. There are no policies that would be in conflict.

#### **B. Type III (Quasi-Judicial) Changes:**

1. **Initiation:** A quasi-judicial zoning change and related Comprehensive Plan changes may be initiated by application of a property owner within the affected area, by a person having substantial ownership interest in the property, by resolution of the Planning Commission or motion of the City Council, and also by individual citizens or citizen groups during Plan update as provided in The Comprehensive Plan.



The application for this zone change was brought to the Planning Commission by individuals in process of negotiating an ownership interest in building improvements on these lease-only lots. The owner is the City of Florence who has made this application a condition of the negotiation. The City has since signed the application for zone change with the Farnsworth's as their agents.

2. **Application Fees:** When proceedings are initiated by a property owner, filing fees shall be collected. The schedule of application fees shall be established by the City Council by resolution. The fee charged shall be no more than the average cost of providing service.
3. **Notice and Public Hearing:** Notice and public hearing for quasi-judicial changes to this Code and the Comprehensive Plan shall be in accordance with Code Section 10-1-1-6.

Application and fees have been collected according to normal procedures. Public hearing notice has been issued in accordance with code requirements. These criteria have been met.

4. **Planning Commission Review:** The Planning Commission shall review the application for quasi-judicial changes and shall receive pertinent evidence and testimony as to why or how the proposed change is consistent or inconsistent with and promotes the objectives of the Florence Comprehensive Plan and Zoning Ordinance and is or is not contrary to the public interest. The applicant shall demonstrate that the requested change is consistent with the Comprehensive Plan and Zoning Ordinance and is not contrary to the public interest.

The Planning Commission discussed the proposed zone change on February 26, 2019. The proposed zone change is consistent with the Florence Realization 2020 Comprehensive Plan and is not contrary to any portion of the zoning code or public interest.

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## **TITLE 10: CHAPTER 20: LIMITED INDUSTRIAL DISTRICT (LI)**

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**10-20-1: PURPOSE:** The Limited Industrial District is intended to provide areas for manufacturing, assembly, packaging, warehousing and related activities that do not create a significant detrimental impact on adjacent districts.

**10-20-2: PERMITTED BUILDINGS AND USES:** For the purpose of this Title, terms are defined in Title 10 Chapter 2 Section 14, "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 Chapters 1 and 4 of this Title.

...  
**Commercial Uses:**

...  
**Industrial and Civic Uses:**

...

**Public Buildings and Facilities, other than City-owned (no schools allowed in this district)**

...

The existing museum use requires a code change to comply with the appropriate and permitted uses for the Limited Industrial District. Civic uses are currently permitted in the district. The applicant requests adding "Community Services" (the same title under Pacific View Business Park District) as an allowed use under the Industrial and Civic Use category in an effort to not make the museum non-conforming. The definition for "Community Services" in FCC 10-2 is in keeping with the Civic classification listed as permitted uses.

The proposed storage use requires a code change to comply with the appropriate and permitted uses for the Limited Industrial District. The City of Florence amended the Limited Industrial District chapter in 2010 under Ordinance 4, Series 2010. The work included eliminating the lists of allowed and conditional uses and creating categories of land uses allowed outright and conditionally. Materials distributed during a worksession February 9, 2010 illustrate staff's intent to eliminate the following text that was a part of the Limited Industrial District (emphasis added):

*"Wholesaling, warehousing and **storing** of the following, provided that all outdoor storage shall be enclosed within the site obscuring fences and walls:*

***Automobiles, trucks and buses.***

*Consumer goods.*

*Contractors' equipment.*

*Building materials, except no on-site wrecking or burning.*

*Food products.*

***Household goods.***

*Ice."*

Staff in 2010 classified the above as "Warehouse, Freight and Distribution" in the worksession materials. However, when definitions were drafted for the ordinance and included in what is now FCC 10-2, they used the below text. The seeming error is that it is not inclusive of storage as a commercial use but rather as an industrial use which would not include household storage or other non-freight types of storage.

***"WAREHOUSE, FREIGHT MOVEMENT, AND DISTRIBUTION***

*Warehouse, Freight Movement, and Distribution involves the storage, or movement of goods for themselves or other firms. Goods are generally delivered to other firms or the final consumer, except for some will-call pickups. There is little on-site sales activity with the customer present."*

The applicant proposes adding storage use back into the Limited Industrial chapter and including it under the Commercial categories.

**10-20-3: BUILDINGS AND USES PERMITTED CONDITIONALLY: The Planning Commission, subject to the procedures and conditions set forth in Chapters 1 and 4 of this Title, may grant a conditional use permit for the following:**

...

**City-owned Public Buildings (no schools allowed in this district)**

...

The existing public works use is a conditional use in the proposed district which is the same type of use in the Pacific View Business Park District. There is no change to process for the Public Works building should an expansion be proposed in the future.

