

## ARTICLE 4: COMMERCIAL DISTRICTS

### SECTION 2.4.010 DISTRICTS

1) Purpose

Roseburg's commercial districts are primarily intended to provide economic opportunity for business owners and a suitable market of goods and services for the public by establishing zones and standards appropriate for certain types of business respective of surrounding Zoning Districts, uses and infrastructure.

- a) The Professional Office District is intended to provide areas for low-intensity office uses, which utilize harmonious exterior design and landscaping to serve as a transition or buffer between residential and more intensively developed properties. It is intended that the administrative, professional, and limited business office uses permitted in the PO District will provide for more compatible land uses in close proximity to residential areas than would otherwise be permitted by other commercial districts.
- b) The Limited Commercial classification is provided for a desirable mixing of the residential land uses with limited commercial land uses. The C1 Zone is intended to serve local neighborhood needs rather than an entire community. The limited commercial uses allowed in this district are selected for their compatibility with residential uses and their ability to meet the needs of the neighborhood. Normally, the district is to be applied as a small compact area conveniently located in or near residential areas, and may be applied to areas designated as "Residential" or "Commercial" by the Comprehensive Plan.
- c) The Community Commercial classification is intended to provide areas for community shopping facilities. It is intended to preserve and enhance areas with a wide range of retail sales and service establishments serving both long and short term needs on a community-wide basis.
- d) The General Commercial classification is intended to provide areas within which a variety of retail and wholesale business occurs. These areas serve general community-wide and regional commercial needs.

2) List and Map Symbols

| DISTRICT NAME        | MAP SYMBOL |
|----------------------|------------|
| Professional Office  | PO         |
| Limited Commercial   | C1         |
| Community Commercial | C2         |
| General Commercial   | C3         |

**SECTION 2.4.020 ALLOWED USES AND STANDARDS**

- 1) Permitted Uses  
Uses identified with a “P” in Table 2-7 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 2-7 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 2-7 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 2-8, 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 2-7: COMMERCIAL – ALLOWED USES**

| USE CATEGORY  | PO       | C1    | C2       | C3 | STANDARDS               |
|---|----------|-------|----------|----|-------------------------|
| Specific Use  |          |       |          |    |                         |
| <b>RESIDENTIAL</b>  |          |       |          |    |                         |
| 1) Dwellings Units subject to MR14  | P [1], C | P [1] | -        | -  | <a href="#">2.3.020</a> |
| 2) Dwellings Units subject to MR29  | -        | C     | P [1], C | C  | <a href="#">2.3.020</a> |
| 3) Dwelling units above commercial structures (one (1) dwelling unit per 800 sq. ft. of lot area) | C        | C     | P        | P  | -                       |
| 4) Boarding/Rooming Houses, Homeless Shelters   | C        | -     | -        | C  | -                       |
| 5) Mobile Home Parks  | -        | -     | -        | P  | <a href="#">5.12</a>    |
| <b>RESIDENTIAL</b>  |          |       |          |    |                         |

