

**ARTICLE 7:  
INDUSTRIAL DISTRICTS**

**SECTION 2.7.010 DISTRICTS**

1) Purpose

Roseburg’s Mixed Use and Industrial Districts are intended to provide for the full range of industrial activity as specified within this Ordinance and the Comprehensive Plan.

- a) The Mixed Use classification is intended to provide areas within which a variety of activity occurs. These areas serve community-wide and regional needs. Because of the potential for high-density uses, care is needed to ensure that uses are compatible with and do not adversely affect adjacent uses or the carrying capacity of public facilities. The proximity of other uses shall not be a reason for permitted uses to deviate from the standards established in other zones.
- b) The Light Industrial classification is intended to create, preserve and enhance areas containing secondary manufacturing and related establishments and intense commercial uses with limited external impact.
- c) The Medium Industrial classification is intended to create, preserve, and enhance areas containing a wide range of manufacturing and related establishments, and is typically appropriate to areas providing a wide variety of sites with good rail or highway access.
- d) The Heavy Industrial classification is intended to provide, protect, and recognize areas well suited for medium and heavy industrial development and uses free from conflict with commercial, residential, and other incompatible land uses. This district is intended to be applied generally to those areas which have available excellent highway, rail, or other transportation.

2) List and Map Symbols

DISTRICT NAME	MAP SYMBOL
Mixed Use	MU
Light Industrial	M1
Medium Industrial	M2
Heavy Industrial	M3

**SECTION 2.7.020 ALLOWED USES AND STANDARDS**

1) Permitted Uses

Uses identified with a “P” in Table 2-13 are permitted as-of-right in the subject zoning district, subject to compliance with any use standards identified in the final

column of the table and all other applicable standards of this Ordinance. Uses not specifically listed but similar to other permitted uses may be approved by the Director.

2) Conditional Uses

Uses identified with a “C” in Table 2-13 may be allowed if reviewed and approved in accordance with the Conditional Use Permit procedures of [Article 8 of Chapter 5](#). Conditional uses are subject to compliance with any use standards identified in the final column of the table and all other applicable standards of this Ordinance. Uses not specifically listed, but similar to other conditional uses, may be applied for through the Conditional Use Permitting process.

3) Prohibited Uses

Uses identified with a “–” are expressly prohibited. Uses not identified are also prohibited.

4) Use Standards

The “use standards” column of Table 2-13 identifies use-specific standards that apply to some uses. Unless otherwise expressly stated, compliance with such standards is required regardless of whether the use is permitted as-of-right or requires conditional use approval.

5) Development Standards

Development of land within these Districts must comply with the standards referenced in Table 2-14, as well as other applicable development standards contained within this Ordinance. If standards for specific aspects of development are not provided, such as minimum lot size, other required standards will dictate unspecified standards (i.e., setbacks and coverage).

**TABLE 2-13: INDUSTRIAL – ALLOWED USES**

USE CATEGORY	MU	M1	M2	M3	STANDARDS
Specific Use					
<b>RESIDENTIAL</b>					
1) Multifamily Dwellings subject to MR18	C [1]	-	-	-	<a href="#">2.3.020</a>
2) Dwelling units above commercial structures (one (1) dwelling unit per 800 sq. ft. of lot area)	P	C	-	-	-
3) Dwellings on the ground floor in conjunction with commercial structures. The area for dwellings on the ground floor shall be limited to 20% of the ground floor area of the building.	P	P	-	-	-
4) Mobile Home Parks	P	-	-	-	<a href="#">5.12</a>
5) Watchman’s Quarters	C	C	C	C	<a href="#">2.7.040</a>
<b>PUBLIC/CIVIC</b>					
6) Ambulance, police, fire and rescue services	P	P	P	-	-
7) Parking lots (auto and equipment) not incidental or accessory to another use on the premises	P	-	-	-	<a href="#">3.2</a>

