

1 **ORDINANCE BILL NO. 4-18**

2 AN ORDINANCE AMENDING THE SALEM AREA COMPREHENSIVE PLAN MAP, THE  
3 NORTHEAST NEIGHBORS-SOUTH EAST SALEM NEIGHBORHOOD PLAN MAP, AND  
4 THE SALEM ZONING MAP FOR CERTAIN PROPERTIES GENERALLY LOCATED ON  
5 STATE STREET BETWEEN 12<sup>TH</sup> STREET AND 25<sup>TH</sup> STREET;  
6 AMENDING THE SALEM REVISED CODE (SRC) SRC 110.025, SRC 220.005, SRC  
7 702.005, SRC 703.070, SRC 806.010, SRC 806.015, AND SRC 900; AND CREATING SRC  
8 CHAPTERS 533 AND 534.

9 *The City of Salem ordains as follows:*

10 **Section 1.** The Salem Transportation System Plan, a component of the Salem Area  
11 Comprehensive Plan, is amended as set forth in “Exhibit A,” which is attached hereto and  
12 incorporated herein by reference.

13 **Section 2.** The following SRC Chapter 533, Mixed Use-I, is hereby added to and made a part of  
14 the Salem Revised Code:

15 **533.001. Purpose.** The purpose of the Mixed Use-I (MU-I) zone is to identify allowed uses and  
16 establish development standards that promote pedestrian-oriented development in vibrant mixed-  
17 use districts, encourage a mix of compatible uses in multi-story buildings, and emphasize active  
18 commercial uses on ground floors facing major streets.

19 **533.005. Definitions.** Unless the context otherwise specifically requires, as used in this  
20 Chapter, the following mean:

21 *Pedestrian amenities* means areas and objects that are intended to serve as places for public  
22 use and are closed to motorized vehicles. Examples include plazas, sidewalk extensions,  
23 outdoor seating areas, and street furnishings.

24 *Primary street* means a street that is classified in the Salem Transportation System Plan  
25 (TSP) as an arterial or collector.

26 *Secondary street* means a street that is classified in the TSP as a local street.

27 **533.010. Uses.**

28 (a) The permitted (P), special (S), conditional (C), and prohibited (N) uses in the MU-I zone are  
29 set forth in Table 533-1.

30 **TABLE 533-1**

**USES**

**Table 533-1: Uses**

	<b>Status</b>	
<b><u>Household Living</u></b>		
<u>Single Family</u>	<u>P</u>	The following Single Family activities: <ul style="list-style-type: none"> <li>• <u>Townhouse.</u></li> <li>• <u>Residential Home, as defined under ORS 197.660.</u></li> </ul>
	<u>N</u>	<u>All other Single Family.</u>
<u>Two Family</u>	<u>N</u>	
<u>Multiple Family</u>	<u>P</u>	
<b><u>Group Living</u></b>		
<u>Room and Board</u>	<u>N</u>	
<u>Residential Care</u>	<u>P</u>	The following Residential Care activities: <ul style="list-style-type: none"> <li>• <u>Residential Facility, as defined under ORS 197.660.</u></li> <li>• <u>Assisted Living.</u></li> </ul>
	<u>N</u>	<u>All other Residential Care.</u>
<u>Nursing Care</u>	<u>N</u>	
<b><u>Lodging</u></b>		
<u>Short-Term Commercial Lodging</u>	<u>P</u>	
<u>Long-Term Commercial Lodging</u>	<u>N</u>	
<u>Non-Profit Shelters</u>	<u>P</u>	<u>Non-Profit Shelters serving 5 or fewer persons.</u>
	<u>C</u>	<u>Non-Profit Shelters serving 6 to 75 persons.</u>
	<u>N</u>	<u>All other Non-Profit Shelters.</u>
<b><u>Retail Sales and Services</u></b>		
<u>Eating and Drinking Establishments</u>	<u>P</u>	
<u>Retail Sales</u>	<u>P</u>	
<u>Personal Services</u>	<u>P</u>	
<u>Postal Services and Retail Financial Services</u>	<u>P</u>	
<b><u>Business and Professional Services</u></b>		
<u>Office</u>	<u>P</u>	
<u>Audio/Visual Media Production</u>	<u>P</u>	
<u>Laboratory research and Testing</u>	<u>P</u>	
<b><u>Motor Vehicle, Trailer, and Manufactured Dwelling Sales and Service</u></b>		

<b>Table 533-1: Uses</b>		
	<b>Status</b>	
<u>Motor Vehicle and Manufactured Dwelling and Trailer Sales</u>	<u>N</u>	
<u>Motor Vehicle Services</u>	<u>N</u>	
<u>Commercial Parking</u>	<u>N</u>	<u>Standalone surface parking lots</u>
	<u>P</u>	<u>All other Commercial Parking</u>
<u>Park-and-Ride Facilities</u>	<u>N</u>	
<u>Taxicabs and Car Services</u>	<u>N</u>	
<u>Heavy Vehicle and Trailer Sales</u>	<u>N</u>	
<u>Heavy Vehicle and Trailer Service and Storage</u>	<u>N</u>	
<b><u>Recreation, Entertainment, and Cultural Services and Facilities</u></b>		
<u>Commercial Entertainment - Indoor</u>	<u>N</u>	<u>Firing Ranges</u>
	<u>P</u>	<u>All other Commercial Entertainment – Indoor.</u>
<u>Commercial Entertainment - Outdoor</u>	<u>N</u>	
<u>Major Event Entertainment</u>	<u>N</u>	
<u>Recreational and Cultural Community Services</u>	<u>P</u>	
<u>Parks and Open Space</u>	<u>P</u>	
<u>Non-Profit Membership Assembly</u>	<u>P</u>	
<u>Religious Assembly</u>	<u>P</u>	
<b><u>Health Services</u></b>		
<u>Medical Centers/Hospitals</u>	<u>N</u>	
<u>Outpatient Medical Services and Laboratories</u>	<u>P</u>	
<b><u>Educational Services</u></b>		
<u>Day Care</u>	<u>P</u>	
<u>Basic Education</u>	<u>P</u>	
<u>Post-Secondary and Adult Education</u>	<u>P</u>	
<b><u>Civic Services</u></b>		
<u>Government Services</u>	<u>P</u>	
<u>Social Services</u>	<u>P</u>	
<u>Governmental Maintenance Services and Construction</u>	<u>N</u>	
<b><u>Public Safety</u></b>		
<u>Emergency Services</u>	<u>P</u>	
<u>Detention Facilities</u>	<u>N</u>	
<u>Military Installations</u>	<u>N</u>	

Table 533-1: Uses		
	Status	
<b>Funeral and Related Services</b>		
<u>Cemeteries</u>	<u>N</u>	
<u>Funeral and Cremation Services</u>	<u>N</u>	
<b>Construction Contracting, Repair, Maintenance, and Industrial Services</b>		
<u>General Repair Services</u>	<u>P</u>	
<u>Building and Ground Services and Construction Contracting</u>	<u>N</u>	
<u>Cleaning Plants</u>	<u>N</u>	
<u>Industrial Services</u>	<u>N</u>	
<b>Wholesale Sales, Storage, and Distribution</b>		
<u>General Wholesaling</u>	<u>N</u>	
<u>Heavy Wholesaling</u>	<u>N</u>	
<u>Warehousing and Distribution</u>	<u>N</u>	
<u>Self-Service Storage</u>	<u>N</u>	
<b>Manufacturing</b>		
<u>General Manufacturing</u>	<u>P</u>	<u>General Manufacturing, provided the manufacturing does not exceed 5,000 square feet of total floor area per development site and retail sales of the products manufactured is provided on-site.</u>
	<u>N</u>	<u>All other General Manufacturing.</u>
<u>Heavy Manufacturing</u>	<u>N</u>	
<u>Printing</u>	<u>N</u>	
<b>Transportation Facilities</b>		
<u>Aviation Facilities</u>	<u>N</u>	
<u>Passenger Ground Transportation Facilities</u>	<u>P</u>	<u>Transit stop shelters</u>
	<u>N</u>	<u>All other Passenger Ground Transportation Facilities</u>
<u>Marine Facilities</u>	<u>N</u>	
<b>Utilities</b>		
<u>Basic Utilities</u>	<u>N</u>	<u>Reservoirs; water storage facilities; electric substation.</u>
	<u>P</u>	<u>All other Basic Utilities.</u>
<u>Wireless Communication Facilities</u>	<u>Allowed</u>	<u>Wireless Communication Facilities are allowed, subject to SRC Chapter 703.</u>
<u>Drinking Water Treatment Facilities</u>	<u>N</u>	
<u>Power Generation Facilities</u>	<u>N</u>	
<u>Data Center Facilities</u>	<u>N</u>	

Table 533-1: Uses		
	Status	
<u>Fuel Dealers</u>	<u>N</u>	
<u>Waste-Related Facilities</u>	<u>N</u>	
<u>Mining and Natural Resource Extraction</u>	<u>N</u>	
<u>Petroleum and Natural Gas</u>	<u>N</u>	
<u>Surface Mining</u>	<u>N</u>	
<b><u>Farming, Forestry, and Animal Services</u></b>		
<u>Agriculture</u>	<u>N</u>	
<u>Forestry</u>	<u>N</u>	
<u>Agriculture and Forestry Services</u>	<u>N</u>	
<u>Keeping of Livestock and Other Animals</u>	<u>N</u>	
<u>Animal Services</u>	<u>P</u>	
<b><u>Other Uses</u></b>		
<u>Home Occupations</u>	<u>S</u>	<u>Home Occupations, subject to SRC 700.020.</u>
<u>Accessory Dwelling Units</u>	<u>S</u>	<u>Accessory Dwelling Units, subject to SRC 700.007.</u>

**(b) Prohibited Uses.** Notwithstanding Table 533-1, any permitted, special, or conditional use within the MU-I zone shall be a prohibited use if developed with a drive-through.

**(c) Continued Uses.** Existing uses within the MU-I zone established prior to [EFFECTIVE DATE OF ZONING ORDINANCE], but which would otherwise be made non-conforming by this Chapter, are hereby deemed continued uses.

**(1)** Buildings or structures housing a continued use may be structurally altered, enlarged, or rebuilt following damage or destruction, provided:

**(A)** Such alteration, enlargement, or rebuilding of a conforming development complies with the standards in this chapter; or

**(B)** Such alteration, enlargement, or rebuilding of a continued development complies with the standards set forth in SRC 533.015(g).

**(2)** A continued use shall terminate if the building or structure ceases to be occupied for that continued use for any reason for a continuous period of one year.

**(3)** Conversion of the building or structure to a conforming use shall thereafter prevent conversion back to the former continued use or any other continued use.

**533.015. Development Standards.** Development within the MU-I zone must comply with the development standards set forth in this section.

**(a) Lot Standards.** Lots within the MU-I zone shall conform to the standards set forth in Table 533-2.

**TABLE 533-2**  
**LOT STANDARDS**

<b>Table 533-2: Lot Standards</b>		
<b><u>Requirement</u></b>	<b><u>Standard</u></b>	<b><u>Limitations &amp; Qualifications</u></b>
<b><u>Lot Area</u></b>		
<u>All Uses</u>	<u>None</u>	
<b><u>Lot Width</u></b>		
<u>All Uses</u>	<u>None</u>	
<b><u>Lot Depth</u></b>		
<u>All Uses</u>	<u>None</u>	
<b><u>Street Frontage</u></b>		
<u>All Uses</u>	<u>16 ft.</u>	

**(b) Dwelling Unit Density.** Development within the MU-I zone that is exclusively residential shall have a minimum density of 12 dwelling units per acre.