**10-20-4: LOT AND YARD PROVISIONS:**

**A. Minimum Lot Area:** The minimum lot area shall be seven thousand five hundred (7,500) square feet.

**B. Minimum Lot Dimensions:** The minimum lot width shall be fifty feet (50').

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

**D. Yard Regulations:**

1. Front yards are not required except where setbacks have been established for road widening or other purposes.
2. Side and rear yards are not required except:
  - a. Where setbacks have been established for road widening or other purposes.
  - b. Where the commercial or industrial use abuts a residential district, see FCC 10-343-7-D.
  - c. Where a building is not constructed on the property line, a three foot (3') minimum setback is required.

The platted lots exceed all of the above requirements. These criteria are met.

**10-20-5: SITE AND DEVELOPMENT PROVISIONS:**

**A. Building and Structural Height Limitations:**

1. The maximum building height shall be thirty eight feet (38').
2. Towers, spires, chimneys, machinery penthouses, water tanks, radio aerials and similar structures and mechanical appurtenances shall not exceed sixty feet (60') in height, only if approved by the FAA and shall not be used for any commercial, residential or advertising purpose.

**B. Fences, Hedges, Walls or Landscaping:** Refer to 10-34 of this Title for general requirements. Landscaping and trees shall not obstruct the airport's approach path.

- C. Outdoor Storage:** All outdoor storage shall be enclosed within a sight-obscuring fence or wall.
- D. Parking and Loading Space:** Refer to Chapter 3 of this Title for specific parking requirements. (Ord. 625, 6-30-80; amd. Ord. 669, 5-17-82)
- E. Vision Clearance:** Refer to Section 10-2-13 and 10-35-2-14 of this Title for definition and requirements.
- F. Signs:** Signs shall be in accordance with Title 4 Chapter 7 of this Code. (Ord. 4, 2011)
- G. Access and Circulation:** Refer to Section 10-35 of this Title for requirements.
- H. Public Facilities:** Refer to Section 10-36 of this Title for requirements.
- I. All trash receptacles shall be located inside structures or in a trash enclosure that is fully screened by a sight-obscuring 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.**
- J. Type II Review:** All permitted uses in the Limited Industrial District shall be subject to Type II (administrative) review, Section 10-1-1-6-2 of this Title.
- K. 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.
- L. Lighting:** Refer to Section 10-37 of this Title for requirements.

The existing uses exceed these requirements or were constructed before some of the implementing code which are the same for the current zoning. The storage use when built will be required to meet all requirements of the Limited Industrial District, including, but not limited to those outlined above.

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**FLORENCE REALIZATION 2020 COMPREHENSIVE PLAN**

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**CHAPTER 1: CITIZEN INVOLVEMENT**

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- POLICY 4.** Official City meetings shall be well publicized and held at regular times. Agendas will provide the opportunity for citizen comment.
- POLICY 5.** Records of all meetings where official action is taken shall be kept at City Hall and made available on request to the public.
- POLICY 6.** Planning documents and background data shall be available to interested citizens.

**POLICY 8. Citizen involvement shall be assured in the review and update of the Comprehensive Plan.**

Citizen involvement was encouraged and facilitated during the public notice portion of the land use process. The Planning Commission and City Council public hearings were well publicized and held at regular times. The agenda provided the opportunity for comment both on this item and for general comment. Records of the meetings where official actions take place will be kept at City Hall and made available on request. Documents are available to the public upon request. Policies 4 through 6 have been satisfied.

Policy 8 requires that citizen involvement be completed as part of the review and update of the Comprehensive Plan. That process is outlined in the text of the Comprehensive Plan. This process also allows for citizen comment and involvement through the land use and public notice process. This Policy has been satisfied.

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**CHAPTER 2: LAND USE**

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**POLICY 1. Designation and location of land uses shall be made based on an analysis of documented need for land uses of various types, physical suitability of the lands for the uses proposed, adequacy of existing or planned public facilities and the existing or planned transportation network to serve the proposed land use, and potential impacts on environmental, economic, social and energy factors.**

The zone change proposed is in accordance with the Comprehensive Plan designation for this area, having been part of a previous analysis during periodic review of documented need for land uses based on the physical suitability of the land and adequacy of existing and planned public facilities within the area.

Two large parcels of land, Park Village west of the airport and the Port's 40 acres on Pacific View Dr. were changed from Limited Industrial to Single Family Residential (2004) and Pacific View Business Park District (2010), respectively. There is little undeveloped land remaining zoned Limited Industrial District. This proposal offers to make additional lands available for these types of uses and development.

**POLICY 4. Landowner requests for Plan amendments shall meet the following criteria in order for action to be initiated:**

- a. **Be based on new information that was either unavailable or overlooked at the time of Comprehensive Plan adoption;**
- b. **Include any changes necessary to maintain consistency with City, County, and regional goals, objectives, and functional plans; and**
- c. **Be of such a nature that action is required prior to the next scheduled major revision of the Plan.**

The property owner has proposed a code and zone change consistent with the City's regional goals, objectives, and implemented functional plans. No plan amendment is proposed.