<b>PUBLIC/CIVIC</b>	<b>MU</b>	<b>M1</b>	<b>M2</b>	<b>M3</b>	<b>STANDARDS</b>
8) Public and semi-public buildings and uses	P	-	-	-	-
9) Schools	-	C	-	-	-
<b>COMMERCIAL</b>					
10) Agricultural supplies/machinery sales rooms	P	-	-	-	-
11) Ambulance service	P	P	P	P	-
12) Athletic/Health clubs (including racquet sports 13) and spas) (indoors only)	P	-	-	-	-
14) Automobile/truck/motorcycle sales, dealers, garages, service stations, washes, detailers and body shops	P	P	P	-	-
15) Automobile wrecking yard and salvage yard, subject to the provisions of ORS 822.100 to 822.150	-	-	-	C	-
16) Auto parts/tools supply stores	P	-	-	-	-
17) Bottling works	-	-	P	P	-
18) Brewery, Macro-	C	P	P	P	-
19) Brewery, Micro-	P	P	P	C	-
20) Builders supplies (including retail sale of lumber)	P	-	-	-	-
21) Builders supply store and machinery sales	P	P	P	-	-
22) Bulk fuel storage facility	-	-	-	P	-
23) Commercial laundry, cleaning (including dry cleaning) and dyeing works	P	P	P	-	-
24) Commercial storage units	P	-	-	-	-
25) Concrete batching plants and the manufacture and sale of concrete products	-	-	P	P	-
26) Contractor's equipment storage yard	-	-	P	P	-
27) Data Center	P	P	C	C	-
28) Department store	P	-	-	-	-
29) Disposal or reduction of waste materials, garbage, offal, or dead animals (not to be visible from an arterial roadway)	-	-	-	C	-
30) Electrical and electronic equipment (e.g., manufacturing supplies for generation, storage, transmission, transformation and utilization of electrical energy)	P	P	P	-	-
31) Fabricating metal products (e.g., ferrous and nonferrous metal including metal cans, tin ware, hand tools, cutlery, general hardware, non-electric heating apparatuses, metal forgings, stamping, etc.)	-	-	-	P	-
32) Food and related products (e.g., establishments, manufacturing, compounding, packaging, processing, or treatment of such products as bakery goods, candy, cosmetics, dairy products, drugs, perfumes, soap, cleaners, toiletries, soft drinks, and food, except fish, meat products, sauerkraut, vinegar, yeast, and the rendering or refining of fats	P	P	P	-	-

and oils)					
COMMERCIAL	MU	M1	M2	M3	STANDARDS
33) Freight and truck yards or terminals	-	-	P	P	-
34) General retail sales of previously prepared products	P	-	-	-	-
35) Industrial and Commercial business park	P	-	-	-	-
36) Kennels	-	C	C	C	-
37) Laboratories	P	P	P	-	-
38) Lumber yards or retail sales with minimal millwork	-	-	P	P	-
39) Lumber and wood products involving cutting, production or manufacturing	-	-	-	P	-
40) Manufacture and storage of chemicals and explosives	-	-	-	C	-
41) Manufacturing, compounding, or assembling of articles or merchandise from the following prepared materials: bone, cellophane, canvas, cloth, cork, feather, felt, fiber, fur, glass, hair, horn, leather, paper, plastics, metals, precious or semi-precious stones, shell, textiles, tobacco, wood, yarns, and paint; none of the foregoing employing a foundry process.	-	-	P	-	-
42) Manufacturing of household and/or office furniture	-	-	P	P	-
43) Manufacturing of instruments and related products (e.g., medical instruments/supplies, photographic equipment/supplies, watches/clocks, measuring and controlling devices, engineering and scientific instruments, toys, jewelry, silverware, blown glass, pottery, musical instruments, etc.)	P	P	P	-	-
44) Manufacturing of manufactured or prefabricated homes or wood buildings	-	C	P	P	-
45) Manufacturing, repairing, fabricating, processing, parking or storage use not listed in any other Section of this Ordinance or under conditional uses	-	-	-	P	-
46) Manufacturing or storage of ice	P	P	P	-	-
47) Manufacturing of miscellaneous wood products	-	C	P	P	-
48) Manufacturing of paper and allied products (e.g., paper, paper board, bags, boxes, and envelopes)	-	-	P	P	-
49) Meat processing plant (not including slaughtering), fish, sauerkraut, vinegar, yeast, or refining of oils and fats.	-	-	P	P	-
50) Marijuana, Medical Dispensary	P[2]	-	-	-	-
51) Marijuana Processor – Medical	C	C	C	-	Indoor use only
52) Marijuana Processor - Recreational	C	C	C	-	Indoor use only
53) Marijuana Producer	C	C	C	-	Indoor use only
54) Marijuana Retailer	P[2]	-	-	-	
55) Marijuana Wholesaler	C	C	C	-	Indoor use only
56) Metal industries (e.g., smelting and processing of	-	-	-	P	-

