

Chapter 2.4 INDUSTRIAL ZONING DISTRICTS (IG, IL)

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2.4.100 Purpose.

The Industrial Districts are intended to accommodate a range of light and heavy industrial land uses. They are intended to segregate incompatible industrial developments from other districts, while providing a high-quality environment for businesses and employees. This chapter guides the orderly development of industrial areas based on the following principles:

- Provide for efficient use of land and public facilities and services.
- Provide transportation options for employees and customers.
- Locate business services close to major employment centers.
- Ensure compatibility between industrial uses and nearby commercial and residential areas.
- Provide appropriate design standards to accommodate a range of industrial users, in conformance with the Bend Comprehensive Plan.

- Conserve industrial zoned lands for industrial uses. [Ord. NS-2271, 2016; Ord. NS-2195, 2013; Ord. NS-2016, 2006]

2.4.200 Applicability and Location.

This chapter applies to all development in the General Industrial District (IG) and Light Industrial District (IL). The Industrial Districts are identified on the City’s official Zoning Map. The districts serve distinctly different uses as described below.

Zone District	Location and Characteristics
General Industrial	This zone is intended to provide for the establishment of light and heavier industrial uses essential to the development of a balanced economic base in an industrial environment with a minimum conflict between industrial uses and nonindustrial uses.
Light Industrial	This zone is intended to provide for heavier commercial and light industrial uses with easy access to collector and arterial streets.

[Ord. NS-2195, 2013; Ord. NS-2016, 2006]

2.4.300 Permitted and Conditional Uses.

A. Permitted and Conditional Uses. The land uses listed in Table 2.4.300 are permitted in each of the applicable districts, subject to the provisions of this chapter. Only land uses that are specifically listed in Table 2.4.300, and land uses that are approved as “similar” to those in Table 2.4.300 through a development approval are allowed.

B. Existing Uses. Office uses within an office building lawfully established within an Industrial Zone under previously effective land use regulations are a permitted use. Expansion or enlargement of 25 percent or less of such office uses or structures that are nonindustrial shall be subject to the provisions of [BDC Chapter 4.2](#), Site Plan Review and Design Review. For expansion or enlargement greater than 25 percent, Conditional Use Permit approval is also required. Conditions of prior approval shall continue to apply unless modified in conformance with [BDC 4.1.1325](#), Modification of Approval.

Table 2.4.300 – Permitted and Conditional Uses

Land Use	IG	IL
Industrial		

Land Use	IG	IL
Light manufacturing, fabrication and repair (e.g., appliances, electronic equipment, printing, furniture, signs and similar goods) with incidental sales associated with a permitted use.	P	P
Heavy manufacturing, assembly, and processing of raw materials and recycling	P	C
Junk yards, automobile wrecking yards, and similar uses	P	N
Research and development facilities	C	P
Wholesale warehousing, storage and distribution	P	P
Fuel distribution	P	C
Production office	C	P
Wholesale processing uses (e.g., dry cleaning, laundry)	P	P
Food and beverage processing and packaging	P	P
*Marijuana grow sites and marijuana producing	P	P
*Marijuana wholesale	P	P
*Marijuana processing of cannabinoid concentrates and cannabinoid products	P	P
*Marijuana processing of cannabinoid extracts	P	P
Residential		
One caretaker unit shall be permitted for each development Note: Other residential uses are not permitted; however, residences existing prior to the effective date of the ordinance codified in this code may continue subject to the standards in BDC Chapter 5.2 , Nonconforming Uses and Developments.	P	P
Commercial		
Vehicle, equipment and boat repair, rental, storage, service	P	P
Industrial service (e.g., cleaning, repair)	P	P
Medical and dental laboratories and veterinary clinics	C	P
Outdoor commercial uses (e.g., outdoor storage, building and garden supply)	C	C
Small-scale personal and professional services <ul style="list-style-type: none"> up to 2,500 square feet of gross floor area (e.g., coffee shop/deli, dry cleaners, barber shops and salons, copy center, banks, and financial institutions and similar uses)* 	C	C