**POLICY 7. The City shall determine estimated additional usage and the impacts of proposed development upon maximum capability for sewer, water and stormwater systems. This information is to be included in subdivision and design review staff reports.**

The proposed use following a zone change will not require any additional usage of water or sewer systems. Stormwater will be generally eliminated on-site. Further review of system impacts will occur closer to the time of development.

### **Industrial Section**

**1. The City shall encourage development of the City's Pacific View (Kingwood) Business Park, which has been planned and zoned, and for which infrastructure is provided, to readily accommodate suitable light industrial, and research and development uses and to provide for businesses and industries that provide family wage year-round employment.**

The lots under consideration for zone change were platted in 1998 and to date have been developed with a museum and public works facility. The majority of the lots are vacant. The lots have been marketed since as early as 1999. Until 2008 when the military museum approached the city for a lease there was no interest on the lots. The city selected the northern 3 lots for the new Public Works facility. The applicant has approached the city to develop the remaining lease lots with a use that provided family wage employment and requires no additional infrastructure. The overall inventory of industrial lands has not been proposed to change.

**4. The City shall maintain lands planned and zoned for industrial uses within industrial zones free from the encroachment of incompatible land uses such as residential, public or private schools and day care centers, active parks, or retail use as a principal use.**

None of the existing or proposed uses are listed in the policy above. This criterion is met.

### **Recommendations**

**1. The City should continue to support lands within City limits planned and zoned for industrial developments by providing adequate vehicle access, water, sanitary and storm sewer, and prevent the encroachment of incompatible land uses which could limit the effectiveness of such areas to attract development as planned. Developers may be required to share a portion of those costs on a pro-rated basis.**

The lots proposed for change are adequately served with all needed utilities. Any needed improvements or expansions will be required to pay their pro-rated share. There is no known situation existing or proposed whereby storage or community service types of uses would limit the effectiveness of attracting additional development in the area.

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## **CHAPTER 9: ECONOMIC DEVELOPMENT**

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**POLICY 3.** The City shall maintain and promote policies, codes and infrastructure that supports the efficient movement of people, goods, and information through the community.

The proposed code textual changes are in keeping with this policy by permitting household and business storage close to residential areas reducing the distance needed for those uses. The trip generation for these uses are fewer than some permitted uses and thus require no additional vehicular transportation infrastructure.

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### **VI. CONCLUSION**

The application meets the requirements of City Code and the Florence Comprehensive Plan.

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**Ordinance 3, Series 2019  
Exhibit B**

**TITLE 10  
CHAPTER 20**

**LIMITED INDUSTRIAL DISTRICT (LI)**

**SECTION:**

- 10-20-2: Permitted Buildings and Uses
- 10-20-3: Buildings and Uses Permitted Conditionally

**10-20-2: PERMITTED BUILDINGS AND USES:** For the purpose of this Title, terms are defined in Title 10 Chapter 2 Section 14, "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 Chapters 1 and 4 of this Title.

**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
- Offices
- Parking Facility (when not an accessory use)
- Quick Vehicle Servicing
- 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
- Storage (household goods, business inventories, boats, RVs, including outdoor storage)
- Vehicle Repair



**Industrial and Civic Uses:**

Basic Utilities

Community Services

Parks and Open Areas, accessory only

Public Buildings and Facilities, other than City-owned (no schools allowed in this district)

Amended by Ordinance No. 15, Series 1988

Section 10-20-5, D, E - Amended by Ordinance No. 26, Series 2008

Sections 10-20-4 and 10-20-5 Amended by Ord. No. 9, Series 2009

Sections 10-20-2, 10-20-3, 10-20-4, and 10-20-5 amended by Ord. 4, Series 2010 (effective 4/5/10)

Sections 10-20-5-F amended by Ord. 4, Series 2011 (effective 4/22/11)

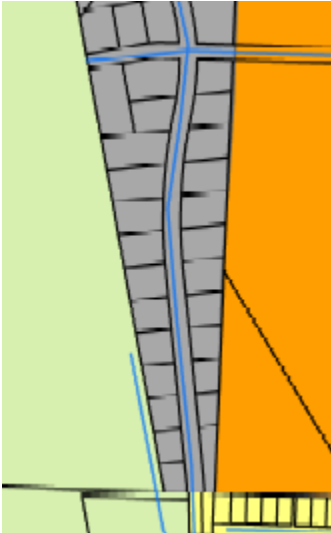
Section 10-20-5-L amended by Ord. No. 12, Series 2014 (effective 12/31/14)

Section 10-20-3 amended by Ord. No. 12, Series 2015 (effective 1/1/16)

Sections 10-20-2, 10-20-3, and 10-20-5 amended by Ord. No. 11, Series 2016 (effective 11/16/16)

Section 10-20-2 amended by Ord. 3, Series 2019 (effective April 17, 2019)

Current Zoning Map:



# Industrial



Marine



Pacific View Business Park

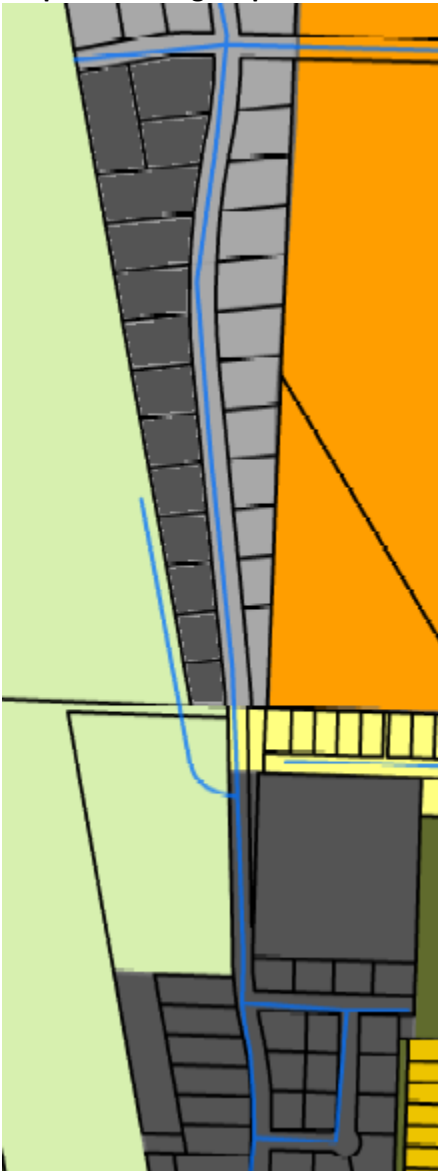


Limited Industrial



Service Industrial

Proposed Zoning Map:





*City of Florence*  
Community Development Department  
250 Highway 101  
Florence, OR 97439  
Phone: (541) 997-8237  
Fax: (541) 997-4109  
[www.ci.florence.or.us](http://www.ci.florence.or.us)

**Type of Request**

**THIS SECTION FOR OFFICE USE ONLY**

Type I    Type II    Type III    Type IV

Proposal: PC1850ZC08 - Farnsworth Limited Industrial Zone Change

**Applicant Information**

Name: Larry & Crystal Farnsworth      Phone 1:   
E-mail Address:       Phone 2:   
Address:   
Signature:       12-14-18  
Applicant's Representative (if any): \_\_\_\_\_

**Property Owner Information**

Name: City of Florence      Phone 1: \_\_\_\_\_  
E-mail Address: \_\_\_\_\_      Phone 2: \_\_\_\_\_  
Address: \_\_\_\_\_  
Signature: \_\_\_\_\_      Date: \_\_\_\_\_  
Applicant's Representative (if any): \_\_\_\_\_

NOTE: If applicant and property owner are not the same individual, a signed letter of authorization from the property owner which allows the applicant to act as the agent for the property owner must be submitted to the City along with this application. The property owner agrees to allow the Planning Staff and the Planning Commission onto the property. Please Inform Planning Staff if prior notification or special arrangements are necessary.

**For Office Use Only:**

Received  
**RECEIVED**  
City of Florence  
**DEC 14 2018**  
By: gd/c

Approved

Exhibit

**Ordinance 3, Series 2019  
Exhibit D**

Property Description

Site Address: N/A

General Description: \_\_\_\_\_

Assessor's Map No.: - - - - Tax lot(s): \_\_\_\_\_

Zoning District: \_\_\_\_\_

Conditions & land uses within 300 feet of the proposed site that is one-acre or larger and within 100 feet of the site that is less than an acre OR add this information to the off-site conditions map

(FCC 10-1-1-4-B-3): N/A

Project Description

Square feet of new: \_\_\_\_\_ Square feet of existing: \_\_\_\_\_

Hours of operation: \_\_\_\_\_ Existing parking spaces: \_\_\_\_\_

Is any project phasing anticipated? (Check One): Yes  No

Timetable of proposed improvements: \_\_\_\_\_

Will there be impacts such as noise, dust, or outdoor storage? Yes  No

If yes, please describe: \_\_\_\_\_

Proposal: (Describe the project in detail, what is being proposed, size, objectives, and what is desired by the project. Attach additional sheets as necessary)

Re-zone Lots 1 through 11 to Limited Industrial and add storage use as a permitted use, with consideration for existing museum use.

For Office Use Only:

Date Submitted: 12.14.18

Fee:

Received by: gdfc

Paid

February 16, 2019

Planning Commission  
City of Florence  
250 Highway 101  
Florence, Oregon 97439

**Re: RESOLUTION PC 18 50 ZC 08 – Farnsworth Limited Industrial Zone Change**

Greetings,

This document details supporting criteria for our request for a zone change of specified lots within the Pacific View Business Park to Limited Industrial District (LID). We are also requesting language that would add to 10-20-2: PERMITTED BUILDINGS AND USES, the following: "Storage (Household & business goods, boats, RV's)" and "Community Services".