ferrous and nonferrous metals from ore, pig or scrap)					
<b>COMMERCIAL</b>	<b>MU</b>	<b>M1</b>	<b>M2</b>	<b>M3</b>	<b>STANDARDS</b>
57) Mini-Retail Business (no more than two (2) at any host business location and no larger than 250 sq. ft.)	P	P	P	-	-
58) Mobile home, recreational vehicle, boat, and aircraft sales and/or garages	P	P	P	-	-
59) Motel/Hotel	P	-	-	-	-
60) Motion picture production/distribution/services	P	P	P	-	-
61) Open storage area for commercial storage of personal property such as boats and recreational vehicles	P	P	P	-	-
62) Operations conducted for the exploration, mining, and processing of aggregate and mineral resources or other subsurface resources	-	C	C	C	-
63) Operations conducted partially or wholly outside of enclosed buildings (including storage)	-	-	-	P	-
64) Places of amusement (e.g., billiard parlors, bowling alleys, drive-in theaters, dance halls, video arcades, miniature golf, etc.)	P	-	-	-	-
65) Plumbing/heating/electrical/sheet metal shop	P	-	-	-	-
66) Printing, publishing or engraving shop	P	P	P	-	-
67) Production and/or distribution of chemicals and allied products, basic chemicals (e.g., acids, alkalis, salts, and organic chemical products to be used in further manufacturing of products such as synthetic fibers, plastics, dry colors, and pigments, paints)	-	-	P	P	-
68) Production/fabrication of apparel and other textile products (e.g., fabrics, leather (no tanning or finishing), rubberized fabrics, plastics, furs, etc.)	P	P	P	-	-
69) Professional offices	P [3]	-	-	-	-
70) Recycling Center (less than 5,000 sq. ft. of lot area)	P	-	-	-	-
71) Restaurants, Eating Establishments and Taverns	P	C	C	C	-
72) Slaughter house and tanneries	-	-	-	C	-
73) Special trade contractors (e.g., plumbers, painters, electricians, masons, carpenters, metal workers, drillers, etc.)	P	P	P	-	-
74) Stadium/coliseum	C	-	-	-	-
75) Telecommunications Facilities	C	C	C	C	<a href="#">4.3</a>
76) Textile mill products (e.g., weaving/knitting of fabric)	P	P	P	-	-
77) Truck and heavy equipment repair and maintenance	-	-	P	P	-
78) Trucking and warehousing	P	P	P	-	-
79) Upholstery shop and furniture repair	P	P	P	-	-
80) Uses similar to those permitted in the subject district and not specifically listed in the succeeding (more intense) manufacturing districts provided	C [4]	C	C	-	-

that: a. The use is not objectionable due to odor, dust, smoke, noise, vibration or appearance. b. The items manufactured, processed, or produced in this zone shall be primarily for wholesale.					
81) Warehouses including buildings for commercial storage of personal property	P	P	P	P	-
82) Welding and machine shop	-	-	P	P	-
83) Wholesale business and salesrooms	P	P	P	P	-

[1] Minimum lot size of 10,000 square feet.

