

# PERMITTED USES REFERENCE

Light Industrial (L-I) Zoning • Jackson County LDO Chapter 6

579, 605 & 61 E. Vilas Rd + Frontage Parcel • Medford, OR 97501 • Inside Urban Growth Boundary

This reference document summarizes the uses permitted within the **L-I (Light Industrial)** zoning district applicable to all four parcels of the Vilas Road Industrial Assemblage. Content is drawn from Jackson County Land Development Ordinance (LDO) Chapter 6, Table 6.2-1, and the use-specific standards in Section 6.3. Buyers should treat this as a marketing reference only — intended uses must be independently verified with Jackson County Planning prior to close.

## PERMIT TYPE KEY

**TYPE 1** By-right    **TYPE 1/2** Ministerial / administrative    **TYPE 2** Administrative    **TYPE 3** Conditional (hearing)

**TYPE 4** PC / Board review

## INDUSTRIAL & MANUFACTURING USES

Manufacturing & Production, Low-Impact	1/2
Manufacturing & Production, High-Impact	1/2
Industrial Services, Low-Impact	1/2
Warehouse, Food Storage	1/2
Feed Mills / Elevators / Granaries	1/2
Mini-Warehouse <i>§6.3.4(D) — no retail sales except approved parking lot sales</i>	1/2
Truck Terminal / Freight Forwarding Facility or Yard	1/2
Equipment Storage <i>§6.3.4</i>	1/2
Outdoor Storage Areas <i>§6.3.4 — industrial outdoor storage (IOS) permitted</i>	1/2
Heavy Machinery / Equipment Repair <i>§6.3.4(B) — conducted within enclosed building</i>	1/2
Laundry / Dry Cleaning Plant	1/2
Wrecking, Salvage or Junk Yard <i>§6.3.4(D) — enclosed building or 6-ft sight-obscuring fence</i>	1/2
Flea Market <i>§6.3.3(N) — enclosed building, on-site parking</i>	3

## COMMERCIAL / SERVICE USES ALLOWED IN L-I

Farm Equipment Repair / Sales / Storage	1/2	Building Material & Lumberyard <i>§6.3.3(H)</i>	1/2
Small Engine Repair, Machine, Welding	1/2	Landscaping Contracting / Maintenance	1/2
Other Services <i>Well driller, cabinet shop, sanitary installer, upholstery</i>	1/2	Kennel <i>§6.3.3(B)</i>	1/2

<b>Body &amp; Fender Shop</b> <i>§6.3.3(G) — enclosed building</i>	1/2	<b>Large Livestock / Exotic Animal Clinic</b>	1/2
<b>Motor Vehicle Sales &amp; Rental</b>	1/2	<b>Small Animal Clinic / Hospital</b> <i>Indoor sleeping; 100' outdoor-run setback</i>	3
<b>Motor Vehicle Services &amp; Repair</b> <i>§6.3.3(U) — enclosed or screened yard</i>	1/2	<b>Eating Establishment</b>	3
<b>Motor Vehicle Storage</b> <i>§6.3.3(V)</i>	1/2	<b>Winery, Tasting Room</b> <i>§6.4.4(E)</i>	1/2
<b>Motor Vehicle Impound</b>	1/2	<b>Auction Services, Commercial</b> <i>§6.3.3(D) — no animal sales</i>	1/2
<b>Parking Area, Commercial</b>	1/2	<b>Auction Services, Temporary</b> <i>Max 3 days / year, all zones</i>	1
<b>Propane Gas / Fuel Oil Distributors</b>	1/2	<b>Information Technology Center</b>	1/2
<b>Wholesale Establishment</b>	1/2		

### RESIDENTIAL (LIMITED / ACCESSORY ONLY)

<b>Detached Single-Family Dwelling, 1st</b> <i>§6.3.2(C)(4) — permitted only as accessory to a commercial / industrial use; subject to deed declaration limiting occupancy to owner, operator, caretaker, or night watchman</i>	2
<b>Rectory / Parsonage</b>	2
<b>Residential Home / In-Home Day Care</b>	1

#### NOTE ON 605 E. VILAS RESIDENCE & ADU

L-I zoning does not permit standalone residential use. Existing dwellings are treated as non-primary to the L-I land value. Permitted-use pathways for the existing residence and ADU at 605 E. Vilas must be verified directly with Jackson County Planning.