There currently is no inventory of the original "Industrial Services" or "Limited Industrial" zoned property in the City of Florence. This area adjacent to the airport is exactly the type of land which would best support "light" or limited industrial activities. The area is currently zoned Pacific View Business Park.

We are informed that zone changes at Park Village and further zone changes to the Pacific View Business Park in 2011 resulted in "storage" use being inadvertently dropped from permitted uses.

**Economic Development**

We are motivated to develop a self-storage business on this property, south of the Public Works site and north of the museum. This is a long and narrow strip of land not really suitable for other uses.

Larry served on the City of Florence Airport Advisory Committee tasked with seeking economic development on lands that would support the city and the airport budget. During the time he served on this committee he worked with UPS to bring their sorting and dispatch operations to the airport property which were located north of town. This effort was thwarted by the expansion of the UPS sorting facility in Eugene, which eliminated any need

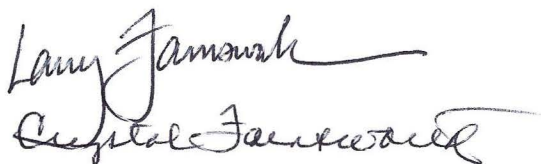
to sort in the Florence area. With the daily weekday UPS cargo flight at our airport, this sorting would have been a compatible airport use.

Larry also worked to find a maintenance business willing to relocate to the Florence Airport. This effort was successful, however the proprietor, Rick Brisby, developed a business plan that allowed him to serve other local airports by using his truck and a mobile trailer-maintenance shop. Other efforts to enhance economic activity at the airport continue. Larry continues to serve on the new City of Florence Transportation Committee which replaced the Airport Advisory Committee.

The airport budget is provided by rents from commercial and private hangars and from the lease revenue of lands adjacent to the airport. In fact, the City of Florence pays annual lease rent for the land under the new Public Works facility to the airport budget.

We, Larry and Crystal Farnsworth, are successful self-storage developers, having built Heceta Self Storage in 2009. The land adjacent to the airport has had no demand for use of any kind. The land cannot be purchased, which is another detriment to development. Most entrepreneurs or businesses want more certainty, control, and ownership of the land under their businesses. As another effort to bring economic development to the airport, we are confident that with our understanding and agreement in principle with the City of Florence, we can successfully develop this land into an attractive and complimentary light industrial business that will pay land use rents and property taxes to the city and to the airport budget. We would also be paying development fees, system development charges, building permit fees, etc. to the city. The city currently receives no income from these properties. There are many examples around the country and the state of Oregon where self-storage properties are located on or adjacent to airport property. Our existing self-storage business is a beautifully landscaped and clean property, which is very quiet compared to most industrial uses. It certainly qualifies as a "light" or limited industrial use.

Respectfully submitted,

The image shows two handwritten signatures in black ink. The first signature is 'Larry Farnsworth' and the second is 'Crystal Farnsworth'. Both are written in a cursive, flowing style.

Larry and Crystal Farnsworth

February 16, 2019

Planning Commission  
City of Florence  
250 Highway 101  
Florence, Oregon 97439

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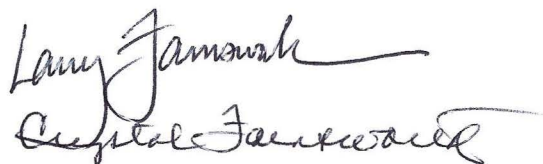
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Larry and Crystal Farnsworth



## **Criteria Applying to this Matter:**

### **Chapter 1: Zoning Administration**

This is a 1-1-4-B-3 Type III Application made with the authorization of the Property Owner, the City of Florence, Oregon, Erin Reynolds, City Manager.

#### **1-1-6-3 Type III Reviews – Quasi-Judicial Land Use Hearings:**

A.12: Quasi-Judicial Zone Change.

E. Action by the Planning Commission

**Sub-paragraph 3.** In the case of a rezoning request, it shall additionally be shown that a public need exists; and that the need will be best served by changing the zoning of the parcel of land in question.

Response from Applicant:

There is a shortage of affordable housing and storage in our community. Persons and families are compelled to store their belongings due to living arrangements that are sometimes shared, small in size, or are apartment or RV based. Local businesses need storage space for inventories. Contractors need space for appliances, furniture, tools and materials. There is no readily available properly zoned land within the city limits that has full access to city services, including storm water management, for limited industrial development. There is also a public need to provide additional revenue to support the Florence Airport and the City of Florence budget. When airport FAA grants and funding bonds are needed for maintaining and improving the airport, there is typically a co-pay required by the city.

Further, the proposed zone change and self-storage development will create needed economic development, new family wage year-round employment within our business, and also will support family wage year-round employment within the community through the businesses we support locally. This application is completely consistent with the Comprehensive Plan.

## **Florence Realization 2020 Comprehensive Plan:**

### **Chapter 2: Land Use, Policies 1,4 and 7**

#### **Goal (Page 11-1)**

To establish a land use planning process and policy framework as a basis for all decisions and actions related to use of land and to assure an adequate factual base for those decisions and actions.