[2] Location shall not be within 1000 feet of a school or pre-school; 500 feet from any property zoned Public Reserve or 200 feet from any property zoned Residential except when an arterial street lies between a dispensary and Residential or Public Reserve zoned property. A marijuana retailer (non-medical) shall not be within 1000 feet of another marijuana retailer; a medical marijuana dispensary shall not be within 1000 feet of another medical marijuana dispensary. In addition, any and all Medical Marijuana Dispensaries must be registered with the Oregon Health Authority under ORS 475.314 and comply with all OHA rules. In addition, any and all Marijuana Retailers must be licensed by OLCC and comply with all OLCC rules.

[3] A Professional Office may be located within a multiple-use structure but it shall not exceed 33% of the total floor area of the structure.

[4] Uses permitted in the M1 and M2 districts may be considered providing the development standards referenced in Table 2-14 and any other applicable standards are met.

**TABLE 2-14 INDUSTRIAL PARCEL AND BUILDING STANDARDS**

DISTRICTS	MU	M1	M2	M3
<b>Minimum Lot Area (sq. ft.)</b>				
Industrial & Commercial business parks	2 acres	N/A	N/A	N/A
Multi-family Housing	10,000	N/A	N/A	N/A
<b>Coverage</b>	100%	100%	100%	100%
Industrial & Commercial business parks, and multi-family housing	80%	N/A	N/A	N/A
<b>Setbacks (feet) [1]</b>				
Front	-	-	-	-
Rear	-	-	-	-
Side (interior)	-	-	-	-
Side (exterior)	-	-	-	-
<b>Maximum Building Height (feet) [2]</b>	80	45	50	50

[1] Alleys contiguous to or within the property being used may be included in the required setback. When abutting a district other than commercial or industrial, the side and rear setbacks shall be the same as those established for the abutting zone. A separation of parcels by an alley shall not exclude the application of this provision.

[2] For industrial parcels that abut residentially zoned properties with a maximum allowed building height of 35 feet, the maximum building height at the property line is 35 feet. Height may be increased above 35 feet by increasing the setback and/or by incorporating step-backs into the design of the building, the ratio for each shall be one (1) foot vertical for each six (6) inches horizontal. A separation of parcels by an alley shall not exclude the application of this provision.

**SECTION 2.7.030 SCREENING**

All nonresidential development abutting a residential zone or use shall be screened by a minimum six (6) feet-high sight-obscuring fence or hedge along the abutting property

lines. Fences shall be subject to the standards set forth in Section [4.4.070](#). Nonresidential development to which this applies includes, but is not limited to:

- 1) Buildings with both commercial uses and dwelling units
- 2) Religious Institutions

**SECTION 2.7.040 WATCHMAN'S QUARTERS**

A "Watchman's Quarters" is an accessory single-family dwelling unit located within a principal commercial or industrial non-residential structure, or on the same parcel of land as the principal commercial or industrial non-residential structure, for occupancy by the owner, operator, or an employee of the principal use acting as caretaker, custodian or security personnel, together with his or her immediate family, if applicable. Such use shall be subject to the following:

- 1) The quarters shall be accessory to the main use;
- 2) The quarters may be included within the main structure(s);
- 3) There shall be no payment of rent by the occupant of the quarters;
- 4) The quarters are limited to one family;
- 5) The quarters may be reviewed every two years for compliance with this code by the Director, and, if no longer necessary or not in compliance, the quarters will be removed or corrected. The quarters may be required to be removed at any time if not in compliance with any conditions of the approval; and,
- 6) Additional conditions of approval may be required by the Director to ensure compatibility with adjacent uses.