**(c) Setbacks.** Setbacks within the MU-I zone shall conform to the standards set forth in Tables 533-3 and 533-4.

**TABLE 533-3**  
**SETBACKS**

<b>Table 533-3: Setbacks</b>		
<b><u>Requirement</u></b>	<b><u>Standard</u></b>	<b><u>Limitations &amp; Qualifications</u></b>
<b><u>Abutting Street</u></b>		
<b><u>Buildings</u></b>		
<u>All uses</u>	<u>0 ft.</u>	(1) <u>Maximum setback of up to 10 feet is permitted if the setback area is used for pedestrian amenities.</u> (2) <u>A minimum setback of five feet to a maximum setback of 10 feet is permitted for ground-floor residential uses if horizontal separation is provided pursuant to 533.015(h).</u>
<b><u>Accessory Structures</u></b>		
<u>All uses</u>	<u>Min. 5 ft.</u>	
<b><u>Vehicle Use Areas</u></b>		

<b>Table 533-3: Setbacks</b>		
<b><u>Requirement</u></b>	<b><u>Standard</u></b>	<b><u>Limitations &amp; Qualifications</u></b>
<u>All uses</u>	<u>Per SRC Chapter 806</u>	<u>The use of a berm under 806.035(c)(2)(B) is prohibited.</u>
<b><u>Interior Side</u></b>		
<b><u>Buildings</u></b>		
<u>All uses</u>	<u>Zone-to-zone setback (Table 533-4)</u>	
<b><u>Accessory Structures</u></b>		
<u>All uses</u>	<u>Zone-to-zone setback (Table 533-4)</u>	
<b><u>Vehicle Use Areas</u></b>		
<u>All uses</u>	<u>Zone-to-zone setback (Table 533-4)</u>	
<b><u>Interior Rear</u></b>		
<b><u>Buildings</u></b>		
<u>All uses</u>	<u>Zone-to-zone setback (Table 533-4)</u>	
<b><u>Accessory Structures</u></b>		
<u>All uses</u>	<u>Zone-to-zone setback (Table 533-4)</u>	
<b><u>Vehicle Use Areas</u></b>		
<u>All uses</u>	<u>Zone-to-zone setback (Table 533-4)</u>	

**TABLE 533-4**

**ZONE-TO-ZONE SETBACKS**

<b>Table 533-4: Zone-to-Zone Setbacks</b>			
<b><u>Abutting Zone</u></b>	<b><u>Type of Improvement</u></b>	<b><u>Setback</u></b>	<b><u>Landscaping &amp; Screening</u></b>
<u>EFU</u>	<u>Buildings and Accessory Structures</u>	<u>None</u>	<u>N/A</u>
	<u>Vehicle Use Areas</u>	<u>Min. 5 ft. <sup>(1)</sup></u>	<u>Type A</u>
<u>Residential Zone</u>	<u>Buildings and Accessory Structures</u>	<u>Min. 10 ft. plus 1.5 feet for each 1 foot of building height above 15 feet <sup>(2)</sup></u>	<u>Type C</u>
	<u>Vehicle Use Areas</u>	<u>Min. 5 ft.</u>	<u>Type C</u>

<u>Mixed-Use Zone</u>	<u>Buildings and Accessory Structures</u>	<u>None</u>	<u>N/A</u>
	<u>Vehicle Use Areas</u>	<u>Min. 5 ft. <sup>(1)</sup></u>	<u>Type A</u>
<u>Commercial Zone</u>	<u>Buildings and Accessory Structures</u>	<u>None</u>	<u>N/A</u>
	<u>Vehicle Use Areas</u>	<u>Min. 5 ft. <sup>(1)</sup></u>	<u>Type A</u>
<u>Public Zone</u>	<u>Buildings and Accessory Structures</u>	<u>None</u>	<u>N/A</u>
	<u>Vehicle Use Areas</u>	<u>Min. 5 ft. <sup>(1)</sup></u>	<u>Type A</u>
<u>Industrial and Employment Zone</u>	<u>Buildings and Accessory Structures</u>	<u>None</u>	<u>N/A</u>
	<u>Vehicle Use Areas</u>	<u>Min. 5 ft. <sup>(1)</sup></u>	<u>Type A</u>
<b><u>Limitations and Qualifications</u></b>			
(1) <u>Zone-to-Zone setbacks are not required abutting an alley.</u>			
(2) <u>The additional 1.5-feet for each 1-foot of building height above 15 feet does not apply abutting a creek.</u>			

**(d) Lot Coverage; Height; Building Frontage.** Buildings and accessory structures within the MU-I zone shall conform to the lot coverage, height, and building frontage standards set forth in Table 533-5.

**TABLE 533-5**  
**LOT COVERAGE; HEIGHT; BUILDING FRONTAGE**

<u>Table 533-5: Lot Coverage; Height; Building Frontage</u>		
<u>Requirement</u>	<u>Standard</u>	<u>Limitations &amp; Qualifications</u>
<b><u>Lot Coverage</u></b>		
<b><u>Buildings and Accessory Structures</u></b>		
<u>All uses</u>	<u>No Max.</u>	
<b><u>Rear Yard Coverage</u></b>		
<b><u>Buildings</u></b>		
<u>All uses</u>	<u>NA</u>	
<b><u>Accessory Structures</u></b>		
<u>All uses</u>	<u>No Max.</u>	
<b><u>Height</u></b>		
<b><u>Buildings</u></b>		
<u>All uses</u>	<u>Max. 55 ft.</u>	
	<u>Min. 20 ft.</u>	<u>New buildings or additions shall satisfy the minimum height requirements through one of the following options:</u> a) <u>Roof. Provide a roof that is 20 feet in height.</u> b) <u>Prominent entry. Provide an attached entry that is 20 feet in height, extends for a</u>

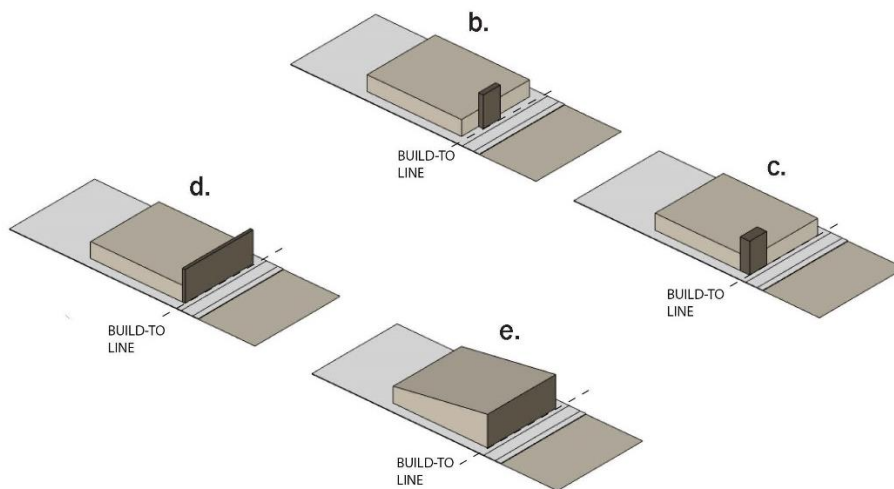


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**Table 533-5: Lot Coverage; Height; Building Frontage**

<b>Requirement</b>	<b>Standard</b>	<b>Limitations &amp; Qualifications</b>
		<p><u>minimum of 25 percent of the length of the front façade, and extends to the front lot line.</u></p> <p>c) <u>Cupola. Provide a 20-foot tall portion of the building for a minimum of 25 percent of the length of the front façade. It shall include the front façade wall and extend a minimum of 10 feet behind the front wall.</u></p> <p>d) <u>False front. Provide a front façade wall that is 20 feet in height along the entire length of the building.</u></p> <p>e) <u>Reverse shed. Provide a front façade wall that is 20 feet in height along the entire length of the building, and slope the roof down toward the rear of the building.</u></p>

**FIGURE 533-1  
EXAMPLE OF OPTIONS TO MEET MINIMUM HEIGHT REQUIREMENT**



<b>Accessory Structures</b>		
<u>All uses</u>	<u>Max. 55 ft.</u>	
<b>Building Frontage</b>		
<b>Buildings and Accessory Structures</b>		
<u>All uses</u>	<u>Min. 75%</u>	<p>(1) <u>For corner lots, this standard must be met on the frontage of the street with the highest street classification. For the intersecting street, the building frontage standard is a minimum of 40%.</u></p> <p>(2) <u>For corner lots where both streets have the same classification, the applicant may choose</u></p>

1 **Table 533-5: Lot Coverage; Height; Building Frontage**

<b>Requirement</b>	<b>Standard</b>	<b>Limitations &amp; Qualifications</b>
		<u>on which street to meet the minimum 75% building frontage standard and on which street to meet the minimum 40% building frontage standard.</u>

5 **(e) Parking.** Required off-street parking shall not be located on a new standalone surface parking lot in the MU-I zone or MU-II zone.

7 **(f) Landscaping.**

8 **(1) Setback Areas.** Required setbacks, except setback areas abutting a street that provide pedestrian amenities or horizontal separation pursuant to 533.015(h), shall be landscaped. Landscaping shall conform to the standards set forth in SRC Chapter 807.

11 **(2) Vehicle Use Areas.** Vehicle use areas shall be landscaped as provided under SRC Chapter 806 and SRC Chapter 807.

13 **(g) Continued Development.** Buildings and structures existing within the MU-I zone on [EFFECTIVE DATE OF ZONING ORDINANCE] that would be made non-conforming development by this Chapter are hereby deemed continued development. The owner shall have the burden to demonstrate continued development status under this subsection.

17 **(1) Single Family Uses.**

18 **(A) Buildings.** Continued Development housing a continued single family use may be structurally altered or enlarged, or rebuilt following damage or destruction, provided such alteration, enlargement, or rebuilding conforms to development standards of the Single Family Residential (RS) zone set forth in SRC Chapter 511 and to all other applicable provisions of the UDC, except for lot size and dimension standards in SRC Chapter 511.

23 **(B) Accessory Structures.** Existing accessory structures on the same property as a continued single family use may be structurally altered or enlarged, or rebuilt following damage or destruction, and new accessory structures to a continued use may be constructed, provided such alteration, enlargement, rebuilding, or new accessory structure construction conforms to the development standards of the Single Family Residential (RS) zone set forth in SRC Chapter 511, except the lot size and dimensions standards, and to all other applicable provisions of the UDC.

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**(C) Option to Rebuild in Same Location.** Notwithstanding SRC 533.015(g)(1)(A)&(B), any continued development housing a continued single family use or associated accessory structure rebuilt following damage or destruction may either be located on the same location on the lot as the original building or structure, or in compliance with the setbacks of the Single Family Residential (RS) zone set forth in SRC 511.010(b).

**(2) All Other Uses.** Continued development, housing a use other than a continued single family use, may be structurally altered, enlarged, or rebuilt following damage or destruction, provided such alteration, enlargement, or rebuilding conforms to the following standards:

**(A) Minor Alterations.** Exterior alterations to buildings that alter less than 20 percent of an existing building façade area facing a primary street are exempt from all of the development standards in this chapter. Such alterations shall not increase the building façade’s nonconformity to the pedestrian-oriented design standards in Table 533-6.

**(B) Minor Additions.** Additions to buildings that enlarge or alter an existing building façade area facing a primary street by less than 20 percent are exempt from all of the development standards in this chapter except for interior setbacks, parking, landscaping, and maximum height standards. Such additions shall not increase the building façade’s nonconformity to the pedestrian-oriented design standards in Table 533-6.

**(B) Major Alterations.** Exterior alterations to buildings that alter between 20 percent and 60 percent of an existing building façade area facing a primary street shall decrease that building façade’s nonconformity to all pedestrian-oriented design standards in Table 533-6 that are applicable to that alteration. Such alterations are exempt from all other development standards in this chapter.

**(C) Major Additions.** Additions to buildings that enlarge or alter an existing building façade area facing a primary street by between 20 percent and 60 percent shall:

**(i)** Comply with a minimum of 3 of the pedestrian-oriented design standards in Table 533-6; or

**(ii)** Comply with a minimum of 1 of the pedestrian-oriented design standards in Table 533-6 and add perimeter landscaping in vehicle use areas if such landscaping is not already required under SRC 533.015(f).

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For the purposes of 533.015(h)(2)(C)(i)&(ii), the pedestrian-oriented design standards in Table 533-6 shall apply to the addition. Major additions must meet all other development standards in this chapter except for building frontage, maximum setback abutting a street, and minimum height.

**(D) Substantial Alterations.** Exterior alterations to buildings that alter more than 60 percent of an existing building façade area facing a primary street shall meet all applicable pedestrian-oriented design standards in Table 533-6. Such alterations are exempt from all other development standards in this chapter.

**(E) Substantial Additions or Redevelopment.** Additions to buildings that enlarge or alter an existing building façade area facing a primary street by more than 60 percent shall meet all applicable development standards in this chapter. Continued development that is rebuilt following damage or destruction shall meet all development standards in this chapter.

**(h) Pedestrian-Oriented Design.** Development within the MU-I zone shall conform to the pedestrian-oriented design standards set forth in Table 533-6.