#### **Policies 1. (11-1)**

Designation and location of land uses shall be made based on an analysis of documented need for land uses of various types, physical suitability of the lands for the uses proposed, adequacy of existing or planned public facilities and the existing or planned transportation network to serve the proposed land use, and potential impacts on environmental, economic, social and energy factors.

#### **Response from Applicant:**

A self-storage business location adjacent to the airport on Kingwood Street provides a similar use to the many large garages or shops located there. Many contractors occupy businesses in this area. All of these units are fully rented. The self-storage businesses along Highway 101 have been nearly full for the last three years, sometimes with lengthy waiting lists for storage. There isn't a self-storage location closer to the city center, Old Town, or the neighborhoods west of the airport than the proposed site. "The City is attempting to distribute business and commercial activity in discrete areas around the community in locations which will reduce travel time on state and local roadways by locating those near concentrations of housing. Several areas have been identified, including...the Pacific View Business Park District..." (2020 Comp Plan, Chapter 2 Land Use, Page 11-22)

The proposed site is the only property in our city that is physically suitable. All areas north of town in the Service Industrial area have significant unresolved ground and storm water issues most of the year without access to storm water drains.

Our self-storage business averages about 12 visits per day since the average customer visits their belongings once per month between the hours of 6 AM

and 9 PM. As a result, the traffic effect on Kingwood would be minimal. Our proposed site would experience less than 15 visits per day once fully built and rented to capacity. This is a very light traffic load. Additionally, our self-storage business generates no noise, pollution, or waste products. The business is very green with a low energy impact. Other city services such as law enforcement are not impacted. A self-storage business is a good place to train and test drug sniffing dogs.

Policies 4. (11-1)

Landowner requests for Plan amendments shall meet the following criteria in order for action to be initiated:

- a. Be based on new information that was either unavailable or overlooked at the time of Comprehensive Plan adoption;
- b. Include any changes necessary to maintain consistency with City, County, and regional goals, objectives, and functional plans; and
- c. Be of such a nature that action is required prior to the next scheduled major revision of the Plan.

Response from Applicant:

We are authorized by City Manager Erin Reynolds to make an application for a zone change on this city owned property.

Over the years there have been no ideas or proposals for the use of this land. A wonderful museum was built but that generates little revenue to the city. A memorial park is proposed for the southern tip of the property, south of the museum. The property is really quite limiting for any development due to the narrow dimensions of the site and there is no demand for "through the fence" airport businesses activity. There is little real estate demand in the other areas surrounding this site as well. There is even less demand for leasing land than buying it for business development and this land cannot be sold. As a result, our application is unique and we are willing to have the City as our development landlord and partner in this effort. We are willing to lease this land and to pay property taxes that will benefit the city. The city currently receives no property tax revenue from these undeveloped lots.

Time is of the essence and we seek to develop this property as soon as possible.

## Policies 7. (11-2)

The City shall determine estimated additional usage and the impacts of proposed development upon maximum capability of sewer, water and stormwater systems. This information is to be included in subdivision and design review staff reports.

### Response from Applicant:

We believe that we will have minimal impact on city services. We intend to manage our storm water onsite in the same fashion that Public Works has done north of the site. We will have only one handicapped equipped bathroom for our employees and visiting public. We will use water from the city in small amounts for landscaping and cleaning. All of these impacts will be determined by our civil engineer working with Mike Miller, Public Works Director, and included in Design Review.

## **Chapter 2: Industrial, Policies 1 and 4, Recommendation 1**

### **Goal: (11-13)**

To develop industrially planned and zoned lands within the Florence area for suitable research and development, manufacturing, processing, assembly, storage and distribution, construction and development-related uses, and airport-related uses.

## Policies 1. (11-14)

The City shall encourage development of the City's Pacific View (Kingwood) Business Park, which has been planned and zoned, and for which infrastructure is provided, to readily accommodate suitable light industrial, and research and development uses and to provide for businesses and industries that provide family wage year-round employment.

### Response from Applicant:

We are a light industrial use and we are very grateful for the infrastructure already in place. We will have family wage year-round jobs and we also support many other local businesses.

#### Policies 4. (11-14)

The City shall maintain lands planned and zoned for industrial uses within the Industrial zones free from encroachment of incompatible land uses such as residential, public or private schools and day care centers, active parks, or retail use as a principal use.

#### Response from Applicant:

We concur. Our proposal is completely compatible with the area and existing uses including aircraft hangars, a mortuary, school bus parking areas, contractor shops, and warehousing areas. There is no other land available for our use that has full city services.

#### Recommendations 1: (11-14)

The City should continue to support lands within City limits planned and zoned for industrial developments by providing adequate vehicle access, water, sanitary and storm sewer, and prevent the encroachment of incompatible land uses which could limit the effectiveness of such areas to attract development as planned. Developers may be required to share a portion of those costs on a pro-rated basis.

#### Response from Applicant:

We concur.

