



COMMUNITY DEVELOPMENT DEPARTMENT

360 SW Avery Avenue
Corvallis, OR 97333-1139
(541) 766-6819
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APPLICATION

**SITE DEVELOPMENT PLAN FOR COMMERCIAL,
INDUSTRIAL & AGRICULTURAL INDUSTRIAL ZONES**

File # _____

Fee: Staff \$430

Applicant

Name: _____ Daytime Phone: _____

Address: _____ Alternate Phone: _____

City & Zip: _____ Email: _____

Other individuals to be notified of this application:

Name Address City & Zip

General Property Information

Assessor's Map & Tax Lot Number: T _____ S, R _____ W, Section(s) _____, Tax Lot(s) _____

Acreage: _____ Zoning: _____

Existing Structures: _____

Current use(s) of the property: _____

Comp Plan Designation: _____

Is the only access or proposed access to the property via a road that crosses a railroad? Yes _____ No _____

If yes, please draw the location on your map and describe here: _____

Use(s) of adjacent property (not under the ownership of the applicant):

North of property: _____

South of property: _____

East of property: _____

West of property: _____

On a separate sheet of paper, please describe how you will meet the following criteria that is appropriate for your zoning designation. As the applicant, you must demonstrate that the review criteria have been met. Your answers will be used to evaluate this request. It is to your benefit to be thorough and to provide as much additional information in support of the application as possible.

1. Describe the nature of the operation and the specific use of the proposed building.
2. Prepare a site development plan which shows existing and proposed locations of buildings, access, parking, loading, landscaping, drainage, water supply, sewage disposal, public utilities, and exterior lighting.
3. What rural fire protection district is the subject property located in? If it is located outside a rural fire protection district, explain how you will contract for fire protection.

Special Requirements: **Industrial Zone** (BCC 72.405 and 72.410), **Commercial Zone** (BCC 68.405 and 68.410), & **Agricultural Industrial Zone** (BCC 76.405 and 76.410). See pages 3-5 of application for specific requirements.

Attachments

1. A copy of deed(s) covering the subject property and contiguous property, in the same ownership.
2. A copy of the easement granting access to any proposed parcel that does not have frontage on a public road.
3. If the applicant for this request is not the property owner, then authorization from the owner must be submitted with the application.
4. A copy of all permits, licenses, and authorizations from other government agencies pertaining to the proposed use, including highway access, water and sewer connections, state or federal discharge permits.

Signature(s)

I hereby certify that I am the legal owners(s) or contract purchaser of the above noted property; that the information contained herein is accurate to the best of my knowledge; and that the proposed use would not violate any deed restrictions attached to the property.

Applicant Signature

Date

Co-Applicant or Property Owner Signature

Date

For Office Use Only

Date Application Received: _____ Receipt Number: _____ By: _____

File Number Assigned: _____ Planner Assigned: _____

Special Requirements for Industrial Zone (BCC 72.405 & 72.410)

72.405 Site Development Plan. When a building addition, new construction, or placement of a structure is proposed in the Industrial Zone, the applicant shall submit a site development plan prior to the issuance of building permits. A site development plan shall contain an appropriate level of detail showing existing and proposed locations of buildings, access, parking, loading, landscaping, drainage, water supply, sewage disposal, public utilities, and exterior lighting. The plan shall demonstrate compliance with siting standards provided in BCC 72.410 and other provisions of this code. [Ord 90-0069]

72.410 Siting Standards. All structures located in the Industrial Zone shall be sited in compliance with BCC Chapter 99 and the following additional standards:

- (1) Either every site shall be adequately served by water, sewage disposal, sidewalks and improved roads, or final approval of the site development plan shall be contingent on assurances for the provision of the necessary facilities.
- (2) The setback to a road right-of-way shall be at least sixty (60) feet. Twenty-five (25) feet adjacent to the road right-of-way shall be utilized primarily for landscaping, fences, walls and driveways.
- (3) A side or rear setback shall be at least ten (10) feet, except when adjacent to a residential zone, in which case twenty-five (25) feet of landscaped buffer, including a visual screen of no less than five (5) feet in height, shall be provided.
- (4) No setback is required for a structure of 120 square feet or less. Except when adjacent to a residential zone, a side or rear setback for an accessory structure may be reduced to three (3) feet if the structure:
 - (a) Is detached from other buildings by five (5) feet or more;
 - (b) Does not exceed a height of twenty (20) feet; and
 - (c) Does not exceed an area of 500 square feet.
- (5) Architectural features shall not project more than two (2) feet into a required setback.
- (6) A structure which is not a water dependent use shall be placed at least fifty (50) feet from the ordinary high water line of any river or major stream. In the case of a creek and minor stream, a structure which is not a water dependent use shall be placed at least twenty-five (25) feet from the ordinary high water line.
- (7) Any structure within the Corvallis Urban Growth Boundary shall be at least twenty-five (25) feet from the edge of riparian habitat, evidenced by existing non-aquatic vegetation which is generally dependent upon a seasonally high table, or at least forty (40) feet from the edge of the drainageway, whichever is greater.
- (8) A landscape plan shall be submitted for the first twenty-five (25) feet of all setbacks adjacent to a road in compliance with the following minimum standards:
 - (a) Seventy-five percent (75%) of the area shall contain live landscape materials (grass, trees, or shrubs);
 - (b) A vision clearance area shall be maintained at the intersection of two rights-of-way or a right-of-way and a driveway. The vision clearance area shall extend thirty (30) feet from the intersection of the right-of-way lines or a right-of-way line and a driveway. No structure, vegetation or embankment shall be permitted in a vision clearance area in excess of two (2) feet in height above the center of the road or driveway; and
 - (c) Off-street parking areas and setbacks adjacent to non-industrial zoned areas shall be adequately landscaped and screened.
- (9) A structure shall not exceed sixty (60) feet in height. Structures such as chimneys, spires, domes, elevator shaft housings, towers, aerials, flagpoles, agricultural buildings, and other similar objects not used for human occupancy are not subject to the building height limitations of this code.
- (10) Off-street parking and loading comply with BCC 91.605 to 91.660.
- (11) Access shall be designed to cause minimum interference with traffic movements on abutting streets. Where necessary, additional rights-of-way shall be dedicated to maintain adequate traffic circulation. Setbacks shall be reviewed when requiring a dedication of an additional right-of-way.
- (12) The arrangement of buildings, parking areas, signs and other facilities shall be designed and oriented to minimize noise and glare effects on adjacent properties.
- (13) Artificial lighting, including illuminated signs and lights for parking areas, shall be arranged and constructed to avoid direct glare or unreasonable interference with the use and enjoyment of adjacent properties. [Ord 26, Ord 90-0069, Ord 92-0092]

Special Requirements for Commercial Zone (BCC 68.405 & 68.410)

68.405 Site Development Plan. When a building addition, new construction, or placement of a structure is proposed in the Commercial Zone, the applicant shall submit a site development plan prior to the issuance of building permits. A site development plan shall contain an appropriate level of detail showing existing and proposed locations of buildings, access, parking, loading, landscaping, drainage, water supply, sewage disposal, public utilities, and exterior lighting. The plan shall demonstrate compliance with siting standards provided in BCC 68.410 and other provisions of this code. [Ord 90-0069]

68.410 Siting Standards. All structures allowed in the Commercial Zone shall be sited in compliance with BCC Chapter 99 and the following additional standards:

- (1) Either every site shall be adequately served by water, sewage disposal, and improved roads, or final approval of the site development plan shall be contingent on assurances for the provision of the necessary facilities.
- (2) The setback to a road right-of-way shall be at least twenty-five (25) feet. Such area shall be utilized exclusively for landscaping, fences, walls and driveways.
- (3) A side or rear setback shall be at least twenty-five (25) feet. The side or rear setback may be reduced to ten (10) feet if adjoining land is zoned for commercial or industrial use.
- (4) No setback is required for a structure of 120 square feet or less. A side or rear setback for an accessory structure may be reduced to three (3) feet if the structure:
 - (a) Is detached from other buildings by five (5) feet or more;
 - (b) Does not exceed a height of twenty (20) feet; and
 - (c) Does not exceed an area of 500 square feet.
- (5) Architectural features shall not project more than two (2) feet into a required setback.
- (6) A structure which is not related to a water dependent use shall be placed at least fifty (50) feet from the ordinary high water line of any river or major stream. In the case of a creek or minor stream, a structure which is not a water dependent use shall be placed at least twenty-five (25) feet from the ordinary high water line.
- (7) A vision clearance area shall be maintained at the intersection of two rights-of-way, or a right-of-way and a driveway. The vision clearance area shall extend thirty (30) feet from the intersection of the right-of-way lines or a right-of-way line and a driveway. No structure, vegetation or embankment shall be permitted in a vision clearance area in excess of two (2) feet in height above the center of the road or driveway.
- (8) Off-street parking areas and setbacks adjacent to residential zoned areas shall be adequately landscaped and screened to create a visual buffer.
- (9) A structure shall not exceed forty (40) feet in height. Structures such as chimneys, spires, domes, elevator shaft housings, towers, aerials, flagpoles, agricultural buildings, and other similar objects not used for human occupancy are not subject to the building height limitations of this code.
- (10) Off-street parking and loading shall be consistent with BCC 91.605 to 91.660.
- (11) Access shall be designed to cause minimum interference with traffic movements on abutting streets. Where necessary, additional rights-of-way shall be dedicated to maintain adequate traffic circulation. Setbacks shall be reviewed when requiring a dedication of additional right-of-way.
- (12) The arrangement of buildings, parking areas, signs, and other facilities shall be designed and oriented to minimize noise and glare effects on adjacent properties.
- (13) Artificial lighting, including illuminated signs and lights for parking areas, shall be arranged and constructed to avoid direct glare or unreasonable interference with the use and enjoyment of adjacent properties. [Ord 26, Ord 90-0069, Ord 92-0092]

Special Requirements for Agricultural Industrial Zone (BCC 76.405 & 76.410).

76.405 Site Development Plan. When a building addition, new construction, or placement of a structure is proposed in the Agriculture Industrial Zone, the applicant shall submit a site development plan prior to the issuance of building permits. A site development plan shall contain an appropriate level of detail showing existing and proposed locations of buildings, access, parking, loading, landscaping, drainage, water supply, sewage disposal, public utilities, and exterior lighting. The plan shall demonstrate compliance with siting standards provided in BCC 76.410 and other provisions of this code. [Ord 90-0069]

76.410 Siting Standards. All structures located in the Agriculture Industrial Zone shall be sited in compliance with BCC Chapter 99 and the following standards:

- (1) Either every site shall be adequately served by water, sewage disposal, improved roads, or final approval of the site development plan shall be contingent on assurances for the provision of the necessary facilities.
- (2) A setback to a road right-of-way shall be at least sixty (60) feet, of which twenty-five (25) feet adjacent to the road right-of-way shall be utilized exclusively for landscaping, fences, walls, and ingress/egress driveways.
- (3) A side or rear setback shall be at least thirty (30) feet, except the setback may be reduced to ten (10) feet if the abutting land is zoned for industrial use.
- (4) Architectural features shall not project more than two (2) feet into a required setback.
- (5) A structure which is not a water dependent use shall be placed at least fifty (50) feet from the ordinary high water line of any river or major stream. In the case of a creek or minor stream, a structure which is not a water dependent use shall be placed at least twenty-five (25) feet from the ordinary high water line.
- (6) No setback is required for a structure of 120 square feet or less. Except when adjacent to a residential zone, a required side or rear setback for an accessory structure may be reduced to three (3) feet if the accessory structure:
 - (a) Is detached from other buildings by five (5) feet or more;
 - (b) Does not exceed a height of twenty (20) feet; and
 - (c) Does not exceed an area of 500 square feet.
- (7) A vision clearance area shall be maintained at the intersection of two rights-of-way or a right-of-way and a driveway. The vision clearance area shall extend thirty (30) feet from the intersection of the right-of-way lines or a right-of-way line and a driveway. No structure, vegetation or embankment shall be permitted in a vision clearance area in excess of two feet in height above the center of the road or driveway.
- (8) Off-site parking and loading shall comply with BCC 91.604 to 91.660.
- (9) Access shall be designated to cause minimum interference with traffic movements on abutting streets. Where necessary, additional rights-of-way shall be dedicated to maintain adequate traffic circulation.
- (10) The arrangement of buildings, parking areas, signs and other facilities shall be designated and oriented to minimize noise and glare relative to adjacent properties.
- (11) Artificial lighting, including illuminated signs and lights for parking areas shall be arranged and constructed to avoid direct glare or unreasonably interference with the use or enjoyment of adjacent properties. [Ord 26, Ord 90-0069, Ord 92-0092]