**TABLE 533-6**

**PEDESTRIAN-ORIENTED DESIGN**

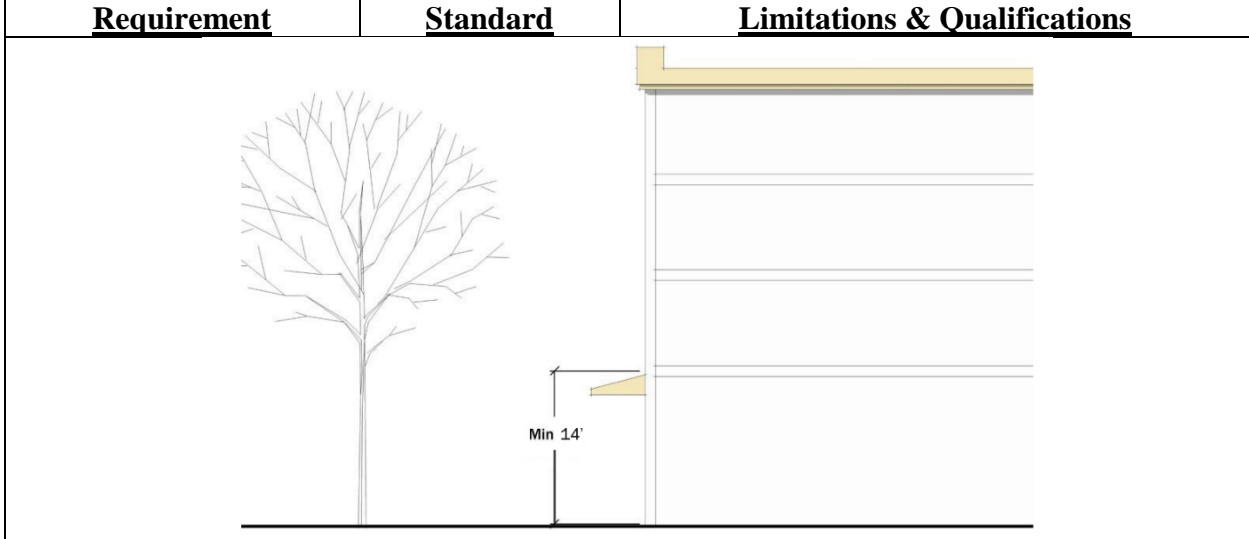
**Table 533-6: Pedestrian-Oriented Design**

<b><u>Requirement</u></b>	<b><u>Standard</u></b>	<b><u>Limitations &amp; Qualifications</u></b>
<b><u>Ground Floor Height</u></b>		
<u>This standard applies to building ground floors on primary streets.</u>	<u>Min. 14 ft.</u>	<u>For the purposes of this standard, ground floor height is measured from the floor to the ceiling of the first floor.</u>

**FIGURE 533-2**  
**GROUND FLOOR HEIGHT**

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**Table 533-6: Pedestrian-Oriented Design**



**Separation of Ground Floor Residential Uses**

<u>This standard applies when a dwelling unit is located on the ground floor.</u>	<u>Vertical or horizontal separation shall be provided</u>	<u>For the purposes of this standard, separation is required between the public right-of-way and the residential entryway and any habitable room.</u>
	<u>Vertical Distance Min. 1.5 ft. Max. 3 ft.</u>	<u>Vertical separation shall take the form of several steps or a ramp to a porch, stoop, or terrace.</u>
	<u>Horizontal Distance Min. 5 ft. Max. 10 ft.</u>	<u>Horizontal separation shall take the form of a landscaped area such as private open space or hardscaped area such as a plaza.</u>

**FIGURE 533-3  
HORIZONTAL SEPARATION**

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**Table 533-6: Pedestrian-Oriented Design**

<u>Requirement</u>	<u>Standard</u>	<u>Limitations &amp; Qualifications</u>
		

**Building Façade Articulation**

<p><u>This standard applies to building façades facing primary streets.</u></p>	<p><u>Required</u></p>	<p>(1) <u>For buildings on corner lots, where the primary street intersects with a secondary street, these standards shall apply to the full length of the front façade and the portion of the side façade that extends a minimum of 50 feet from the corner where the primary street meets the secondary street, or to the edge of the building or the lot, whichever is shorter.</u></p> <p>(2) <u>Buildings shall incorporate vertical and horizontal articulation and shall divide vertical mass into a base, middle, and top.</u></p> <p>a) <u>Base: Ground floor facades shall be distinguished from middle facades by at least one of the following standards:</u></p> <ol style="list-style-type: none"> <li>1. <u>Change in materials.</u></li> <li>2. <u>Change in color.</u></li> <li>3. <u>Molding or other horizontally-articulated transition piece.</u></li> </ol> <p>b) <u>Middle: Middle facades shall provide visual interest by incorporating at a minimum of every 50 feet at least one of the following standards:</u></p>
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**Table 533-6: Pedestrian-Oriented Design**

<b><u>Requirement</u></b>	<b><u>Standard</u></b>	<b><u>Limitations &amp; Qualifications</u></b>
		<ol style="list-style-type: none"> <li>1. <u>Recesses of a minimum depth of two feet.</u></li> <li>2. <u>Extensions of a minimum depth of two feet.</u></li> <li>3. <u>Vertically-oriented windows.</u></li> <li>4. <u>Pilasters that project away from the building.</u></li> </ol> <p>c) <u>Top: Building tops shall be defined by at least one of the following standards:</u></p> <ol style="list-style-type: none"> <li>1. <u>Cornice that is a minimum of eight inches tall and a minimum of three inches beyond the face of the façade.</u></li> <li>2. <u>Change in material from the upper floors, with that material being a minimum of eight inches tall.</u></li> <li>3. <u>Offsets or breaks in roof elevation that are a minimum of three feet in height.</u></li> <li>4. <u>A roof overhang that is a minimum of eight inches beyond the face of the façade.</u></li> </ol> <p>(3) <u>The repainting of a façade of an existing building is exempt from this standard.</u></p>

**FIGURE 533-4  
ARTICULATION**



**Ground Floor Windows**

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**Table 533-6: Pedestrian-Oriented Design**

<b><u>Requirement</u></b>	<b><u>Standard</u></b>	<b><u>Limitations &amp; Qualifications</u></b>
<u>This standard applies to building ground floors on primary streets.</u>	<u>Min. 65%</u>	(1) <u>For the purposes of this standard, ground floor building facades shall include the minimum percentage of transparent windows. The windows shall not be mirrored or treated in such a way as to block visibility into the building. The windows shall have a minimum visible transmittance (VT) of 37 percent.</u> (2) <u>For buildings on corner sites, where the primary street intersects with a secondary street, this standards shall apply to the full length of the front façade and the portion of the side façade that extends a minimum of 50 feet from the corner where the primary street meets the secondary street, or to the edge of the building or the lot, whichever is shorter.</u>

**FIGURE 533-5  
GROUND FLOOR WINDOWS**



**Building Entrances**

<u>This standard applies to building ground floors on primary streets.</u>	<u>Required</u>	(1) <u>For non-residential uses on the ground floor, a primary building entrance for each tenant space facing a primary street shall be located on the primary street. If a building has frontage on a primary street</u>
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**Table 533-6: Pedestrian-Oriented Design**

<b><u>Requirement</u></b>	<b><u>Standard</u></b>	<b><u>Limitations &amp; Qualifications</u></b>
		<p><u>and any other street, a single primary building entrance for a non-residential tenant space at the corner of the building where the streets intersect may be provided at that corner.</u></p> <p>(2) <u>For residential uses on the ground floor, a primary building entrance for each building façade facing a primary street shall be located on the primary street. If a building has frontage on a primary street and any other street, a single primary building entrance for a residential use on the ground floor may be provided at the corner of the building where the streets intersect.</u></p> <p>(3) <u>Building entrances shall include weather protection.</u></p>

**FIGURE 533-6  
ENTRANCE AT BUILDING CORNER**



**Weather Protection**

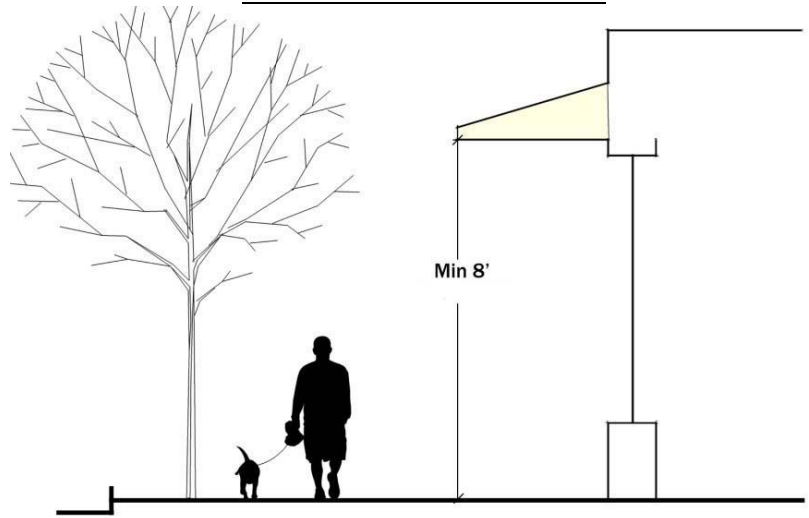
<p><u>This standard applies to building ground floors adjacent to a street.</u></p>	<p><u>Min. 75%</u></p>	<p>(1) <u>For the purposes of this standard, weather protection in the form of awnings or canopies shall be provided along the ground floor building facade for the minimum length required.</u></p> <p>(2) <u>Awnings or canopies shall have a minimum clearance height above the sidewalk or ground surface of 8 feet and may encroach into the street right-of-way as provided in SRC 76.160.</u></p>
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**Table 533-6: Pedestrian-Oriented Design**

<b><u>Requirement</u></b>	<b><u>Standard</u></b>	<b><u>Limitations &amp; Qualifications</u></b>
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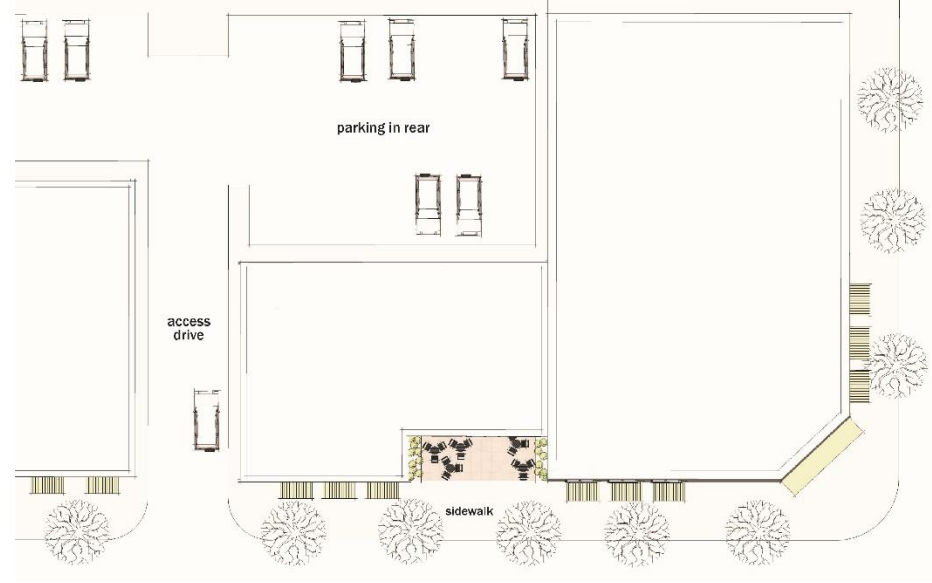
**FIGURE 533-7  
WEATHER PROTECTION**



**Parking Location**

<b><u>Requirement</u></b>	<b><u>Required</u></b>	<b><u>Limitations &amp; Qualifications</u></b>
<u>This standard applies to off-street parking areas and vehicle maneuvering areas.</u>	<u>Required</u>	<u>Off-street surface parking areas and vehicle maneuvering areas shall be located behind or beside buildings and structures. Off-street surface parking areas and vehicle maneuvering areas shall not be located between a building or structure and a street</u>

**FIGURE 533-8  
OFF-STREET PARKING**



**Mechanical and Service Equipment**

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**Table 533-6: Pedestrian-Oriented Design**

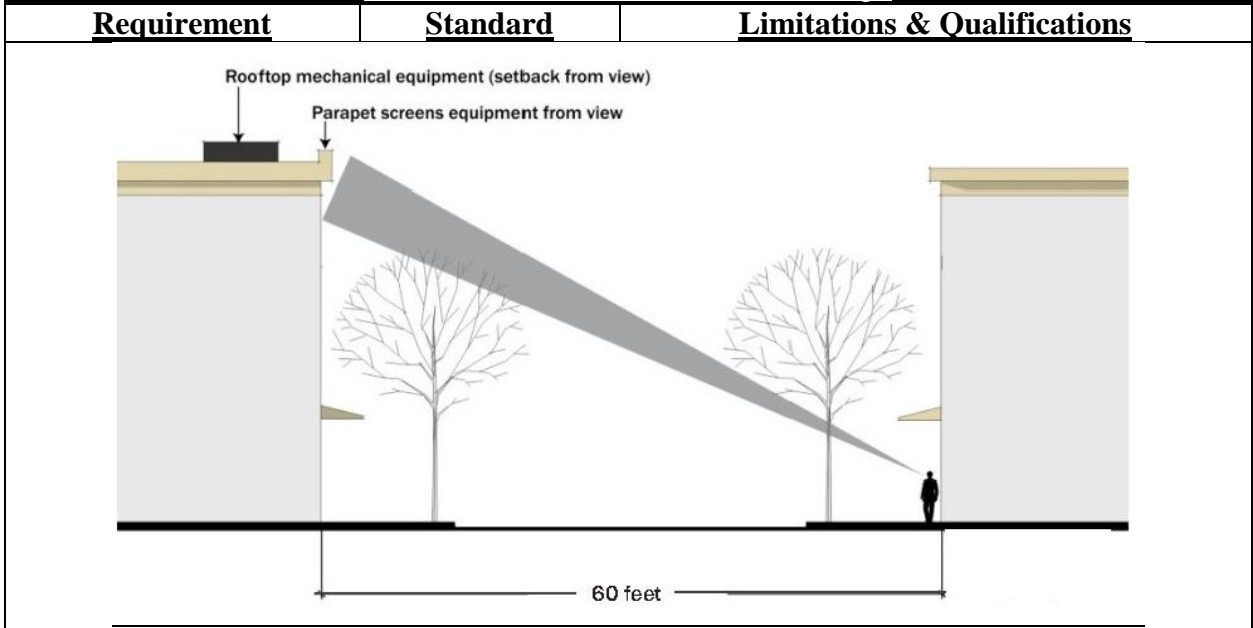
<b><u>Requirement</u></b>	<b><u>Standard</u></b>	<b><u>Limitations &amp; Qualifications</u></b>
<u>This standard applies to mechanical and service equipment.</u>	<u>Required</u>	(1) <u>Ground level mechanical and service equipment shall be screened with landscaping or a site-obscuring fence or wall. Ground level mechanical and service equipment shall be located behind or beside buildings.</u> (2) <u>Rooftop mechanical equipment, with the exception of solar panels and wind generators, shall be set back or screened so as to not be visible to a person standing at ground level 60 feet from the building.</u>

**FIGURE 533-9**  
**GROUND-LEVEL MECHANICAL EQUIPMENT**



**FIGURE 533-10**  
**ROOFTOP MECHANICAL EQUIPMENT**

1 **Table 533-6: Pedestrian-Oriented Design**



13 **533.020. Design Review.** Design review under SRC Chapter 225 is not required for development  
 14 within the MU-I zone. Multifamily development within the MU-I zone is not subject to design  
 15 review according to the multiple family design review guidelines or the multiple family design  
 16 review standards set forth in SRC Chapter 702.