Land Use	IG	IL
• No limit to size (child care and similar uses)*	C	C
Kennel with or without overnight boarding	P	C
Equipment rental and repair services	P	P
Corporate headquarters/office when co-located with a permitted or conditional use	C	P
Mini-storage warehouse	P	P
Contractor storage	P	P
Heavy equipment sales	P	P
Ambulance service/transportation yards	P	C
Commercial parking lot	C	P
Recreation facility (privately owned)	C	C
Redemption center	C	P
*Marijuana testing, research and development facilities	P	P
Public and Institutional		
Government facilities where the public is generally not received (e.g., public safety, utilities, school district bus facilities, public works yards, transit and transportation, and similar facilities)	P	P
*Utilities (above ground)	P	P
Special district facilities (e.g., irrigation district, and similar facilities)	P	P
Vocational and trade schools	C	C
Public park and recreation facility	C	C
Miscellaneous Uses		
*Small hydroelectric facility	P	P
Wireless and broadcast communication facilities	See BDC Chapter 3.7	

Key to Districts:

IG = General Industrial District

IL = Light Industrial District

Key to Permitted Uses

P = Permitted

N = Not Permitted

C = Conditional Use

* Special standards in conformance with [BDC Chapter 3.6](#), Special Standards for Certain Uses, and [BDC 2.4.800](#), Special Development Standards.

[Ord. NS-2303, 2018; Ord. NS-2289, 2017; Ord. NS-2264, 2016; Ord. NS-2256, 2015; Ord. NS-2195, 2013; Ord. NS-2158, 2011; Ord. NS-2016, 2006]

2.4.400 Setbacks.

Setbacks provide separation between industrial and nonindustrial uses for fire protection/security, building maintenance, sunlight and air circulation, noise buffering, and visual separation. All developments shall meet applicable fire and building code standards, which may require greater setbacks than those listed in this section (e.g., for combustible materials, etc.).

A. Front Yard Setbacks.

1. General Industrial District. The minimum front yard setback is 10 feet.
2. Light Industrial District. The minimum front yard setback is 10 feet.
3. Exceptions.
 - a. Other special setbacks in conformance with [BDC 3.4.200\(J\)](#), Special Setbacks, may apply.

B. Rear Yard Setbacks. There is no required rear yard setback in the IG or IL Industrial Districts, except when development is abutting a Residential Zone. In this situation, no building or structure shall be constructed less than 20 feet from the Residential District. Portions of buildings or structures that exceed 35 feet in height shall be set back an additional one-half foot for each foot by which the building height exceeds 35 feet.

C. Side Yard Setbacks. There are no required side yard setbacks in the IG or IL Industrial Districts, except when development is abutting a Residential Zone. In this situation, no building or structure shall be constructed less than 20 feet from the Residential District. Portions of buildings or structures that exceed 35 feet in height shall be set back an additional one-half foot for each foot by which the building height exceeds 35 feet.

Table 2.4.400

Yard Setback	Light Industrial	General Industrial
Minimum Front Yard	10 feet	10 feet
Minimum Rear Yard*	0 feet / 20 feet (see BDC 2.4.400)	0 feet / 20 feet (see BDC 2.4.400)
Minimum Side Yard*	0 feet / 20 feet (see BDC 2.4.400)	0 feet / 20 feet (see BDC 2.4.400)
Maximum Lot Coverage	80%	80%
Maximum Building Height**	50 feet	50 feet

* These standards are supplemented by the provisions of this section.

** Subject to the provisions of [BDC 2.4.600](#), Building Height.

[Ord. NS-2195, 2013; Ord. NS-2016, 2006]

2.4.500 Lot Coverage.

The maximum allowed lot coverage in the General Industrial and Light Industrial Districts is 80 percent. The maximum allowed lot coverage is computed by calculating the total area covered by buildings including accessory structures, and comparing this figure with the total area of the development site. Compliance with other sections of this code may preclude development of the maximum lot coverage for some land uses. [Ord. NS-2195, 2013; Ord. NS-2016, 2006]

2.4.600 Building Height.

The following building height standards are intended to promote land use compatibility and flexibility for industrial development at an appropriate community scale:

A. Base Requirement.

1. Buildings and structures in the General Industrial and Light Industrial Districts shall be no more than 50 feet in height and shall comply with the building setback standards in [BDC 2.4.400](#).

B. Exceptions. The height may be increased over the base height if approved through a Conditional Use Permit when one or more of the following mitigation methods are applied:

- Additional setbacks;
- Stepping down of building elevations;

- Visual buffering, screening; and/or
- Other appropriate measures to provide a height transition between industrial development and adjacent nonindustrial development.