|  |           |           |           |           |                         |
|--|-----------|-----------|-----------|-----------|-------------------------|
| 6) Residential Facility  | -         | C         | C         | C         | -                       |
| 7) Residential Home  | C         | C         | C         | C         | -                       |
| 8) Nursing Home  | -         | -         | -         | C         | -                       |
| <b>PUBLIC/CIVIC</b>  | <b>PO</b> | <b>C1</b> | <b>C2</b> | <b>C3</b> | <b>STANDARDS</b>        |
| 9) Library, Museums and Galleries  | C         | -         | P         | P         | -                       |
| 10) Parking Lots or Structures   | C         | -         | P         | P         | <a href="#">3.2</a>     |
| 11) Parks and Playgrounds  | P         | -         | -         | -         | -                       |
| 12) Police, fire and rescue services   | -         | C         | P         | P         | -                       |
| 13) Public and semi-public buildings and uses  | -         | -         | C         | P         | -                       |
| 14) Religious Institutions   | C         | C         | C         | P         | -                       |
| 15) Schools  | -         | -         | P         | P         | -                       |
| 16) Social Services (e.g., job training centers, individual/family services)   | C         | -         | -         | -         | -                       |
| 17) Youth/senior/community centers   | P         | P         |           | -         | -                       |
| <b>COMMERCIAL</b>  |           |           |           |           |                         |
| 18) Adult entertainment or adult bookstore   | -         | -         | -         | C         | -                       |
| 19) Agricultural supplies/machinery sales rooms  | -         | -         | -         | P         | -                       |
| 20) Ambulance Service  | C         | C         | P         | P         | -                       |
| 21) Art, music, dance school/studio/gallery/supplies   | P         | -         | P         | P         | -                       |
| 22) Athletic/Health clubs (including racquet sports<br>23) and spas) (indoors only)  | -         | -         | -         | P         | -                       |
| 24) Automobile body shop in conjunction with an auto sales agency  | -         | -         | -         | C         | -                       |
| 25) Automobile service station   | -         | C         | P         | P         | -                       |
| 26) Automobile, truck, and motorcycle dealers/garages/service stations/washes/detailers  | -         | -         | -         | P         | -                       |
| 27) Auto parts/tools supply stores   | -         | -         | -         | P         | -                       |
| 28) Bank, credit/insurance agency, brokerage house, etc.   | -         | -         | P         | P         | -                       |
| 29) Bed and Breakfast Facility   | -         | P         | P         | P         | <a href="#">4.4.110</a> |
| 30) Brewery, Macro-  | -         | -         | -         | C         | -                       |
| 31) Brewery, Micro-  | -         | -         | -         | P         | -                       |
| 32) Builders supplies (including retail sale of lumber)  | -         | -         | -         | P         | -                       |
| 33) Business services or offices (e.g., corporate offices, radio/TV stations, answering or dispatch services, insurance offices, etc.) | P         | -         | P         | P         | -                       |
| 34) Commercial storage units   | -         | -         | -         | P         | -                       |
| 35) Crematory or mausoleum   | -         | -         | -         | C         | -                       |
| 36) Day Care Facility  | C         | P         | P         | P         | -                       |
| 37) Delivery services  | -         | -         | P         | P         | -                       |
| 38) Department store   | -         | -         | -         | P         | -                       |
| 39) Drive-up window service for permitted use  | -         | -         | C         | P         | -                       |
| <b>COMMERCIAL</b>  | <b>PO</b> | <b>C1</b> | <b>C2</b> | <b>C3</b> | <b>STANDARDS</b>        |

|   |   |       |       |      |                         |
|---|---|-------|-------|------|-------------------------|
| 40) Liquor store  | - | -     | P     | P    | -                       |
| 41) Dry cleaning facility   | - | -     | -     | P    | -                       |
| 42) Dry goods/notions store or meat market  | - | -     | P[4]  | P[4] | -                       |
| 43) Family Day Care Home  | P | P     | P     | -    | -                       |
| 44) Food services within an office complex  | C | -     | -     | -    | -                       |
| 45) Funeral Home (no crematories)   | - | -     | P     | P    | -                       |
| 46) Grocery, hardware, garden supply, café, deli, bakery, florist, gift, video, variety store/shop, etc.  | - | P [3] | P     | P    | -                       |
| 47) Laundromat  | - | P [2] | P     | P    | -                       |
| 48) Manufacturing of handicraft goods for sale on premises only, such as wood, pottery, tile, archery, and shell  | - | -     | P     | P    | -                       |
| 49) Marijuana Dispensary, Medical   | - | -     | P[6]  | P[6] | -                       |
| 50) Marijuana Retailer  | - | -     | P[6]  | P[6] | -                       |
| 51) Membership associations or clubs  | P | -     | -     | -    | -                       |
| 52) Mini-Retail Business (no more than two at any host business location and no larger than 250 sq. ft.)  | - | -     | -     | P    | -                       |
| 53) Mobile home and recreational vehicle sales  | - | -     | -     | P    | -                       |
| 54) Motel/Hotel   | - | -     | P     | P    | -                       |
| 55) Motion picture production/distribution/services   | - | -     | -     | P    | -                       |
| 56) Outdoor recreational facilities (e.g., golf/country /swimming/tennis clubs, skateboard parks, etc.)   | - | -     | -     | C    | -                       |
| 57) Personal Service providers (e.g., barbershop, beauty/tanning salon, massage parlor, tailor shop)  | P | -     | P     | P    | -                       |
| 58) Pharmacy  | - | P [2] | P [2] | P    | -                       |
| 59) Places of amusement (e.g., billiard parlors, bowling alleys, drive-in theaters, dance halls, video arcades, miniature golf, etc.)   | - | -     | -     | P    | -                       |
| 60) Plant nursery/greenhouse  | - | -     | C     | P    | -                       |
| 61) Plumbing/heating/electrical/sheet metal shop  | - | -     | -     | P    | -                       |
| 62) Printing and publishing   | - | -     | P     | P    | -                       |
| 63) Professional offices  | P | P [2] | P     | P    | -                       |
| 64) Recycling Center  | C | P [2] | P[5]  | P[5] | -                       |
| 65) Restaurant, Café, Tavern, Confectionery, Catering   | - | -     | P     | P    | -                       |
| 66) Retail Stores: sporting goods, clothing/hats, jewelry, books/stationary, antiques/curios, furniture, household/office supplies, surgical supplies/equipment, etc.                           | - | -     | P     | P    | -                       |
| 67) Secondhand store  | - | -     | P     | P    | -                       |
| 68) Sidewalk Cafés  | - | -     | C     | C    | <a href="#">4.4.090</a> |
| 69) Stadium/coliseum  | - | -     | -     | C    | -                       |
| 70) Store (retail and wholesale) and business uses similar to other permitted uses and typically found in commercial districts, provided that:<br>a) Where there is manufacturing, compounding, | - | -     | -     | P    | -                       |