There is no other land available for development without the zoning and additional language we have requested.

We also believe that Kingwood Street and the adjoining cross streets are fully capable within ITE standards (Institute of Transportation Engineers) to carry our additional traffic generated, even at full occupancy. We have hired engineering services from Civil West Engineering to maximize storm water management onsite and to minimize our impacts on city services.

## **Chapter 9: Economic Development, Policy 3, Recommendation “Out of Area...” 2**

### **Goal: (IX-1)**

To promote economic development through proactive engagement and support of business compatible with the community goals detailed in this plan, and supporting jobs yielding family income, while working with private partners to build a place that attracts and keeps talent.

### **Policies 3. (IX-1)**

The City shall maintain and promote policies, codes and infrastructure that supports the efficient movement of people, goods, and information through the community.

### **Response from Applicant:**

We concur. When there is no place to store your personal property you may need to travel 63 miles to Eugene to find storage space. Storage space is tight in Eugene as well. Being located on Kingwood Street is a great way to unload traffic demands on Highway 101 and brings storage capacity to within the 3-mile range desired by consumers.

### **Recommendations (Out of Area Business Marketing and Recruitment) (IX-2)**

The City should continue to market the Pacific View Business Park and consider strategies to ensure viable use of lands.

### **Response from Applicant:**

Clearly there has been no demand by Amazon to build here. There have been no call centers coming to Florence. Our former Rite-Aid, now Goodwill Industries building, sat empty for many years. We have lots of open store fronts even in our improving economy. There is plenty of space within the airport fence to build more hangars or aviation related businesses, if any ever appear or show interest.

This particular site, adjoining the airport, faces almost unsurmountable development challenges that can only be solved or made “viable” by a

business partnership between the City and a willing developer. With our background in aviation and in the self-storage industry and with our keen demonstrated interest in helping the City, we have the unique opportunity to develop this land to financially benefit both parties. There is no missed or opportunity cost here.

## **Chapter 12: Transportation (XII-1)**

Response from Applicant:

We concur with all of the considerations and requirements of this chapter.

Certainly, this will be a low traffic impact business use. The typical self-storage customer visits their storage unit once per month. Some customers will visit every week and some customers will visit us once per year. The average applied to our full occupancy at full phase build-out is 15 visits per day. This traffic generation count is spread between 6 AM and 9 PM. We will comply with all driveway entrance requirements.

### **Attached is a copy of the language we desire to be added to the Title 10, Chapter 20, Limited Industrial District (LID)**

Storage (Household goods, business inventories, boats, RV's, including outdoor storage)

Community Services

"Community Services" is language to preserve the museum use.

You will find these in red ink on the attached and underlined to show the additions.

TITLE 10  
CHAPTER 20

**LIMITED INDUSTRIAL DISTRICT (LI)**

SECTION:

- 10-20-1: Purpose
- 10-20-2: Permitted Buildings and Uses
- 10-20-3: Buildings and Uses Permitted Conditionally
- 10-20-4: Lot and Yard Provisions
- 10-20-5: Site and Development Provisions

**10-20-1: PURPOSE:** The Limited Industrial District is intended to provide areas for manufacturing, assembly, packaging, warehousing and related activities that do not create a significant detrimental impact on adjacent districts.

**10-20-2: PERMITTED BUILDINGS AND USES:** For the purpose of this Title, terms are defined in Title 10 Chapter 2 Section 14, "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 Chapters 1 and 4 of this Title.

**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

Offices

Parking Facility (when not an accessory use)

Quick Vehicle Servicing

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 Vehicle Repair

Storage (Household goods, business inventories, boats, RV's, including outdoor storage)

Vehicle Repair



**Industrial and Civic Uses:**

Basic Utilities

Community Services

Parks and Open Areas, accessory only

Public Buildings and Facilities, other than City-owned (no schools allowed in this district)

**Other Uses:**

Accessory buildings and uses normal and incidental to the buildings and uses permitted in this Section.

Radio Frequency Transmission Facilities, if approved by the FAA.

Other buildings and uses similar to the list above which shall not have any different or more detrimental effect upon the adjoining neighborhood areas or districts than the buildings and uses specifically listed; provided, that retail sales uses, unless specifically listed, shall only be incidental and directly related to the operation of permitted industrial uses.

Medical and recreational marijuana production, wholesaling, processing and testing facilities licensed by the Oregon Liquor Control Commission or accredited by Oregon Health Authority; subject to the criteria listed in FCC 10-4-12-I.

**10-20-3: BUILDINGS AND USES PERMITTED CONDITIONALLY:** The Planning Commission, subject to the procedures and conditions set forth in Chapters 1 and 4 of this Title, may grant a conditional use permit for the following:

Animal Daycare and Overnight Boarding Facility (excludes breeding kennels)

City-owned Public Buildings (no schools allowed in this district)

Liquid fuel storage.

Residential unit, 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.