17 **533.025. Other Provisions.** In addition to the standards set forth in the Chapter, development  
 18 within the MU-I zone must comply with all other applicable development standards of the UDC,  
 19 including but not limited to the following chapters:

- 20 **(a) Floodplain Overlay Zone** SRC Chapter 601
- 21 **(b) General Development Standards** SRC Chapter 800
- 22 **(c) Public Improvements** SRC Chapter 802
- 23 **(d) Streets and Right-of-Way Improvements** SRC Chapter 803
- 24 **(e) Driveway Approaches** SRC Chapter 804
- 25 **(f) Vision Clearance** SRC Chapter 805
- 26 **(g) Off-Street Parking, Loading, and Driveways** SRC Chapter 806
- 27 **(h) Landscaping and Screening** SRC Chapter 807
- 28 **(i) Preservation of Trees and Vegetation** SRC Chapter 808
- 29 **(j) Wetlands** SRC Chapter 809
- 30 **(k) Landslide Hazards** SRC Chapter 810

2 **Section 3.** The following SRC Chapter 534, Mixed Use-II, is hereby added to and made a part  
3 of the Salem Revised Code:

4 **534.001. Purpose.** The purpose of the Mixed Use-II (MU-II) zone is to identify allowed uses,  
5 establish development standards that promote pedestrian-oriented development in vibrant mixed-  
6 use districts, and encourage a mix of compatible uses in multi-story buildings.

7 **534.005. Definitions.** Unless the context otherwise specifically requires, as used in this Chapter,  
8 the following mean:

9 Pedestrian amenities means areas and objects that are intended to serve as places for public  
10 use and are closed to motorized vehicles. Examples include plazas, sidewalk extensions,  
11 outdoor seating areas, and street furnishings.

12 Primary street means a street that is classified in the Salem Transportation System Plan  
13 (TSP) as an arterial or collector.

14 Secondary street means a street that is classified in the TSP as a local street.

15 **534.010. Uses.**

16 (a) The permitted (P), special (S), conditional (C), and prohibited (N) uses in the MU-II zone are  
17 set forth in Table 534-1.

18 **TABLE 534-1**

19 **USES**

20 **Table 534-1: Uses**

Table 534-1: Uses		
	Status	
<b>Household Living</b>		
<u>Single Family</u>	<u>P</u>	<u>The following Single Family activities:</u> • <u>Townhouse.</u> • <u>Residential Home, as defined under ORS 197.660.</u>
	<u>N</u>	<u>All other Single Family.</u>
<u>Two Family</u>	<u>N</u>	
<u>Multiple Family</u>	<u>P</u>	
<b>Group Living</b>		
<u>Room and Board</u>	<u>P</u>	<u>Room and Board serving 5 or fewer persons.</u>
	<u>C</u>	<u>Room and Board serving 6 to 75 persons.</u>
	<u>N</u>	<u>All other Room and Board</u>
<u>Residential Care</u>	<u>P</u>	<u>The following Residential Care activities:</u>

Table 534-1: Uses		
	Status	
		<ul style="list-style-type: none"> <li>• <u>Residential Facility, as defined under ORS 197.660.</u></li> <li>• <u>Assisted Living.</u></li> </ul>
	<u>N</u>	<u>All other Residential Care.</u>
<u>Nursing Care</u>	<u>N</u>	
<b><u>Lodging</u></b>		
<u>Short-Term Commercial Lodging</u>	<u>P</u>	
<u>Long-Term Commercial Lodging</u>	<u>N</u>	
<u>Non-Profit Shelters</u>	<u>P</u>	<u>Non-Profit Shelters serving 5 or fewer persons.</u>
	<u>C</u>	<u>Non-Profit Shelters serving 6 to 75 persons.</u>
	<u>N</u>	<u>All other Non-Profit Shelters.</u>
<b><u>Retail Sales and Services</u></b>		
<u>Eating and Drinking Establishments</u>	<u>P</u>	
<u>Retail Sales</u>	<u>P</u>	
<u>Personal Services</u>	<u>P</u>	
<u>Postal Services and Retail Financial Services</u>	<u>P</u>	
<b><u>Business and Professional Services</u></b>		
<u>Office</u>	<u>P</u>	
<u>Audio/Visual Media Production</u>	<u>P</u>	
<u>Laboratory research and Testing</u>	<u>P</u>	
<b><u>Motor Vehicle, Trailer, and Manufactured Dwelling Sales and Service</u></b>		
<u>Motor Vehicle and Manufactured Dwelling and Trailer Sales</u>	<u>N</u>	
<u>Motor Vehicle Services</u>	<u>N</u>	
<u>Commercial Parking</u>	<u>N</u>	<u>Standalone surface parking lots</u>
	<u>P</u>	<u>All other Commercial Parking</u>
<u>Park-and-Ride Facilities</u>	<u>N</u>	
<u>Taxicabs and Car Services</u>	<u>N</u>	
<u>Heavy Vehicle and Trailer Sales</u>	<u>N</u>	
<u>Heavy Vehicle and Trailer Service and Storage</u>	<u>N</u>	
<b><u>Recreation, Entertainment, and Cultural Services and Facilities</u></b>		
<u>Commercial Entertainment - Indoor</u>	<u>N</u>	<u>Firing Ranges</u>
	<u>P</u>	<u>All other Commercial Entertainment – Indoor.</u>

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<b>Table 534-1: Uses</b>		
	<b>Status</b>	
<u>Commercial Entertainment - Outdoor</u>	<u>N</u>	
<u>Major Event Entertainment</u>	<u>N</u>	
<u>Recreational and Cultural Community Services</u>	<u>P</u>	
<u>Parks and Open Space</u>	<u>P</u>	
<u>Non-Profit Membership Assembly</u>	<u>P</u>	
<u>Religious Assembly</u>	<u>P</u>	
<b>Health Services</b>		
<u>Medical Centers/Hospitals</u>	<u>N</u>	
<u>Outpatient Medical Services and Laboratories</u>	<u>P</u>	
<b>Educational Services</b>		
<u>Day Care</u>	<u>P</u>	
<u>Basic Education</u>	<u>P</u>	
<u>Post-Secondary and Adult Education</u>	<u>P</u>	
<b>Civic Services</b>		
<u>Government Services</u>	<u>P</u>	
<u>Social Services</u>	<u>P</u>	
<u>Governmental Maintenance Services and Construction</u>	<u>N</u>	
<b>Public Safety</b>		
<u>Emergency Services</u>	<u>P</u>	
<u>Detention Facilities</u>	<u>N</u>	
<u>Military Installations</u>	<u>N</u>	
<b>Funeral and Related Services</b>		
<u>Cemeteries</u>	<u>N</u>	
<u>Funeral and Cremation Services</u>	<u>N</u>	
<b>Construction Contracting, Repair, Maintenance, and Industrial Services</b>		
<u>General Repair Services</u>	<u>P</u>	
<u>Building and Ground Services and Construction Contracting</u>	<u>N</u>	
<u>Cleaning Plants</u>	<u>N</u>	
<u>Industrial Services</u>	<u>N</u>	
<b>Wholesale Sales, Storage, and Distribution</b>		
<u>General Wholesaling</u>	<u>N</u>	
<u>Heavy Wholesaling</u>	<u>N</u>	

<b>Table 534-1: Uses</b>		
	<b>Status</b>	
<u>Warehousing and Distribution</u>	<u>N</u>	
<u>Self-Service Storage</u>	<u>N</u>	
<b><u>Manufacturing</u></b>		
<u>General Manufacturing</u>	<u>P</u>	<u>General Manufacturing, provided the manufacturing does not exceed 5,000 square feet of total floor area per development site and retail sales of the products manufactured is provided on-site.</u>
	<u>N</u>	<u>All other General Manufacturing.</u>
<u>Heavy Manufacturing</u>	<u>N</u>	
<u>Printing</u>	<u>N</u>	
<b><u>Transportation Facilities</u></b>		
<u>Aviation Facilities</u>	<u>N</u>	
<u>Passenger Ground Transportation Facilities</u>	<u>P</u>	<u>Transit stop shelters</u>
	<u>N</u>	<u>All other Passenger Ground Transportation Facilities</u>
<u>Marine Facilities</u>	<u>N</u>	
<b><u>Utilities</u></b>		
<u>Basic Utilities</u>	<u>N</u>	<u>Reservoirs; water storage facilities; electric substation.</u>
	<u>P</u>	<u>All other Basic Utilities.</u>
<u>Wireless Communication Facilities</u>	<u>Allowed</u>	<u>Wireless Communication Facilities are allowed, subject to SRC Chapter 703.</u>
<u>Drinking Water Treatment Facilities</u>	<u>N</u>	
<u>Power Generation Facilities</u>	<u>N</u>	
<u>Data Center Facilities</u>	<u>N</u>	
<u>Fuel Dealers</u>	<u>N</u>	
<u>Waste-Related Facilities</u>	<u>N</u>	
<u>Mining and Natural Resource Extraction</u>	<u>N</u>	
<u>Petroleum and Natural Gas</u>	<u>N</u>	
<u>Surface Mining</u>	<u>N</u>	
<b><u>Farming, Forestry, and Animal Services</u></b>		
<u>Agriculture</u>	<u>N</u>	
<u>Forestry</u>	<u>N</u>	
<u>Agriculture and Forestry Services</u>	<u>N</u>	
<u>Keeping of Livestock and Other Animals</u>	<u>N</u>	
<u>Animal Services</u>	<u>P</u>	



<b>Table 534-1: Uses</b>		
	<b>Status</b>	
<b>Other Uses</b>		
<u>Home Occupations</u>	<u>S</u>	<u>Home Occupations, subject to SRC 700.020.</u>
<u>Accessory Dwelling Units</u>	<u>S</u>	<u>Accessory Dwelling Units, subject to SRC 700.007.</u>

**(b) Prohibited Uses.** Notwithstanding Table 534-1, any permitted, special, or conditional use within the MU-I zone shall be a prohibited use if developed with a drive-through.

**(c) Continued Uses.** Existing uses within the MU-II zone established prior to [EFFECTIVE DATE OF ZONING ORDINANCE], but which would otherwise be made non-conforming by this Chapter, are hereby deemed continued uses.

**(1)** Buildings or structures housing a continued use may be structurally altered, enlarged, or rebuilt following damage or destruction, provided:

**(A)** Such alteration, enlargement, or rebuilding of a conforming development complies with the standards in this chapter; or

**(B)** Such alteration, enlargement, or rebuilding of a continued development complies with the standards set forth in SRC 534.015(g).

**(2)** A continued use shall terminate if the building or structure ceases to be occupied for that continued use for any reason for a continuous period of one year.

**(3)** Conversion of the building or structure to a conforming use shall thereafter prevent conversion back to the former continued use or any other continued use.

**534.015. Development Standards.** Development within the MU-II zone must comply with the development standards set forth in this section.

**(a) Lot Standards.** Lots within the MU-II zone shall conform to the standards set forth in Table 534-2.

**TABLE 534-2**  
**LOT STANDARDS**

<b>Table 534-2: Lot Standards</b>		
<b>Requirement</b>	<b>Standard</b>	<b>Limitations &amp; Qualifications</b>
<b>Lot Area</b>		
<u>All Uses</u>	<u>None</u>	
<b>Lot Width</b>		
<u>All Uses</u>	<u>None</u>	
<b>Lot Depth</b>		

All Uses	None	
<b>Street Frontage</b>		
All Uses	16 ft.	

**(b) Dwelling Unit Density.** Development within the MU-II zone that is exclusively residential shall have a minimum density of 12 dwelling units per acre.

