

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.

10-28-2: 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
- Educational Services (e.g. tutoring or training center)
- Offices
- Call Centers, data centers, and other similar telecommunications or internet businesses (Ord. 4, 2011)
- 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 (no schools allowed in this district)

Other Uses:

Accessory Structures (with a permitted use)

Crematories and Associated Mortuaries and Funeral Homes

Planned Unit Developments, non-residential

Radio Frequency Transmission Facilities, if approved by the FAA

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.

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

The Planning Commission, subject to procedures and conditions set forth in Chapters 1 and 4 of this Title, may grant a conditional use permit for the following:

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.

Animal Daycare and Overnight Boarding Facility (excludes breeding kennels)

Community Services

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

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

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.

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 preservation credit is achieved in accordance with FCC 10-34-2-4.

D. Minimum Setbacks:

1. Front yards shall be a minimum of fifteen feet (15').
2. Side and rear yards shall be a minimum of five feet (5'), 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 for general requirements, except a minimum of a 20-foot buffer shall be required where a commercial or industrial use abuts a residential district.

10-28-5: SITE AND DEVELOPMENT PROVISIONS;

- A. Type of Structure: Wood siding, brick, textured block, concrete and concrete aggregate, and other similar building exterior 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. All building elevations 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, 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.
- D. Public Facilities: Public facilities and infrastructure shall be in accordance with Section 10-36 of this Title.
- E. Fences, Hedges, Walls or Landscaping: 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. Landscaping and trees shall not obstruct the airport's approach path. A minimum of a 20-foot buffer shall be required where a commercial or industrial use abuts a residential district.
- F. Outdoor Storage: All other 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.
- 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 20 feet in width shall be established and maintained immediately adjacent to the residential property line. The buffer strip shall include existing vegetation, supplemented with landscape plantings, evergreen hedge, berm, fence, and/or wall components, such that the buffer screens at least 70 percent of the view between districts within five (5) years. Fence and wall structures shall be not less than 6 feet and no more than 8 feet in height (see also Section 10-34-5). Significant vegetation in these buffer strips may be preserved in accordance with Section 10-34-2, and replanting of local native vegetation is encouraged.

- 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.
- I. Vision clearance: The requirements of Sections 10-2-13 and 10-35-2-14 of this Title must be met by all uses and development. (Ord. 26, 2008)
- J. Lighting: Refer to Section 10-37 of this Title for Requirements.
- 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.
- L. Signs: Signs shall be in accordance with Title 4 Chapter 7 of this Code. (Ord. 4, 2011)
- M. Noise, Odors, Vibration: Any noise, odors or vibrations shall be mitigated to avoid unnecessary noise or creation of a public nuisance per Title 6 of this Code.
- N. Access and Circulation: Refer to Section 10-35 of this Title for requirements.
- O. Type II Review: All permitted uses in the Pacific View Industrial Park District shall be subject to Type II (administrative) review, Section 10-1-1-6-2 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.

Adopted by Ordinance No. 6, 2003, effective April 17, 2003
 Section 10-28-5, H, Amended by Ordinance 26, 2008
 Section 10-28-5 Amended by Ordinance No. 9, Series 2009
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 Section 10-28-5-J amended by Ord. No. 12, Series 2014 (effective 12/31/14)
 Section 10-28-3 amended by Ord. No. 12, Series 2015 (effective 1/1/16)
 Sections 10-28-2, 10-28-3, and 10-28-5 amended by Ord. No. 11, Series 2016 (effective 11/16/16)