Municipal Waste-Related Industrial Use

Regional Utility Corridors and Rail Lines

**10-20-4: LOT AND YARD PROVISIONS:**

A. **Minimum Lot Area:** The minimum lot area shall be seven thousand five hundred (7,500) square feet.

B. **Minimum Lot Dimensions:** The minimum lot width shall be fifty feet (50').

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

**D. Yard Regulations:**

1. Front yards are not required except where setbacks have been established for road widening or other purposes.

2. Side and rear yards are not required except:
  - a. Where setbacks have been established for road widening or other purposes.
  - b. Where the commercial or industrial use abuts a residential district, see FCC 10-34-3-7-D.
  - c. Where a building is not constructed on the property line, a three foot (3') minimum setback is required.

**10-20-5: SITE AND DEVELOPMENT PROVISIONS:**

- A. Building and Structural Height Limitations:
  1. The maximum building height shall be thirty eight feet (38').
  2. Towers, spires, chimneys, machinery penthouses, water tanks, radio aerials and similar structures and mechanical appurtenances shall not exceed sixty feet (60') in height, only if approved by the FAA and shall not be used for any commercial, residential or advertising purpose.
- B. Fences, Hedges, Walls or Landscaping: Refer to 10-34 of this Title for general requirements. Landscaping and trees shall not obstruct the airport's approach path.
- C. Outdoor Storage: All outdoor storage shall be enclosed within a sight-obscuring fence or wall.
- D. Parking and Loading Space: Refer to Chapter 3 of this Title for specific parking requirements. (Ord. 625, 6-30-80; amd. Ord. 669, 5-17-82)
- E. Vision Clearance: Refer to Section 10-2-13 and 10-35-2-14 of this Title for definition and requirements.
- F. Signs: Signs shall be in accordance with Title 4 Chapter 7 of this Code. (Ord. 4, 2011)
- G. Access and Circulation: Refer to Section 10-35 of this Title for requirements.
- H. Public Facilities: Refer to Section 10-36 of this Title for requirements.
- I. All trash receptacles shall be located inside structures or in a trash enclosure that is fully screened by a sight-obscuring 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.
- J. Type II Review: All permitted uses in the Limited Industrial District shall be subject to Type II (administrative) review, Section 10-1-1-6-2 of this Title.
- K. 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.
- L. Lighting: Refer to Section 10-37 of this Title for requirements.

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Amended by Ordinance No. 15, Series 1988

Section 10-20-5, D, E - Amended by Ordinance No. 26, Series 2008

Sections 10-20-4 and 10-20-5 Amended by Ord. No. 9, Series 2009

Sections 10-20-2, 10-20-3, 10-20-4, and 10-20-5 amended by Ord. 4, Series 2010 (effective 4/5/10)

Sections 10-20-5-F amended by Ord. 4, Series 2011 (effective 4/22/11)

Section 10-20-5-L amended by Ord. No. 12, Series 2014 (effective 12/31/14)

Section 10-20-3 amended by Ord. No. 12, Series 2015 (effective 1/1/16)

Sections 10-20-2, 10-20-3, and 10-20-5 amended by Ord. No. 11, Series 2016 (effective 11/16/16)

Properties Proposed for Rezone to Limited Industrial District

Assessors Map	Tax Lot	Acerage	Property Owner Name	Address	City	State	ZIP Code
18-12-22-42	500	1.13	CITY OF FLORENCE	250 HWY 101	FLORENCE	OREGON	97439
18-12-22-42	400	1	CITY OF FLORENCE	250 HWY 101	FLORENCE	OREGON	97439
18-12-22-42	300	0.65	CITY OF FLORENCE	250 HWY 101	FLORENCE	OREGON	97439
18-12-22-42	200	1.01	CITY OF FLORENCE	250 HWY 101	FLORENCE	OREGON	97439
18-12-22-42	100	0.86	CITY OF FLORENCE	250 HWY 101	FLORENCE	OREGON	97439
18-12-22-43	900	0.75	CITY OF FLORENCE	250 HWY 101	FLORENCE	OREGON	97439
18-12-22-43	800	0.67	CITY OF FLORENCE	250 HWY 101	FLORENCE	OREGON	97439
18-12-22-43	700	0.62	CITY OF FLORENCE	250 HWY 101	FLORENCE	OREGON	97439
12-18-22-43	600	0.58	CITY OF FLORENCE	250 HWY 101	FLORENCE	OREGON	97439
18-12-22-43	500	0.54	CITY OF FLORENCE	250 HWY 101	FLORENCE	OREGON	97439
18-12-22-43	400	0.5	CITY OF FLORENCE	250 HWY 101	FLORENCE	OREGON	97439
18-12-22-43	300	0.46	CITY OF FLORENCE	250 HWY 101	FLORENCE	OREGON	97439
18-12-22-43	200	0.42	CITY OF FLORENCE	250 HWY 101	FLORENCE	OREGON	97439
18-12-22-43	100	0.35	CITY OF FLORENCE	250 HWY 101	FLORENCE	OREGON	97439
Total		9.54					