**(c) Setbacks.** Setbacks within the MU-II zone shall conform to the standards set forth in Tables 534-3 and 534-4.

**TABLE 534-3  
SETBACKS**

<b>Table 534-3: Setbacks</b>		
<b>Requirement</b>	<b>Standard</b>	<b>Limitations &amp; Qualifications</b>
<b>Abutting Street</b>		
<b>Buildings</b>		
All uses	0 ft.	(1) <u>Maximum setback of up to 10 feet is permitted if the setback area is used for pedestrian amenities.</u> (2) <u>A minimum setback of five feet to a maximum setback of 10 feet is permitted for ground-floor residential uses if horizontal separation is provided pursuant to 534.015(h).</u>
<b>Accessory Structures</b>		
All uses	Min. 5 ft.	
<b>Vehicle Use Areas</b>		
All uses	Per SRC Chapter 806	<u>The use of a berm under 806.035(c)(2)(B) is prohibited.</u>
<b>Interior Side</b>		
<b>Buildings</b>		
All uses	<u>Zone-to-zone setback (Table 534-4)</u>	
<b>Accessory Structures</b>		
All uses	<u>Zone-to-zone setback (Table 534-4)</u>	
<b>Vehicle Use Areas</b>		
All uses	<u>Zone-to-zone setback (Table 534-4)</u>	
<b>Interior Rear</b>		
<b>Buildings</b>		

<b>Table 534-3: Setbacks</b>		
<b>Requirement</b>	<b>Standard</b>	<b>Limitations &amp; Qualifications</b>
<u>All uses</u>	<u>Zone-to-zone setback</u> (Table 534-4)	
<b>Accessory Structures</b>		
<u>All uses</u>	<u>Zone-to-zone setback</u> (Table 534-4)	
<b>Vehicle Use Areas</b>		
<u>All uses</u>	<u>Zone-to-zone setback</u> (Table 534-4)	

**TABLE 534-4**

**ZONE-TO-ZONE SETBACKS**

<b>Table 534-4: Zone-to-Zone Setbacks</b>			
<b>Abutting Zone</b>	<b>Type of Improvement</b>	<b>Setback</b>	<b>Landscaping &amp; Screening</b>
<u>EFU</u>	<u>Buildings and Accessory Structures</u>	<u>None</u>	<u>N/A</u>
	<u>Vehicle Use Areas</u>	<u>Min. 5 ft. <sup>(1)</sup></u>	<u>Type A</u>
<u>Residential Zone</u>	<u>Buildings and Accessory Structures</u>	<u>Min. 10 ft. plus 1.5 feet for each 1 foot of building height above 15 feet <sup>(2)</sup></u>	<u>Type C</u>
	<u>Vehicle Use Areas</u>	<u>Min. 5 ft.</u>	<u>Type C</u>
<u>Mixed-Use Zone</u>	<u>Buildings and Accessory Structures</u>	<u>None</u>	<u>N/A</u>
	<u>Vehicle Use Areas</u>	<u>Min. 5 ft. <sup>(1)</sup></u>	<u>Type A</u>
<u>Commercial Zone</u>	<u>Buildings and Accessory Structures</u>	<u>None</u>	<u>N/A</u>
	<u>Vehicle Use Areas</u>	<u>Min. 5 ft. <sup>(1)</sup></u>	<u>Type A</u>
<u>Public Zone</u>	<u>Buildings and Accessory Structures</u>	<u>None</u>	<u>N/A</u>
	<u>Vehicle Use Areas</u>	<u>Min. 5 ft. <sup>(1)</sup></u>	<u>Type A</u>
<u>Industrial and Employment Zone</u>	<u>Buildings and Accessory Structures</u>	<u>None</u>	<u>N/A</u>
	<u>Vehicle Use Areas</u>	<u>Min. 5 ft. <sup>(1)</sup></u>	<u>Type A</u>
<b><u>Limitations and Qualifications</u></b>			
(1) <u>Zone-to-Zone setbacks are not required abutting an alley.</u>			
(2) <u>The additional 1.5-feet for each 1-foot of building height above 15 feet does not apply abutting a creek.</u>			

**(d) Lot Coverage; Height; Building Frontage.** Buildings and accessory structures within the MU-II zone shall conform to the lot coverage, height, and building frontage standards set forth in Table 534-5.

**TABLE 534-5**

**LOT COVERAGE; HEIGHT; BUILDING FRONTAGE**

**Table 534-5: Lot Coverage; Height; Building Frontage**

<b><u>Requirement</u></b>	<b><u>Standard</u></b>	<b><u>Limitations &amp; Qualifications</u></b>
<b><u>Lot Coverage</u></b>		
<b><u>Buildings and Accessory Structures</u></b>		
<u>All uses</u>	<u>No Max.</u>	
<b><u>Rear Yard Coverage</u></b>		
<b><u>Buildings</u></b>		
<u>All uses</u>	<u>NA</u>	
<b><u>Accessory Structures</u></b>		
<u>All uses</u>	<u>No Max.</u>	
<b><u>Height</u></b>		
<b><u>Buildings</u></b>		
<u>All uses</u>	<u>Max. 55 ft.</u>	
<b><u>Accessory Structures</u></b>		
<u>All uses</u>	<u>Max. 55 ft.</u>	
<b><u>Building Frontage</u></b>		
<b><u>Buildings and Accessory Structures</u></b>		
<u>All uses</u>	<u>Min. 50%</u>	<p>(1) <u>For corner lots, this standard must be met on the frontage of the street with the highest street classification. For the intersecting street, the building frontage standard is a minimum of 40%.</u></p> <p>(2) <u>For corner lots where both streets have the same classification, the applicant may choose on which street to meet the minimum 50% building frontage standard and on which street to meet the minimum 40% building frontage standard.</u></p>

**(e) Parking.** Required off-street parking shall not be located on a new standalone surface parking lot in the MU-I zone or MU-II zone.

**(f) Landscaping.**

**(1) Setback Areas.** Required setbacks, except setback areas abutting a street that provide pedestrian amenities or horizontal separation pursuant to 534.015(h), shall be landscaped. Landscaping shall conform to the standards set forth in SRC Chapter 807.

1 (2) Vehicle Use Areas. Vehicle use areas shall be landscaped as provided under SRC  
2 Chapter 806 and SRC Chapter 807.

3 (g) Continued Development. Buildings and structures existing within the MU-II zone on  
4 [EFFECTIVE DATE OF ZONING ORDINANCE] that would be made non-conforming  
5 development by this Chapter are hereby deemed continued development. The owner shall have  
6 the burden to demonstrate continued development status under this subsection.

7 (1) Single Family Uses.

8 (A) Buildings. Continued Development housing a continued single family use may be  
9 structurally altered or enlarged, or rebuilt following damage or destruction, provided such  
10 alteration, enlargement, or rebuilding conforms to development standards of the Single  
11 Family Residential (RS) zone set forth in SRC Chapter 511 and to all other applicable  
12 provisions of the UDC, except for lot size and dimension standards in SRC Chapter 511.

13 (B) Accessory Structures. Existing accessory structures on the same property as a  
14 continued single family use may be structurally altered or enlarged, or rebuilt following  
15 damage or destruction, and new accessory structures to a continued use may be  
16 constructed, provided such alteration, enlargement, rebuilding, or new accessory structure  
17 construction conforms to the development standards of the Single Family Residential  
18 (RS) zone set forth in SRC Chapter 511, except the lot size and dimensions standards,  
19 and to all other applicable provisions of the UDC.

20 (C) Option to Rebuild in Same Location. Notwithstanding SRC 543.015(h)(1)(A)&(B),  
21 any continued development housing a continued single family use or associated  
22 accessory structure rebuilt following damage or destruction may either be located on the  
23 same location on the lot as the original building or structure, or in compliance with the  
24 setbacks of the Single Family Residential (RS) zone set forth in SRC 511.010(b).

25 (2) All Other Uses. Continued development, housing a use other than a continued single  
26 family use, may be structurally altered, enlarged, or rebuilt following damage or destruction,  
27 provided such alteration, enlargement, or rebuilding conforms to the following standards:

28 (A) Minor Alterations. Exterior alterations to buildings that alter less than 20 percent of  
29 an existing building façade area facing a primary street are exempt from all of the  
30

1 development standards in this chapter. Such alterations shall not increase the building  
2 façade’s nonconformity to the pedestrian-oriented design standards in Table 534-6.

3 **(B) Minor Additions.** Additions to buildings that enlarge or alter an existing building  
4 façade area facing a primary street by less than 20 percent are exempt from all of the  
5 development standards in this chapter except for interior setbacks, parking, landscaping,  
6 and maximum height standards. Such additions shall not increase the building façade’s  
7 nonconformity to the pedestrian-oriented design standards in Table 534-6.

8 **(B) Major Alterations.** Exterior alterations to buildings that alter between 20 percent  
9 and 60 percent of an existing building façade area facing a primary street shall decrease  
10 that building façade’s nonconformity to all pedestrian-oriented design standards in Table  
11 534-6 that are applicable to that alteration. Such alterations are exempt from all other  
12 development standards in this chapter.

13 **(C) Major Additions.** Additions to buildings that enlarge or alter an existing building  
14 façade area facing a primary street by between 20 percent and 60 percent shall:

15 (i) Comply with a minimum of 3 of the pedestrian-oriented design standards in  
16 Table 534-6; or

17 (ii) Comply with a minimum of 1 of the pedestrian-oriented design standards in  
18 Table 534-6 and add perimeter landscaping in vehicle use areas if such  
19 landscaping is not already required under SRC 534.015(f).

20 For the purposes of 534.015(h)(2)(C)(i)&(ii), the pedestrian-oriented design standards in  
21 Table 534-6 shall apply to the addition. Major additions must meet all other development  
22 standards in this chapter except for building frontage and maximum setback abutting a  
23 street.

24 **(D) Substantial Alterations.** Exterior alterations to buildings that alter more than 60  
25 percent of an existing building façade area facing a primary street shall meet all  
26 applicable pedestrian-oriented design standards in Table 534-6. Such alterations are  
27 exempt from all other development standards in this chapter.

28 **(E) Substantial Additions or Redevelopment.** Additions to buildings that enlarge or  
29 alter an existing building façade area facing a primary street by more than 60 percent  
30 shall meet all applicable development standards in this chapter. Continued development

that is rebuilt following damage or destruction shall meet all development standards in this chapter.

**(h) Pedestrian-Oriented Design.** Development within the MU-II zone shall conform to the pedestrian-oriented design standards set forth in Table 534-6.

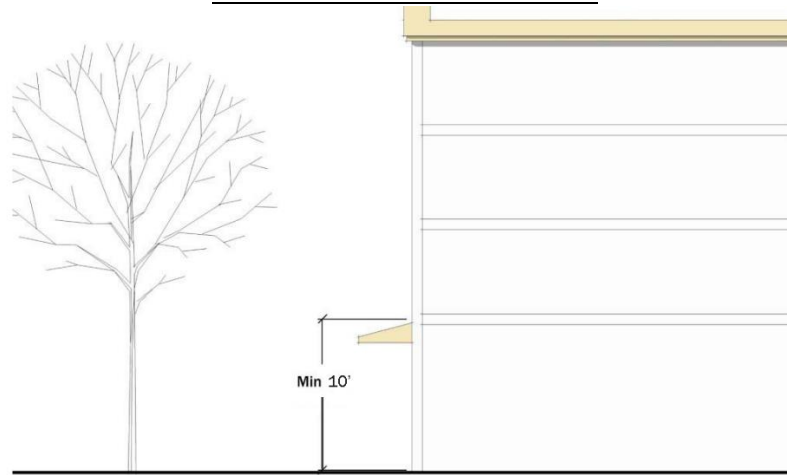
**TABLE 534-6**

**PEDESTRIAN-ORIENTED DESIGN**

**Table 534-6: Pedestrian-Oriented Design**

<b>Requirement</b>	<b>Standard</b>	<b>Limitations &amp; Qualifications</b>
<b>Ground Floor Height</b>		
<u>This standard applies to building ground floors on primary streets.</u>	<u>Min. 10 ft.</u>	<u>For the purposes of this standard, ground floor height is measured from the floor to the ceiling of the first floor.</u>

**FIGURE 534-2  
GROUND FLOOR HEIGHT**



**Separation of Ground Floor Residential Uses**

<u>This standard applies when a dwelling unit is located on the ground floor.</u>	<u>Vertical or horizontal separation shall be provided</u>	<u>For the purposes of this standard, separation is required between the public right-of-way and the residential entryway and any habitable room.</u>
	<u>Vertical Distance Min. 1.5 ft.</u>	<u>Vertical separation shall take the form of several steps or a ramp to a porch, stoop, or terrace.</u>
	<u>Horizontal Distance Min. 5 ft. Max. 10 ft.</u>	<u>Horizontal separation shall take the form of a landscaped area such as private open space or hardscaped area such as a plaza.</u>

**FIGURE 534-3  
HORIZONTAL SEPARATION**

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**Table 534-6: Pedestrian-Oriented Design**

<b><u>Requirement</u></b>	<b><u>Standard</u></b>	<b><u>Limitations &amp; Qualifications</u></b>
		

**Building Façade Articulation**

<p><u>This standard applies to building façades facing primary streets.</u></p>	<p><u>Required</u></p>	<p>(1) <u>For buildings on corner lots, where the primary street intersects with a secondary street, these standards shall apply to the full length of the front façade and the portion of the side façade that extends a minimum of 50 feet from the corner where the primary street meets the secondary street, or to the edge of the building or the lot, whichever is shorter.</u></p> <p>(2) <u>Buildings shall incorporate vertical and horizontal articulation and shall divide vertical mass into a base, middle, and top.</u></p> <p>a) <u>Base: Ground floor facades shall be distinguished from middle facades by at least one of the following standards:</u></p> <ol style="list-style-type: none"> <li>4. <u>Change in materials.</u></li> <li>5. <u>Change in color.</u></li> <li>6. <u>Molding or other horizontally-articulated transition piece.</u></li> </ol> <p>b) <u>Middle: Middle facades shall provide visual interest by incorporating at a minimum of every 50 feet at least one of the following standards:</u></p>
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**Table 534-6: Pedestrian-Oriented Design**

