

**TITLE 10
CHAPTER 31**

SERVICE INDUSTRIAL DISTRICT

SECTION:

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10-31-1: Purpose: The purpose of this District is to provide an area within the City for large-lot industrial uses, particularly those associated with construction and development, while providing a visually pleasing north entrance into Florence, and maintaining through traffic flow on Highway 101.

10-31-2: Buildings and Uses:

1. Construction contractors
2. Excavation businesses
3. Mini-storage units
4. Plant nurseries – wholesale and retail
5. Building supply facilities limited to enclosed retail space not to exceed 8,000 square feet in area.
6. Caretaker's unit
7. Animal Daycare and Overnight Boarding Facility (excludes breeding kennels)
8. Accessory buildings and uses normal and incidental to the buildings and uses permitted in this Chapter.
9. Other buildings and uses determined to be similar to those listed in this section, which meet the purpose of this District and which do not have a different or more detrimental effect upon adjoining areas than those buildings and uses specifically permitted.

10-31-3: Building and Uses Permitted Conditionally:

1. Sand and aggregate operations
2. Concrete ready-mix businesses
3. Wrecking yards
4. Solid waste facilities
5. Composting operations
6. Manufacturing, including medical marijuana processing sites and recreational marijuana processors
7. Auto body repair
8. Non-motorized recreation facilities related to the dunal and public lands resources located to the west of this district.
9. Other buildings and uses determined to be similar to those listed in this section, which meet the purpose of this District and which do not have a different or more detrimental effect upon adjoining areas than those buildings and uses specifically permitted.
10. Medical Marijuana production sites and marijuana producers

10-31-4: Lot and Yard Provisions:

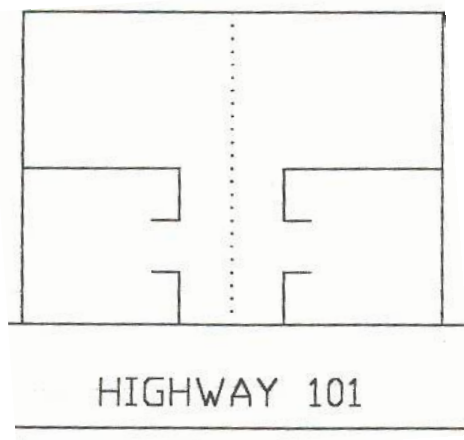
- A. Minimum lot frontage: 200 feet
- B. Lot coverage: Maximum of 85%, buildings and impervious surfaces
- C. Setback/yards regulations:
 - Front: On Highway 101 – 25’ minimum
On Oak, Spruce or other abutting streets - 20’
 - Side: Internal side yards - 15’
Side yards abutting other districts - 20’
 - Rear: Internal rear yards - 15’
Rear yards abutting other districts - 20’

Where an industrial use abuts a residential use, additional screening may be required, as determined by the Planning Commission/Design Review Board.

- D. Height: Not to exceed 38’, except as provided by FCC 10-2-4.

10-31-5: Site Design Criteria:

- 1. Access: Access and circulation shall be in accordance with FCC 10-35, except as modified by the following specific standard: Access to Highway 101 shall be via combined driveways as shown on the diagram below:



Access and circulation shall be designed to allow future access by trucks/heavy equipment from Oak Street or Spruce Street via traffic signals at Munsel Lake Road and Heceta Beach Road and Highway 101, when those signals are installed. Businesses who will access via these signals shall contribute proportionately to the costs of the signals.

- 2. Landscaping and Screening
 - a. Landscaping and screening shall meet the requirements of Section 10-34 of this Title.
 - b. Businesses which include outdoor storage of business vehicles, product or raw materials shall screen those storage and or production areas from Highway 101 by providing a visual screen consisting of a berm planted with evergreen shrubs/trees which maintain a permanent year-round vegetative screen at least 15’ above the top of the berm at maturity. The Planning Commission/Design Review Board may require a taller berm or other plantings if necessary to fully screen outdoor storage,

machinery and/or operational activities from Highway 101. Fences may not be substituted for berms.

c. Where an industrial use abuts a residential use, see FCC 10-34-3-7-D.

3. Building Design:

- a. Consistent with the purpose of this district to maintain a visually pleasing entrance to Florence, the main office/administrative building on a parcel should be designed to be attractive, and should be placed on the Highway 101 side of the vegetated berm. Wood or good quality vinyl siding, patterned block or other similar materials are preferred. Metal-clad office/administrative buildings are discouraged.
- b. Colors and design shall be consistent with general community practice. The Planning Commission/Design Review Board may disapprove buildings inconsistent with general community practice, including colors and design features which incorporate company logos or other like identification.

4. Lighting.

- a. Lighting shall be in accordance with Section 10-37 of this Title.
- b. Lighting on the Highway 101, Oak or Spruce frontage shall be carefully integrated into the overall site design.

5. Public Facilities: Refer to Section 10-36 of this Title for requirements.

10-31-6: Parking: Parking and loading spaces shall be provided as required by the City's parking standards (FCC 10-3). On lots abutting Highway 101, or those abutting residential zoning, parking shall not be located in yards abutting streets. Businesses sharing an access may also share parking according to the shared parking provisions of FCC 10-3.

10-31-7: Signs: Signs shall be in accordance with Title 4 Chapter 7 of this Code. (Ord. 4, 2011)

Ordinance No. 12, Series 2003, effective August 7, 2003
Sections 10-31-4 and 10-31-5 amended by Ord. No. 9, Series 2009
Section 10-31-7 amended by Ord. No. 4, Series 2011 – effective 4/22/11
Section 10-31-2 amended by Ord. No. 3, Series 2013 – effective 7-31-13
Section 10-31-5-4 amended by Ord. No. 12, Series 2014 – effective 12-31-14
Section 10-31-3 amended by Ord. No. 12, Series 2015 – effective 1-1-16