|   |           |           |           |           |                     |
|---|-----------|-----------|-----------|-----------|---------------------|
| processing or treatment of products for wholesale, a minimum of 25 percent of the total floor area shall be used for retail sales.<br>b) Use is not objectionable due to odor, dust, smoke, noise, vibration or appearance. |           |           |           |           |                     |
| <b>COMMERCIAL</b>   | <b>PO</b> | <b>C1</b> | <b>C2</b> | <b>C3</b> | <b>STANDARDS</b>    |
| 71) Telecommunications Facilities   | C         | C         | C         | C         | <a href="#">4.3</a> |
| 72) Telephone/telegraph exchanges   | -         | -         | P         | P         | -                   |
| 73) Theaters (indoor)   | -         | -         | P         | P         | -                   |
| 74) Veterinarian clinic (no outside animal runs/pens)   | -         | C         | P         | P         | -                   |

- [1] Dwelling unit above or behind a permitted use.  
[2] Limited to 1,500 square feet in area.  
[3] Limited to 2,500 square feet in area.  
[4] Limited to 25,000 square feet in area.  
[5] Limited to 5,000 square feet in area.  
[6] 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.

**TABLE 2-8: COMMERCIAL PARCEL AND BUILDING STANDARDS**

| DISTRICTS  | PO    | C1                | C2                | C3                |
|--|-------|-------------------|-------------------|-------------------|
| <b>Minimum Lot Area (sq. ft.)</b>  |       |                   |                   |                   |
| Any use not specified below  | -     | 7,500             | -                 | -                 |
| Residential Facility or Home<br>(Min. Lot Area / Lot Area per five (5) beds) [1] | -     | 10,000 /<br>4,700 | 10,000 /<br>4,700 | 10,000 /<br>4,700 |
| <b>Coverage</b>  | 80%   | 60%               | 100% [4]          | 100% [4]          |
| <b>Setbacks (feet) [2]</b>   |       |                   |                   |                   |
| Front  | 10    | 20                | 0                 | 0                 |
| Rear   | 0 [6] | 0 [6]             | [4]               | [4]               |
| Side (interior)  | 5 [5] | 5                 | 0 [4]             | 0 [4]             |
| Side (exterior)  | 10    | 10                | 0 [4]             | 0 [4]             |
| <b>Maximum Building Height (feet)</b>  | 35    | 35                | 45                | 80 [6]            |

- [1] Residential Facility / Home buildings shall contain more than 20 beds.  
[2] Alleys contiguous to or within the property being used may be included in the required setback.  
[3] A Residential Facility or Home shall have maximum coverage equal to that allowed in the MR18 district.  
[4] 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.  
[5] Minimum Distance between Buildings. Where office buildings are grouped as one (1) project on one (1) tract of land, the minimum distances between any two (2) buildings at any given point shall not be less than the sum of the required side yards computed separately for each building.  
[6] For parcels within the C3 district 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 2.4.030 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) Residential Facility or Home
- 2) Religious Institutions
- 3) Day Care Centers