<b>Requirement</b>	<b>Standard</b>	<b>Limitations &amp; Qualifications</b>
		<ul style="list-style-type: none"> <li>5. <u>Recesses of a minimum depth of two feet.</u></li> <li>6. <u>Extensions of a minimum depth of two feet.</u></li> <li>7. <u>Vertically-oriented windows.</u></li> <li>8. <u>Pilasters that project away from the building.</u></li> </ul> <p>c) <u>Top: Building tops shall be defined by at least one of the following standards:</u></p> <ul style="list-style-type: none"> <li>5. <u>Cornice that is a minimum of eight inches tall and a minimum of three inches beyond the face of the façade.</u></li> <li>6. <u>Change in material from the upper floors, with that material being a minimum of eight inches tall.</u></li> <li>7. <u>Offsets or breaks in roof elevation that are a minimum of three feet in height.</u></li> <li>8. <u>A roof overhang that is a minimum of eight inches beyond the face of the façade.</u></li> </ul> <p>(3) <u>The repainting of a façade of an existing building is exempt from this standard.</u></p>

**FIGURE 534-4  
ARTICULATION**



<b>Ground Floor Windows</b>		
	<u>Residential Uses</u> <u>Min. 30%</u>	(1) <u>For the purposes of this standard, ground floor building facades shall include the</u>

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**Table 534-6: Pedestrian-Oriented Design**

<b><u>Requirement</u></b>	<b><u>Standard</u></b>	<b><u>Limitations &amp; Qualifications</u></b>
<u>This standard applies to building ground floors on primary streets.</u>	<u>Non-residential Uses</u> <u>Min. 65%</u>	<u>minimum percentage of transparent windows. The windows shall not be mirrored or treated in such a way as to block visibility into the building. The windows shall have a minimum visible transmittance (VT) of 37 percent.</u> <u>(2) For buildings on corner sites, where the primary street intersects with a secondary street, this standards shall apply to the full length of the front façade and the portion of the side façade that extends a minimum of 50 feet from the corner where the primary street meets the secondary street, or to the edge of the building or the lot, whichever is shorter.</u>

**FIGURE 534-5  
GROUND FLOOR WINDOWS**



**Building Entrances**

<u>This standard applies to building ground floors on primary streets.</u>	<u>Required</u>	<u>(1) For non-residential uses on the ground floor, a primary building entrance for each tenant space facing a primary street shall be located on the primary street. If a building has frontage on a primary street and any other street, a single primary building entrance for a non-residential tenant space at</u>
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**Table 534-6: Pedestrian-Oriented Design**

<b><u>Requirement</u></b>	<b><u>Standard</u></b>	<b><u>Limitations &amp; Qualifications</u></b>
		<p><u>the corner of the building where the streets intersect may be provided at that corner.</u></p> <p>(2) <u>For residential uses on the ground floor, a primary building entrance for each building façade facing a primary street shall be located on the primary street. If a building has frontage on a primary street and any other street, a single primary building entrance for a residential use on the ground floor may be provided at the corner of the building where the streets intersect.</u></p> <p>(3) <u>Building entrances shall include weather protection.</u></p>

**FIGURE 534-6**  
**ENTRANCE AT BUILDING CORNER**



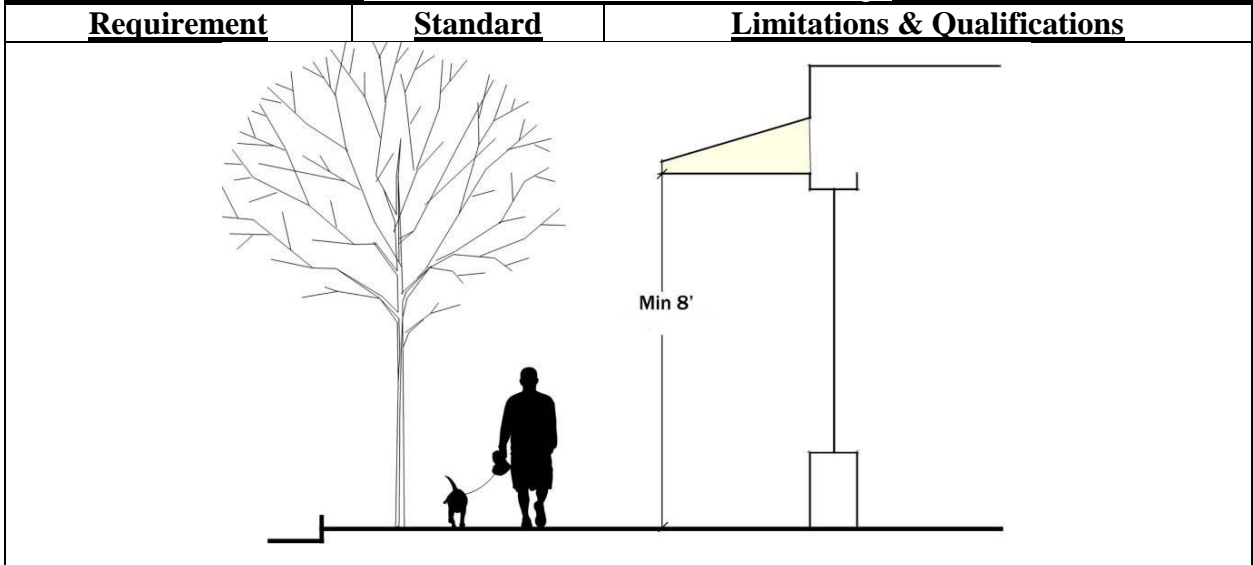
**Weather Protection**

<p><u>This standard applies to building ground floors adjacent to a street.</u></p>	<p><u>Residential Uses</u> <u>Min. 50%</u></p>	<p>(1) <u>For the purposes of this standard, weather protection in the form of awnings or canopies shall be provided along the ground floor building facade for the minimum length required.</u></p> <p>(2) <u>Awnings or canopies shall have a minimum clearance height above the sidewalk or ground surface of 8 feet and may encroach into the street right-of-way as provided in SRC 76.160.</u></p>
	<p><u>Non-residential Uses</u> <u>Min. 75%</u></p>	

**FIGURE 534-7**  
**WEATHER PROTECTION**

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**Table 534-6: Pedestrian-Oriented Design**



<b>Parking Location</b>		
<p><u>This standard applies to off-street parking areas and vehicle maneuvering areas.</u></p>	<p><u>Required</u></p>	<p><u>Off-street surface parking areas and vehicle maneuvering areas shall be located behind or beside buildings and structures. Off-street surface parking areas and vehicle maneuvering areas shall not be located between a building or structure and a street</u></p>

**FIGURE 534-8  
OFF-STREET PARKING**



**Mechanical and Service Equipment**

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**Table 534-6: Pedestrian-Oriented Design**

<b><u>Requirement</u></b>	<b><u>Standard</u></b>	<b><u>Limitations &amp; Qualifications</u></b>
<u>This standard applies to mechanical and service equipment.</u>	<u>Required</u>	(1) <u>Ground level mechanical and service equipment shall be screened with landscaping or a site-obscuring fence or wall. Ground level mechanical and service equipment shall be located behind or beside buildings.</u> (2) <u>Rooftop mechanical equipment, with the exception of solar panels and wind generators, shall be set back or screened so as to not be visible to a person standing at ground level 60 feet from the building.</u>

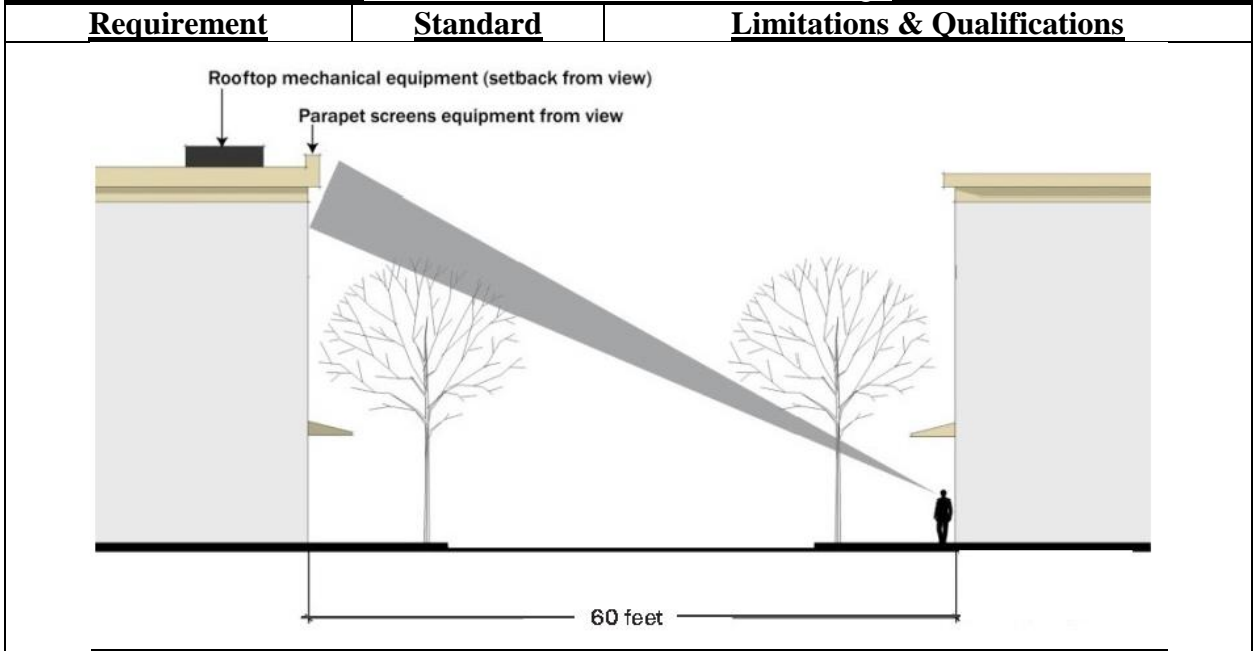
**FIGURE 534-9**  
**GROUND-LEVEL MECHANICAL EQUIPMENT**



**FIGURE 534-10**  
**ROOFTOP MECHANICAL EQUIPMENT**

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**Table 534-6: Pedestrian-Oriented Design**



**534.020. Design Review.** Design review under SRC Chapter 225 is not required for development within the MU-II zone. Multifamily development within the MU-II zone is not subject to design review according to the multiple family design review guidelines or the multiple family design review standards set forth in SRC Chapter 702.

**534.025. Other Provisions.** In addition to the standards set forth in the Chapter, development within the MU-II zone must comply with all other applicable development standards of the UDC, including but not limited to the following chapters:

- (a) Floodplain Overlay Zone** SRC Chapter 601
- (b) General Development Standards** SRC Chapter 800
- (c) Public Improvements** SRC Chapter 802
- (d) Streets and Right-of-Way Improvements** SRC Chapter 803
- (e) Driveway Approaches** SRC Chapter 804
- (f) Vision Clearance** SRC Chapter 805
- (g) Off-Street Parking, Loading, and Driveways** SRC Chapter 806
- (h) Landscaping and Screening** SRC Chapter 807
- (i) Preservation of Trees and Vegetation** SRC Chapter 808
- (j) Wetlands** SRC Chapter 809
- (k) Landslide Hazards** SRC Chapter 810

2 **Section 4.** SRC 110.025 is amended to read:

3 Sec. 110.025. - Zones.

4 (a) The zones applicable to land within the City are listed in Table 110-1:

5 **TABLE 110-1. ZONES**

Broad Zone Category	Zone	Abbreviation	SRC chapter
Agricultural	Exclusive Farm Use	EFU	500
Residential	Residential Agriculture	RA	510
	Single Family Residential	RS	511
	Duplex Residential	RD	512
	Multiple Family Residential-I	RM-I	513
	Multiple Family Residential-II	RM-II	514
	Multiple Family High-Rise Residential	RH	515
Commercial	Neighborhood Commercial	CN	520
	Commercial Office	CO	521
	Commercial Retail	CR	522
	Commercial General	CG	523
	Central Business District	CB	524
	West Salem Central Business District	WSCB	525
Mixed-Use	Fairview Mixed-Use	FMU	530
	South Waterfront Mixed-Use	SWMU	531
	Neighborhood Center Mixed-Use	NCMU	532
	<u>Mixed Use-I</u>	<u>MU-I</u>	<u>533</u>
	<u>Mixed Use-II</u>	<u>MU-II</u>	<u>534</u>
	Edgewater/Second Street Mixed-Use Corridor	ESMU	535
Public	Public Amusement	PA	540
	Public and Private Cemeteries	PC	541
	Public and Private Educational Services	PE	542
	Public and Private Health Services	PH	543
	Public Service	PS	544

	Capitol Mall	PM	545
Industrial and Employment	Employment Center	EC	550
	Industrial Commercial	IC	551
	Industrial Business Campus	IBC	552
	Industrial Park	IP	553
	General Industrial	IG	554
	Intensive Industrial	II	555
	Second Street Craft Industrial Corridor	SCI	556

(b) Unless otherwise specifically provided, wherever the broad zone category terms "agricultural zone," "residential zone," "commercial zone," "mixed-use zone," "public zone," or "industrial and employment zone" are used under the UDC, they shall be deemed to refer to all zones falling under that broad zone category. For example, "residential zone" includes the RA, RS, RD, RM-I, RM-II, and RH zones; "commercial zone" includes the CN, CO, CR, CG, and CB zones; and "industrial and employment zone" includes the EC, IC, IBC, IP, IG, and II zones.