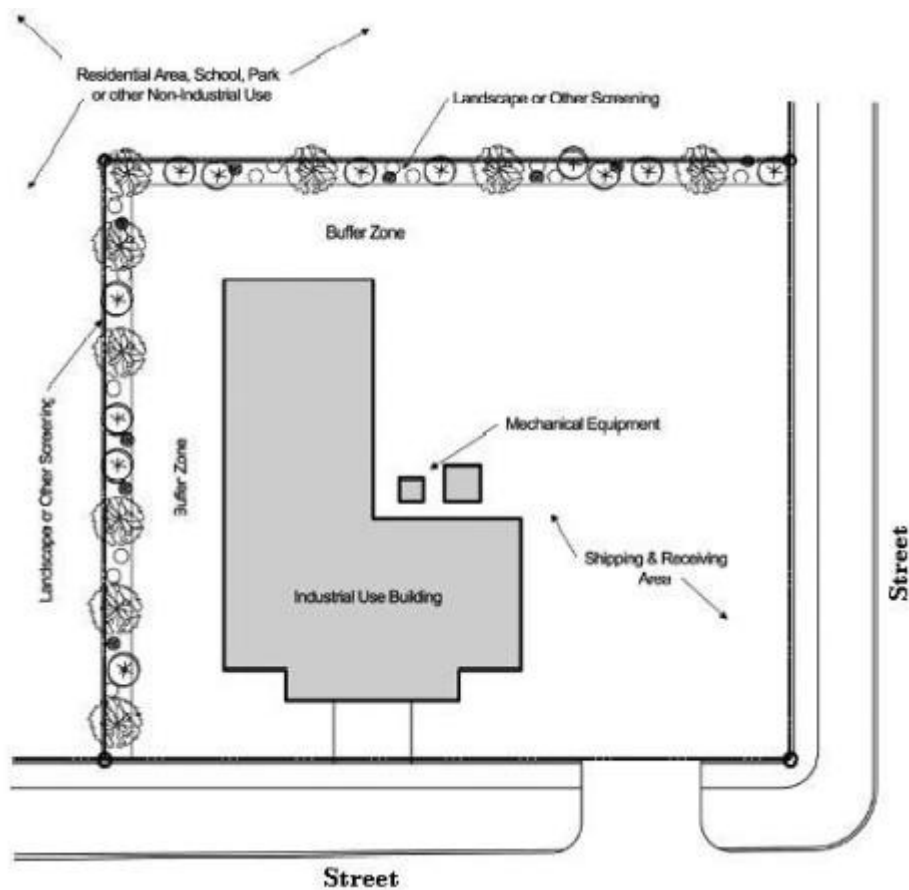
[Ord. NS-2195, 2013; Ord. NS-2016, 2006]

2.4.700 Orientation and Architectural Design Standards.

A. Industrial Development Orientation. All industrial developments shall be oriented on the site to minimize off-site adverse impacts of noise, glare, smoke, dust, exhaust, vibration, etc., and protect the privacy of adjacent Nonindustrial Zones to the extent practicable. The following standards apply to all development in the Industrial Districts when abutting nonindustrial zoning districts.

1. Equipment Standard. Mechanical equipment, lights, emissions, shipping/receiving areas, and other components of an industrial use that are outside of an enclosed building shall be located away from abutting Residential Zones, schools, parks and other nonindustrial zoned areas as practicable;
2. Buffering Standard. The City may require a landscape buffer of a specific width, or other visual and/or sound barrier (fence, wall, landscaping, or combination of such measures), to mitigate adverse impacts that cannot be avoided through building orientation standards alone. For additional buffering standards see [BDC 2.4.800\(C\)](#).