### TRANSPORTATION, UTILITY & PUBLIC USES

<b>Airport / Heliport</b> <i>§6.3.5(A)</i>	2	<b>Incinerator</b>	4
<b>Bike Paths (all types)</b>	1	<b>Modification of Waste-Related Use</b>	2
<b>Public Transportation Terminal / Station</b>	2	<b>Solid Waste Transfer Station</b>	3
<b>Transportation Improvements</b>	1	<b>Public Works Buildings &amp; Facilities</b>	1/2
<b>Building-Mounted Transmission Towers</b>	1	<b>Post Office Substation</b>	1/2
<b>Co-Location on Existing Towers</b>	1	<b>Community / Town Hall / Grange</b>	1/2
<b>Concealed (Stealth) Transmission Towers</b>	1	<b>Convention &amp; Exhibit Hall</b>	1/2
<b>Freestanding Transmission Towers (new)</b>	2	<b>Park / Playground</b>	1/2

Major Utility Facilities	2	Recreation / Sports Club (Private or Public)	1/2
Minor Utility Facilities	2	Library	1/2
Small-Scale Energy Production Facility	2	Emergency Medical / Fire / Police Stations	1/2
Recycle Drop-Box	2	Commercial or Business School	1/2
Recycle Plant	4	Satellite Campus	1/2

### ACCESSORY & TEMPORARY USES (ALL ZONES — §6.4 & §6.5)

<b>Outdoor Display, Sales &amp; Storage</b> <i>In conjunction with permitted commercial / industrial use</i>	1
<b>Adult Day Care / Child Care Center</b> <i>§6.3.3(K) — only as accessory to a permitted use</i>	1/2
<b>Parking Lot Sales</b> <i>Up to 2 consecutive weeks, 2 events / year</i>	1
<b>Real Estate Sales Offices</b> <i>On sites under development</i>	1
<b>Temporary Batch Plants (Concrete / Asphalt)</b> <i>For approved public road projects — up to 180 days outside UGB</i>	1

### KEY TAKEAWAYS FOR BUYERS

- **Broad industrial utility under ministerial / administrative review.** Most core industrial and service-industrial uses — warehousing, distribution, contractor yards, outdoor storage, equipment repair, manufacturing, vehicle services, wholesale, and freight — are Type 1/2 permits, allowing ministerial or administrative approval rather than a full public hearing.
- **Inside UGB = expanded entitlement pathway.** The assemblage is inside Medford's Urban Growth Boundary, supporting annexation into the City of Medford and access to municipal services — an entitlement pathway unavailable on rural-zoned industrial land.
- **Outdoor storage is a permitted L-I use.** A material distinction given the corridor's confirmed demand for industrial outdoor storage (IOS), contractor yards, and the 9.47-acre RV / boat storage facility directly across the street.
- **Residential use on 605 E. Vilas is constrained.** L-I treats residential only as accessory to a primary commercial / industrial use. Land value is the primary driver at that parcel — buyer to verify residence and ADU permitting pathways with Jackson County.
- **Use-specific standards apply.** Flea markets, body shops, wrecking / salvage yards, and vehicle repair are permitted but subject to enclosure, screening, or Type 3 review requirements detailed in §6.3.

### IMPORTANT DISCLAIMER

*This summary is a marketing reference drawn from the Jackson County Land Development Ordinance (Chapter 6, Use Regulations) and is not a substitute for direct consultation with Jackson County Planning. Specific uses may be subject to additional standards under Chapters 7 (Overlay Districts), 8 (Dimensional Standards), 9 (Development Standards), and 12 (White City / UGB-specific provisions), as well as applicable state law. Buyers are strongly advised to verify all intended uses, permit pathways, and applicable development standards directly with Jackson County Planning prior to close. The Listing Brokers make no representations regarding zoning suitability for any specific intended use.*