**Section 5.** SRC 220.005 is amended to read:

Sec. 220.005. - Site plan review.

(a) *Applicability.*

- (1) Except as provided in subsection (a)(2) of this section, any development that requires a building permit must receive site plan review approval prior to issuance of the building permit.
- (2) Exemptions. The following development that requires a building permit is exempt from site plan review:
  - (A) The construction of single family or duplex dwellings on an individual lot, including the construction of accessory structures associated with such dwellings.
  - (B) Sign installation.
  - (C) Ordinary maintenance or repair of existing buildings, structures, utilities, landscaping, and impervious surfaces, and the installation or replacement of operational equipment or fixtures.
  - (D) The alteration to the facade of a building except in the Mixed Use-I (MU-I) and Mixed Use-II (MU-II) zones.



- 1 (E) Interior construction or tenant improvements that involve no change of use.
- 2 (b) *Classes.* The three classes of site plan review are:
- 3 (1) *Class 1 site plan review.* Class 1 site plan review is site plan review for any development  
4 that requires a building permit, that does not involve a land use decision or limited land  
5 use decision, as those terms are defined in ORS 197.015, and that involves a change of  
6 use or change of occupancy where only construction or improvements to the interior of  
7 the building or structure are required.
- 8 (2) *Class 2 site plan review.* Class 2 site plan review is required for any development that  
9 requires a building permit, other than development subject to Class 1 site plan review,  
10 and that does not involve a land use decision or limited land use decision, as those terms  
11 are defined in ORS 197.015.
- 12 (3) *Class 3 site plan review.* Class 3 site plan review is required for any development that  
13 requires a building permit, and that involves a land use decision or limited land use  
14 decision, as those terms are defined in ORS 197.015. As used in this subsection, land use  
15 decisions and limited land use decisions include, but are not limited to, any development  
16 application that:
- 17 (A) Requires a Transportation Impact Analysis pursuant to SRC chapter 803;
- 18 (B) Requires a geotechnical report or geologic assessment under SRC chapter 810,  
19 except where a geotechnical report or geologic assessment has already been  
20 approved for the property subject to the development application;
- 21 (C) Requires deviation from clear and objective development standards of the UDC  
22 relating to streets, driveways or vision clearance areas;
- 23 (D) Proposes dedication of right-of-way which is less than the requirements of the  
24 Salem Transportation System Plan;
- 25 (E) Requires deviation from the clear and objective standards of the UDC and where  
26 the Review Authority is granted the authority to use limited discretion in deviating  
27 from the standard; or
- 28 (F) Requires a variance, adjustment, or conditional use permit.
- 29 (c) *Procedure type.*
- 30 (1) Class 1 site plan review is processed as a Type I procedure under SRC chapter 300.

- 1 (2) Class 2 site plan review is processed as a Type I procedure under SRC chapter 300.
- 2 (3) Class 3 site plan review is processed as a Type II procedure under SRC chapter 300.
- 3 (4) An application for site plan review may be processed concurrently with an application
- 4 for a building permit; provided, however, the building permit shall not be issued until site
- 5 plan review approval has been granted.
- 6 (d) *Submittal requirements for Class 1 site plan review.* In lieu of the application submittal
- 7 requirements under SRC chapter 300, an application for a Class 1 site plan review shall
- 8 include a completed application form that shall contain the following information:
- 9 (1) The names and addresses of the applicant(s), the owner(s) of the subject property, and
- 10 any authorized representative(s) thereof;
- 11 (2) The address or location of the subject property and its assessor's map and tax lot number;
- 12 (3) The size of the subject property;
- 13 (4) The comprehensive plan designation and zoning of the subject property;
- 14 (5) The type of application(s);
- 15 (6) A brief description of the proposal; and
- 16 (7) Signatures of the applicant(s), owner(s) of the subject property, and/or the duly
- 17 authorized representative(s) thereof authorizing the filing of the application(s).
- 18 (e) *Submittal requirements for Class 2 and Class 3 site plan review.*
- 19 (1) *Class 2 site plan review.* In addition to the submittal requirements for a Type I
- 20 application under SRC chapter 300, an application for Class 2 site plan review shall
- 21 include the following:
- 22 (A) A site plan, of a size and form and in the number of copies meeting the standards
- 23 established by the Planning Administrator, containing the following information:
- 24 (i) The total site area, dimensions, and orientation relative to north;
- 25 (ii) The location of all proposed primary and accessory structures and other
- 26 improvements, including fences, walls, and driveways, indicating distance from
- 27 the structures and improvements to all property lines and adjacent on-site
- 28 structures;
- 29 (iii) Loading areas, if included in the proposed development;
- 30

- 1 (iv) The size and location of solid waste and recyclables storage and collection  
2 areas, and amount of overhead clearance above such enclosures, if included in  
3 the proposed development;
- 4 (v) An indication of future phases of development on the site, if applicable;
- 5 (vi) All proposed landscape areas on the site, with an indication of square footage  
6 and their percentage of the total site area;
- 7 (vii) The location, height, and material of fences, berms, walls, and other proposed  
8 screening as they relate to landscaping and screening required by SRC chapter  
9 807;
- 10 (viii) The location of all trees and vegetation required to be protected pursuant to  
11 SRC chapter 808;
- 12 (ix) The location of all street trees, if applicable, or proposed location of street  
13 trees required to be planted at time of development pursuant to SRC chapter 86;  
14 and
- 15 (x) Identification of vehicle, pedestrian, and bicycle parking and circulation areas,  
16 including handicapped parking stalls, disembarking areas, accessible routes of  
17 travel, and proposed ramps.
- 18 (B) An existing conditions plan, of a size and form and in the number of copies meeting  
19 the standards established by the Planning Administrator, containing the following  
20 information:
- 21 (i) The total site area, dimensions, and orientation relative to north;
- 22 (ii) The location of existing structures and other improvements on the site,  
23 including accessory structures, fences, walls, and driveways, noting their  
24 distance from property lines; and
- 25 (iii) The location of the 100-year floodplain, if applicable.
- 26 (C) A completed trip generation estimate for the proposed development, on forms  
27 provided by the City.
- 28 (D) For development in the Mixed Use-I (MU-I) and Mixed Use-II (MU-II) zones,  
29 architectural drawings, renderings, or sketches showing all elevations of the existing  
30 buildings and the proposed buildings as they will appear on completion.

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(2) *Class 3 site plan review.* In addition to the submittal requirements for a Type II application under SRC chapter 300, an application for Class 3 site plan review shall include the following:

- (A) All submittal requirements for a Class 2 site plan review under subsection (e)(1) of this section;
- (B) The zoning district, comprehensive plan designation, and land uses for all properties abutting the site;
- (C) Driveway locations, public and private streets, bike paths, transit stops, sidewalks, and other bike and pedestrian pathways, curbs, and easements;
- (D) The elevation of the site at two-foot contour intervals, with specific identification of slopes in excess of 15 percent;
- (E) The location of drainage patterns and drainage courses, if applicable;
- (F) A preliminary utility plan showing capacity needs for municipal water, stormwater facilities, and sewer service, and schematic location of connection points to existing municipal water and sewer services;
- (G) Summary table which includes site zoning designation; total site area; gross floor area by use (e.g., manufacturing, office, retail, storage); building height; itemized number of full size compact and handicapped parking stalls, and the collective total number; total lot coverage proposed, including areas to be paved for parking and sidewalks;
- (H) A geological assessment or geotechnical report, if required by SRC chapter 810, or a certification from an engineering geologist or a geotechnical engineer that landslide risk on the site is low, and that there is no need for further landslide risk assessment; and
- (I) A Transportation Impact Analysis, if required by SRC chapter 803.

(f) *Criteria.*

(1) *Class 1 site plan review.* An application for a Class 1 site plan review shall be granted if:

- 1 (A) The application involves only a change of use or a change of occupancy, and there
- 2 is no pending application for an associated land use decision or limited land use
- 3 decision;
- 4 (B) Only construction or improvements to the interior of the building or structure will
- 5 be made;
- 6 (C) The new use or occupancy will not require exterior improvements to the building
- 7 or structure or alteration to existing parking, landscaping, or bufferyards;
- 8 (D) Only clear and objective standards which do not require the exercise of discretion
- 9 or legal judgment are applicable to the site plan review application; and
- 10 (E) The application meets all applicable standards of the UDC.
- 11 (2) *Class 2 site plan review.* An application for a Class 2 site plan review shall be granted
- 12 if:
- 13 (A) Only clear and objective standards which do not require the exercise of discretion
- 14 or legal judgment are applicable to the application.
- 15 (B) The application meets all the applicable standards of the UDC.
- 16 (3) *Class 3 site plan review.* An application for Class 3 site plan review shall be granted if:
- 17 (A) The application meets all applicable standards of the UDC;
- 18 (B) The transportation system provides for the safe, orderly, and efficient circulation
- 19 of traffic into and out of the proposed development, and negative impacts to the
- 20 transportation system are mitigated adequately;
- 21 (C) Parking areas and driveways are designed to facilitate safe and efficient movement
- 22 of vehicles, bicycles, and pedestrians; and
- 23 (D) The proposed development will be adequately served with City water, sewer,
- 24 stormwater facilities, and other utilities appropriate to the nature of the development.

25 **Section 6.** SRC 702.005 is amended to read:

26 Sec. 702.005. - Multiple family design review.

- 27 (a) Except as provided under subsection (b) of this section, and unless otherwise provided in the
- 28 UDC, design review under SRC chapter 225 is required for all multiple family development.
- 29 (b) Exceptions. Multiple family design review is not required for:
  - 30 (A) Multiple family development within a mixed-use building.

- 1 (B) Multiple family development within:
- 2 (i) The Central Business District (CB) Zone.
- 3 (ii) The South Waterfront Mixed-Use (SWMU) Zone.
- 4 (iii) The Neighborhood Center Mixed-Use (NCMU) Zone.
- 5 (iv) The Broadway/High Street Retail Overlay Zone
- 6 (v) The Broadway/High Street Housing Overlay Zone.
- 7 (vi) The General Retail/Office Overlay Zone.
- 8 (vii) The Front Street Overlay Zone.
- 9 (viii) The Riverfront High Density Residential Overlay Zone.
- 10 (ix) The Riverfront Overlay Zone.
- 11 (x) The Salem Downtown Historic District.
- 12 (xi) The Public and Private Health Services (PH) Zone.
- 13 (xii) The Mixed Use-I (MU-I) Zone.
- 14 (xiii) The Mixed Use-II (MU-II) Zone.

15 **Section 7.** SRC 703.070 is amended to read:

16 Sec. 703.070. - Support tower development standards.

17 The construction of a new support tower, or the replacement or substantial increase in the size  
 18 of an existing support tower, shall comply with the following development standards:

- 19 (a) *Height.*
- 20 (1) Except as provided in subsection (a)(2) of this section, support towers shall comply  
 21 with the height limitations in Table 703-1.

22 **TABLE 703-1. MAXIMUM SUPPORT TOWER HEIGHT BY ZONE**

23 <b>Zone</b>	<b>Maximum Height</b>
24 <b>EFU</b>	35 ft.
25 <b>RA</b>	50 ft.
26 <b>RS</b>	50 ft.
27 <b>RD</b>	50 ft.
28 <b>RMI</b>	70 ft.
29 <b>RMII</b>	70 ft.
30 <b>RH</b>	70 ft.

1	<b>ESMU</b>	70 ft.
2	<b>FMU</b>	70 ft.
3	<b>SWMU</b>	70 ft.
4	<b><u>MU-I</u></b>	<u>70 ft.</u>
5	<b><u>MU-II</u></b>	<u>70 ft.</u>
6	<b>NCMU</b>	35 ft.
7	<b>CN</b>	35 ft.
8	<b>CO</b>	70 ft.
9	<b>CR</b>	100 ft.
10	<b>CG</b>	100 ft.
11	<b>WSCB</b>	100 ft.
12	<b>CB</b>	Not applicable*
13	<b>IC</b>	120 ft.
14	<b>IBC</b>	120 ft.
15	<b>IP</b>	120 ft.
16	<b>SCI</b>	120 ft.
17	<b>EC</b>	120 ft.
18	<b>IG</b>	120 ft.
19	<b>II</b>	120 ft.
20	<b>PA</b>	70 ft.
21	<b>PC</b>	35 ft.
22	<b>PE</b>	70 ft.
23	<b>PH</b>	70 ft.
24	<b>PS</b>	70 ft.
25	<b>PM</b>	70 ft.
26	* New support towers are not allowed in the CB zone pursuant to 703.030(c)(2).	

(2) A support tower located 300 feet or less from EFU, RA, RS, RD, RMI, or CO zones shall be no greater in height than the lowest maximum allowed height in any of those applicable zones.

