

Chapter 85

Flexible Industrial Overlay (/FI)

85.005 Purpose. The Flexible Industrial Overlay Zone shall ensure the orderly industrial development of six specific parcels or lots situated within the Corvallis Urban Growth Boundary. [Ord 26J, Ord 90-0069, Ord 96-0118]

85.010 Definitions.

(1) "Parent parcel" means a parcel or lot as described and recorded in County Deed Records on or before September 20, 1978.

[Ord 2006-0214]

85.105 Development Options. (1) The property owner may choose either one or a combination of the following options:

(a) One use per ten acre parcel or lot created from each parent parcel. The minimum parcel or lot size for this option is ten acres.

(b) Parcels or lots of less than ten acres shall be contiguous. One use per parcel or lot shall be permitted.

(2) The total number of parcels or lots allowed per parent parcel is shown below. Subsequent division of the parent parcel in excess of the total shown below shall not occur prior to annexation:

<u>Parent Parcel Number*</u>	<u>Acreage</u>	<u>Number of Parcels or Lots Per Parent Parcel</u>
16	23	2
22	45	4
24	65	6
25	57	5
26	54	5
27	57	5

*These parent parcels are identified in the "Corvallis Area Industrial Land Report", January 1982, OD4COG, on file in the office of the Benton County Community Development Department, , Corvallis, which report is incorporated by reference into this code. [Ord 26J, Ord 90-0069, Ord 96-0118, Ord 2006-0214]

85.205 Permitted Uses. The following uses are permitted in the Flexible Industrial Overlay Zone:

(1) Light industrial uses:

(a) Production, processing, assembling, packaging, or treatment of food products from previously processed materials.

(b) Production, processing, assembling, and packaging of finished products from previously prepared materials.

(c) Manufacturing and assembling of electronic instruments and equipment and electrical devices.

(2) Commercial uses: animal sales and services (commercial kennels, veterinary), automobiles and equipment repairs (heavy, light, and farm equipment), wholesaling, storage and distribution (light).

(3) Agricultural uses: horticulture (cultivation, storage), packing and processing (limited).

(4) Permitted accessory uses. One dwelling or manufactured dwelling shall be permitted per development site and shall be developed simultaneously with or following development of primary and accessory uses. Such dwelling or manufactured dwelling shall be arranged and related to the principal use and located for principal services to the employees or users of one or more of the primary uses on the same development site. [Ord 26J, Ord 90-0069]

85.210 Review of Permitted Uses. (1) The Planning Official shall review permitted uses in the Flexible Industrial Overlay Zone that require a Minimal Source Permit or a Regular Discharge Permit from the Oregon Department of Environmental Quality (DEQ). If the Planning Official determines that the scope of a specific request requires a public hearing, the Planning Official may refer the request to the Planning Commission.

(2) Uses shall be permitted only when the Planning Official or Planning Commission finds that public health, safety, and welfare associated with surrounding land uses will not be adversely affected based on technical findings regarding environmental quality performance standards. Approval by DEQ may be required before final action is taken by the Planning Official or Planning Commission.

(3) When it appears that noise, dust, odors, emissions, or other adverse environmental impacts will extend outside the boundary of a parcel or lot upon which development is proposed, the Planning Official or Planning Commission shall impose conditions reducing such adverse environmental impacts so that the use will not create a public nuisance. [Ord 26J, Ord 90-0069, Ord 96-0118]

85.305 Development Requirements. (1) Any application for a land use decision or building permit for these parcels or lots made to the County will obligate the property owner of the entire parent parcel and the owner of any parcel or lot created as a result of a land use decision or building permit approval to agree not to remonstrate against annexation to the City of Corvallis, and each party shall agree not to remonstrate against the formation of a local improvement district for the installation of public services in the future.

(2) The following material shall be submitted with all development applications in accordance with the standards and conditions of this chapter:

- (a) An access plan for the development area and for the parent parcel.
- (b) A plan showing the location of future city services and utilities.
- (c) A map depicting natural drainageways. [Ord 26J, Ord 90-0069, Ord 96-0118]

85.405 Development Standards. All structures allowed in the Flexible Industrial Overlay Zone shall be sited in compliance with the standards of the primary zone, BCC Chapter 99, and the following additional standards:

(1) Access shall be consolidated to cause minimum interference with traffic movements on abutting streets. Where necessary, additional rights-of-way shall be dedicated to maintain adequate traffic circulation.

(2) Where access is proposed to a State highway, approval by and compliance with the requirements of the Oregon State Highway Division is required.

(3) Easements for future city services and utilities shall be granted.

(4) Nonremonstrance agreements for future city services and utilities shall be signed.

(5) A consent to annex shall be signed. [Ord 26J, Ord 90-0069]