Figure 2.4.700 – Industrial Development Orientation



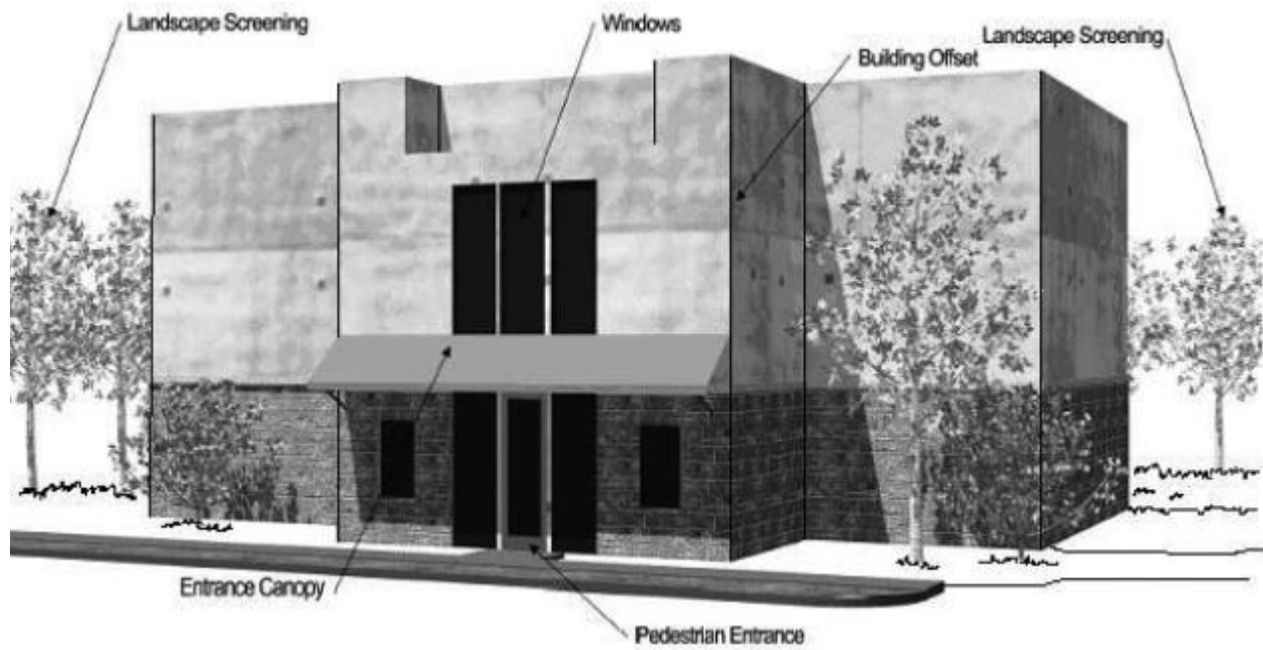
B. Architectural Standards. All developments in the Industrial Districts shall be evaluated during site plan review for conformance with the following standards:

1. Building Mass. Where building elevations are oriented to the street, architectural features such as windows, pedestrian entrances, building offsets, projections, detailing, change in materials or similar features shall be used to break up large building facades and walls that are longer than 75 linear feet. A minimum of 15 percent of the horizontal building facade shall contain a variety of architectural features.

The horizontal building elevation facing an arterial or collector street shall provide a variety of the architectural features described above for a minimum of 30 percent of the horizontal building facade.

Figure 2.4.700.B

Architectural Features (Typical)



Note: Figure above is intended to illustrate typical building design elements, and should not be interpreted as a required architectural style.

[Ord. NS-2195, 2013; Ord. NS-2016, 2006]

2.4.800 Special Development Standards.

The Industrial Districts accommodate a range of manufacturing, industrial office uses, and small personal service commercial uses.

A. Small-Scale Personal and Professional Services. Small-scale personal and professional services and incidental sales uses as specified in Table 2.4.300 shall comply with the following development standards:

1. Small-scale personal service commercial uses may be allowed when accessory to a primary user of the industrial development (in the case of a large industrial area). No more than 10 percent or 2,500 square feet (whichever is greater) of a permitted or conditionally allowed industrial development may be occupied by an accessory commercial use, unless otherwise approved through a Conditional Use Permit.
2. Primary use, small-scale personal and professional and incidental sale uses may occur as stand-alone businesses when the total gross floor area of each use does not exceed 2,500 square feet. For multiple uses, where the uses share one building, the total building area shall not exceed 5,000 square feet. A single use may occupy 5,000

square feet if approved through a Conditional Use Permit. These nonindustrial use buildings shall comply with the provisions of [BDC 2.2.600](#), Commercial Design Review Standards.

B. Location Standards. Child care centers and other similar uses shall be limited to properties located at the perimeter of the Industrial Districts with frontage on arterial or collector streets, unless they are accessory to a primary permitted use. When these uses occur as a stand-alone building, the provisions of [BDC 2.2.600](#), Commercial Design Review Standards, apply.

C. Buffering. A buffer with a minimum width of 20 feet is required between industrial development and any adjacent Residential Zoning District. The buffer shall provide landscaping to screen the industrial activities, such as parking, service and delivery areas, from the Residential Districts. The buffer shall not contain trash receptacles or be used for the storage of equipment, materials, vehicles, etc.

D. Prohibited Uses. Retail medical marijuana dispensaries and marijuana recreational facilities. [Ord. NS-2256, 2015; Ord. NS-2195, 2013; Ord. NS-2016, 2006]

The Bend Code is current through Ordinance NS-2374, passed June 3, 2020.

Disclaimer: The city recorder's office has the official version of the Bend Code. Users should contact the city recorder's office for ordinances passed subsequent to the ordinance cited above.

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