

## Chapter 73

### Philomath Light Industrial Zone (PLI)

**73.005 Purpose.** The Philomath Light Industrial Zone is intended to provide for light industrial development within the Philomath Urban Growth Boundary prior to annexation through the provisions of urban services in accordance with a municipal service agreement. [Ord 90-0069]

**73.010 Standards for Application.** The Philomath Light Industrial Zone shall apply to unincorporated areas designated for Light Industrial development in the Philomath Comprehensive Plan which are provided municipal water and sewer service subject to a delayed annexation agreement or municipal service agreement. [Ord 90-0069]

**73.020 Permitted Uses.** The following uses are allowed in the Philomath Light Industrial Zone:

- (1) The manufacture, assembly, processing, research or testing of materials or products, provided that a "Regular Discharge Permit" from the Oregon Department of Environmental Quality is not required.
- (2) Wholesaling, warehousing and storage of materials and products.
- (3) Commercial and service activities, including:
  - (a) Agricultural supply and equipment sales.
  - (b) Automobile sales and repair.
  - (c) Funeral parlor.
  - (d) Indoor recreation facilities.
  - (e) Machinery and equipment rental and sales.
  - (f) Professional offices.
  - (g) Restaurants, excluding drive-in restaurants.
- (4) Public utilities.
- (5) Transportation facilities including truck freight and distribution terminals.
- (6) Public facilities owned or operated by a governmental entity.
- (7) Accessory use or structure. [Ord 90-0069]

**73.025 Conditional Uses.** The following uses may be allowed in the Philomath Light Industrial Zone by conditional use permit approved by the Planning Official:

- (1) Auction house.
- (2) Church.
- (3) Communication transmission or receiver facility not in conjunction with another use.
- (4) Private heliport.
- (5) Single-family dwelling or manufactured dwelling in conjunction with a permitted or conditional use.
- (6) Horse riding and training facilities. [Ord 90-0069]

**73.030 Minimum Parcel or Lot Size.** There is no minimum parcel or lot size within the Philomath Light Industrial Zone. [Ord 90-0069, Ord-96-0118]

**73.035 Site Development Plan.** When a building addition, new construction, or placement of a structure is proposed in the Philomath Light 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 73.040 and other provisions of this code. [Ord 90-0069]

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

- (1) A front, side or rear setback abutting a residential zone shall be at least thirty (30) feet. This setback may be reduced by two (2) feet for each foot of wall height facing the property line. Up to one-third of a required setback may be used for parking.
- (2) There is no setback for a side or rear setback abutting a commercial and industrial zone.
- (3) Full lot coverage is permitted if setback and parking requirements are met.
- (4) Maximum structure height shall be 45 feet, or three (3) stories, whichever is greater.
- (5) No obstruction, including walls, structures, fences or shrubs greater than two and one-half (2.5) feet in height shall extend within twenty (20) feet of a point of two intersecting streets or a street and railroad, or within ten (10) feet of a point of an intersecting street and alley.
- (6) Exterior lighting shall be located in such a manner to neither face directly, shine or reflect glare onto an adjacent street or property.
- (7) All wiring for communication and power service up to 1,000 volts shall be located underground.
- (8) Sidewalks or bike paths shall be provided in accordance with appropriate standards, approved land development plans and access design.
- (9) All off-street parking areas and road approaches shall be paved with an asphaltic concrete or Portland cement concrete.
- (10) The site shall be landscaped according to the following minimum standards:
  - (a) One tree (a minimum of six (6) feet in height at the time of planting) per 900 square feet of required front setback area;
  - (b) One shrub per 200 square feet of required front setback area;
  - (c) Any parcel or lot abutting a residential zone shall screen outside storage or operation areas from view by the planting of a coniferous hedge or trees or the erection of a sight obscuring fence. The fence shall be at least six feet in height. Live plantings shall be selected to provide for a visual screen six (6) feet in height within five (5) years of planting;
  - (d) All selected landscaping species not tolerant to summer drought shall be served with an underground sprinkler system; and
  - (e) Dumpster stations shall be visually screened from public rights-of-way. [Ord 90-0069, Ord 96-0118]

## **Philomath Heavy Industrial Zone (PHI)**

**73.105 Purpose.** The Philomath Heavy Industrial Zone is intended to provide for heavy industrial development within the Philomath Urban Growth Boundary prior to annexation through the provision of urban services in accordance with a municipal service agreement. Heavy industrial zoned areas are designed to accommodate uses which are generally incompatible with non-industrial urban uses. Designated areas should have good rail and/or highway access. [Ord 90-0069]

**73.110 Standards for Application.** The Philomath Heavy Industrial Zone shall apply to unincorporated areas designated for Heavy Industrial development in the Philomath Comprehensive Plan which are provided municipal water and sewer service subject to a delayed annexation agreement or municipal service agreement. [Ord 90-0069]

**73.120 Permitted Uses.** The following uses are allowed in the Philomath Heavy Industrial Zone:

(1) The manufacture, assembly, processing, research or testing of materials or products not requiring a conditional use permit, provided that all applicable State and federal health and pollution standards are met.

(2) All uses permitted in the Philomath Light Industrial Zone as identified in BCC 73.520. [Ord 90-0069]

**73.125 Conditional Uses.** The following uses may be allowed in the Philomath Heavy Industrial Zone by conditional use permit approved by the Planning Official:

(1) Airport.

(2) Automobile wrecking yard, junk yard.

(3) Cement, lime or similar products manufacture.

(4) Chemical manufacture.

(5) Explosives storage or manufacture.

(6) Extraction and processing of rock, sand, gravel, or other earth products.

(7) Incineration plant.

(8) Petroleum products manufacture or refining.

(9) Pulp mill.

(10) Rendering plant, tannery, slaughter house, feed lot.

(11) Smelting or refining of metallic ore or minerals.

(12) Solid waste disposal transfer station.

(13) Single-family dwelling or manufactured dwelling in conjunction with a permitted or conditional use.

(14) Accessory use or structure. [Ord 90-0069]

**73.130 Minimum Parcel or Lot Size.** There is no minimum parcel or lot size within the Philomath Heavy Industrial Zone. [Ord 90-0069, Ord 96-0118]

**73.135 Site Development Plan.** When a building addition, new construction, or placement of a structure is proposed in the Philomath Heavy 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 73.140 and other provisions of this code. [Ord 90-0069]

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

- (1) A front, side or rear setback abutting a residential zone shall be at least fifty (50) feet. This setback may be reduced by three (3) feet for each foot of wall height facing the property line. Up to one-third of a required setback may be used for parking.
- (2) There is no setback to a side or rear parcel, lot, or property line abutting a commercial and industrial zone.
- (3) Full lot coverage is permitted provided setback and parking requirements are met.
- (4) Maximum structure height shall be sixty (60) feet, or three (3) stories, whichever is greater.
- (5) Exterior lighting shall be located in such a manner to neither face directly, shine or reflect glare onto an adjacent street or property.
- (6) All wiring for communication and power service up to 1,000 volts shall be located underground.
- (7) Sidewalks or bike paths shall be provided in accordance with appropriate standards, approved land development plans and access design.
- (8) All off-street parking areas and road approaches shall be paved with an asphaltic concrete or Portland cement concrete.
- (9) The site shall be landscaped according to the following minimum standards:
  - (a) One tree (a minimum of six (6) feet in height at the time of planting) per 900 square feet of required front setback area;
  - (b) One shrub per 200 square feet of required front setback area;
  - (c) Any parcel or lot abutting a residential zone shall screen outside storage or operation areas from view by the planting of a coniferous hedge or trees or the erection of a sight obscuring hedge. The fence shall be at least six (6) feet in height. Live plantings shall be selected to provide for a visual screen six (6) feet in height within five (5) years of planting;
  - (d) All selected landscaping species not tolerant to summer droughts shall be served with an underground sprinkler system; and
  - (e) Dumpster stations shall be visually screened from public rights-of-way. [Ord 90-0069, Ord 96-0118]