(b) *Setbacks.* The base of a support tower shall be set back as follows:

- 1 (1) In all industrial zones and the IC, CN, CR, CG, or EC zones, the base of the support  
2 tower shall be set back a minimum of 15 feet from all property lines and a minimum  
3 of 100 feet from all property zoned EFU, RA, RS, RD, RH, RMI, RMII, or CO.
- 4 (2) In all zones other than the industrial zones, residential zones, and the IC, CN, CR,  
5 CG, WSCB, ESMU, or EC zones, the base of the support tower shall be set back a  
6 minimum of 30 feet from all property lines and a minimum of 100 feet from all  
7 property zoned EFU, RA, RS, RD, RH, RMI, RMII, or CO.
- 8 (3) In all residential zones, the base of the support tower shall be set back a minimum  
9 of 100 feet from all property zoned EFU, RA, RS, RD, RH, RMI, RMII, or CO, and  
10 30 feet from all other property.
- 11 (4) In all zones, the six-foot-high sight-obscuring perimeter fence required under  
12 703.070(c) shall be set back a minimum of ten feet from all property lines.
- 13 (c) *Screening.* Support towers shall be surrounded by a six foot high sight-obscuring fence  
14 or wall with a minimum ten foot wide landscaped area along the outside perimeter except  
15 as required to access the facility. The landscaped area shall be planted with one plant unit  
16 per 20 square feet of yard area. The landscaping shall conform to the following  
17 requirements of SRC 807:
- 18 (1) SRC 807.015(b) (Plant Materials and Corresponding Plant Unit Values);  
19 (2) SRC 807.015(c) (Preservation of Existing Trees and Vegetation);  
20 (3) SRC 807.015(d) (Tree Replanting Requirements);  
21 (4) SRC 807.020 (Landscape Plan);  
22 (5) SRC 807.025 (Plant Material Standards);  
23 (6) SRC 807.035 (Installation);  
24 (7) SRC 807.040 (Irrigation);  
25 (8) SRC 807.045 (Maintenance); and  
26 (9) SRC 807.050 (Compliance/Performance Assurance).
- 27 (d) *Surface and coloration.* Support towers shall be non-reflective, and shall be painted  
28 natural earth or leaf tones or otherwise colored or surfaced so as to blend with the  
29 surrounding environment.  
30



1 (e) *Design standards.* The following additional design standards shall apply to support  
2 towers in all residential zones, mixed-use zones, CO zones, the WSCB zone, or PC zones;  
3 and to support towers located within 300 feet of all residential zones, mixed-use zones,  
4 CO zones or PC zones:

5 (1) The support tower shall be designed to resemble an object that would commonly  
6 be found in the area and that would be permitted in the zone, including, but not  
7 limited to, a tree that is a native conifer species, a flag or light pole, a clock or bell  
8 tower, or a silo.

9 (2) The object chosen shall be appropriate to the context of surrounding environment,  
10 both natural and man-made.

11 (3) The physical dimensions of the support tower shall have proportions that are similar  
12 in scale to the natural or manmade object.

13 (4) To the greatest extent possible, the antennas shall not be easily recognized.

14 (f) *External cables and wires.* All external cables and wires shall be placed in conduit or  
15 painted to match the support tower.

16 (g) *Lighting.* Unless required by the FAA or the Oregon Aeronautics Division, support  
17 towers shall not be lighted.

18 (h) *Collocation.*

19 (1) Support towers 100 feet in height or higher shall be designed to provide for  
20 attachment or collocation of at least two future antenna systems, in a manner that  
21 will accommodate the additional antenna systems without a need to increase the  
22 height or base diameter of the support tower.

23 (2) Support towers between 50 feet and 100 feet in height shall be designed to provide  
24 for attachment or collocation of at least one future antenna system, in a manner that  
25 will accommodate the additional antenna system without a need to increase the  
26 height or base diameter of the support tower.

27 (i) *Access.*

28 (1) Where a support tower is adjacent to a local street and a collector or arterial street,  
29 access to the support tower shall be from the local street, subject to all applicable  
30 access standards.

- 1           (2) Access to the support tower shall be oriented away from existing dwellings, and  
2                           any property zoned residential or mixed use.

3 **Section 8.** SRC 806.010 is amended to read:

4 Sec. 806.010. - Proximity of off-street parking to use or activity served.

5       Required off-street parking shall be located on the same development site as the use or activity  
6 it serves or in the following locations:

- 7       (a) *Residential zones.* Within residential zones, required off-street parking may be located  
8                           within 200 feet of the development site containing the use or activity it serves.
- 9       (b) *Nonresidential zones.* Within commercial, mixed-use, public, and industrial and  
10                          employment zones, other than the CB, WSCB, and SWMU zones, required off-street  
11                          parking may be located within 500 feet of the development site containing the use or  
12                          activity it serves.
- 13       (c) *Central business district zone.* Within the Central Business (CB) Zone:  
14                          (1) Off-street parking for customers may be located within 800 feet of the development  
15                                  site containing the use or activity it serves; and  
16                          (2) Off-street parking for employees or residents may be located within 2,000 feet of  
17                                  the development site containing the use or activity it serves.
- 18       (d) *South waterfront mixed-use zone.* Within the South Waterfront Mixed Use (SWMU)  
19                          Zone, required off-street parking may be located anywhere within the South Waterfront  
20                          Mixed Use (SWMU) Zone. Required off-street parking shall not be located in a different  
21                          zone.
- 22       (e) *Broadway/High Street Retail Overlay Zone, Broadway/High Street Housing Overlay*  
23                          *Zone and Broadway/High Street Transition Overlay Zone.* Within the Broadway/High  
24                          Street Retail Overlay Zone, Broadway/High Street Housing Overlay Zone and  
25                          Broadway/High Street Transition Zone, required off-street parking may be located within  
26                          800 feet of the development site containing the use or activity it serves.
- 27       (f) *West Salem Central Business District Zone.* Within the West Salem Central Business  
28                          (WSCB) Zone, required off-street parking may be located within 800 feet of the  
29                          development site containing the use or activity it serves.

(g) Mixed Use-I (MU-I) and Mixed Use-II (MU-II). Within the Mixed Use-I (MU-I) and Mixed Use-II (MU-II) zones, required off-street parking may be located within 800 feet of the development site containing the use or activity it serves.

(gh) *Exception.* Notwithstanding subsections (a) through (dg) of this section, where required off-street parking is to be located off-site from the use or activity it serves, it shall only be located in a zone where the use or activity it serves is allowed, or where commercial parking is allowed.

**Section 9.** SRC 806.015 is amended to read:

Sec. 806.015. - Amount off-street parking.

(a) *Minimum required off-street parking.* Unless otherwise provided under the UDC, off-street parking shall be provided in amounts not less than those set forth in Table 806-1.

**TABLE 806-1. MINIMUM OFF-STREET PARKING**

Use	Minimum Number of Spaces Required <sup>(1)</sup>	Limitations & Qualifications
<b>Household Living</b>		
Single family	2	Applicable to all single family, unless noted below.
	1	Applicable to single family located within the CSDP area.
Two family	2 per dwelling unit	Applicable to all two family, unless noted below.
	1 per dwelling unit	Applicable to two family located within the CSDP area.
	3	Applicable to two family shared dwellings.
Multiple family	2 per dwelling unit	Applicable to multiple family consisting of 3 dwelling units.
	1 per dwelling unit	Applicable to multiple family consisting of 3 dwelling units located within the CSDP area, <u>MU-I zone, or MU-II zone.</u>
	1.5 per dwelling unit	Applicable to multiple family consisting of 4 or more dwelling units.

	1 per dwelling unit	Applicable to multiple family consisting of 4 or more dwelling units located within the CSDP area, <u>MU-I zone, or MU-II zone.</u>
	1 per 4 dwelling units	Applicable to low income elderly housing.
<b>Group Living</b>		
Room and board facilities	1 per guest room or suite	
Residential care	1 per 350 sq. ft.	
Nursing care	1 per 3 beds	
<b>Lodging</b>		
Short-term commercial lodging	1 per guest room or suite	
Long-term commercial lodging		
Nonprofit shelters	1 per guest room or suite	Applicable to nonprofit Shelters serving victims of domestic violence
	1 per 350 sq. ft.	Applicable to all other nonprofit shelters
<b>Retail Sales and Service</b>		
Eating and drinking establishments	1 per 250 sq. ft.	
Retail sales	1 per 900 sq. ft.	Applicable to the following retail sales activities: <ul style="list-style-type: none"> <li>■ Building materials, hardware, nurseries, and lawn and garden supply stores.</li> <li>■ Auto supply stores.</li> <li>■ Furniture and home furnishing stores.</li> <li>■ Household appliance and radio, television, music, and consumer electronics stores.</li> </ul>
	1 per 250 sq. ft.	Applicable to all other retail sales.
Personal services	1 per 1,000 sq. ft.	Applicable to laundry, dry cleaning, and garment services.
	1 per 350 sq. ft.	Applicable to all other personal services.

1	Postal services and retail financial services	1 per 500 sq. ft.	
2			
3	Shopping center	1 per 250 sq. ft.	
4	<b>Business and Professional Services</b>		
5	Office	1 per 350 sq. ft.	
6	Audio/visual media production		
7	Laboratory research and testing		
8	Office complex		
9			
10	<b>Motor Vehicle, Trailer, and Manufactured Dwelling Sales and Service</b>		
11	Motor vehicle and manufactured dwelling and trailer sales	1 per 900 sq. ft.	
12			
13	Motor vehicle services		
14	Taxicabs and car services		
15	Heavy vehicle and trailer sales		
16			
17	Heavy vehicle and trailer service and storage		
18	Commercial parking	N/A	
19	Park-and-ride facilities		
20	<b>Recreation, Entertainment, and Cultural Services and Facilities</b>		
21		1 per 5 seats or 10 feet of bench length	Applicable to theaters.
22			
23	Commercial entertainment—indoor	3 per court, plus additional 1 per 5 seats or 10 feet of bench length	Applicable to tennis, racquetball, and handball courts.
24			
25			
26		1 per 300 sq. ft.	Applicable to all commercial entertainment—indoor.
27			
28	Commercial entertainment—outdoor	3 per court, plus additional 1 per 5 seats or 10 feet of bench length	Applicable to tennis, racquetball, and handball courts.
29			
30		4 per tee	Applicable to golf courses.

		1 per 2,000 sq. ft. of gross site area	Applicable to all other commercial entertainment—outdoor.
	Major event entertainment	The greater of the following: 1 per 5 seats or 10 feet of bench length; or 1 per 25 sq. ft. of floor area of assembly space.	
	Recreational and cultural community services	4 per tee	Applicable to golf courses.
		1 per 350 sq. ft.	Applicable to all other indoor Recreational and cultural community services.
		1 per 2,000 sq. ft. of gross site area	Applicable to all other outdoor Recreational and cultural community services.
	Parks and open space	None	
	Nonprofit membership assembly	1 per 350 sq. ft.	
	Religious assembly	1 per 5 seats or 10 feet of bench length within the principle worship area; or 1 per 80 sq. ft. within the principal worship area, when no fixed seating or benches are provided.	
<b>Health Services</b>			
	Medical centers/hospitals	1.5 per bed	
	Outpatient medical services and laboratories	1 per 350 sq. ft.	
<b>Education Services</b>			
	Day care	1 Day Care serving 1 to 12 persons	Parking requirement applies in addition to spaces required for any dwelling.
		2 Day Care serving 13 to 18 persons	

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	3	Day Care serving 19 to 26 persons	
	4	Day Care serving 27 or more persons	
Basic education	2 per classroom		Applicable to elementary schools.
	1 per 6 students		Applicable to secondary schools.  The number of students shall be calculated based on the total number of students the school is designed to accommodate.
Post-secondary and adult education	1 per 350 sq. ft.		Applicable to vocational and trade schools.
	1 per 4 students		Applicable to all other post-secondary and adult education.  The number of students shall be calculated based on the total number of students the school is designed to accommodate.
<b>Civic Services</b>			
Governmental services	1 per 500 sq. ft.		
Social services	1 per 350 sq. ft.		
Governmental maintenance services and construction	The greater of the following: 0.75 per employee; or  1 per 5,000 sq. ft. (Less than 50,000 sq. ft.)  1 per 10,000 sq. ft. (50,000 to 100,000 sq. ft.)  1 per 15,000 sq. ft. (Greater than 100,000 sq. ft.)		
<b>Public Safety</b>			

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Emergency services	1 per employee, plus 1 additional space per ambulance	Applicable to ambulance stations.
	1 per 500 sq. ft.	Applicable to all other emergency services.
Detention facilities	1 per 2,000 sq. ft.	
Military installations	1 per 500 sq. ft.	
<b>Funeral and Related Services</b>		
Cemeteries	1 per 350 sq. ft.	
Funeral and cremation services	1 per 5 seats or 10 feet of bench length in the chapel	
<b>Construction Contracting, Repair, Maintenance, and Industrial Services</b>		
Building and grounds services and construction contracting	The greater of the following: 0.75 per employee; or	
Industrial services	1 per 5,000 sq. ft. (Less than 50,000 sq. ft.)	
	1 per 10,000 sq. ft. (50,000 to 100,000 sq. ft.)	
	1 per 15,000 sq. ft. (Greater than 100,000 sq. ft.)	
General repair services	1 per 350 sq. ft.	
Cleaning plants	1 per 1,000 sq. ft.	
<b>Wholesale Sales, Storage, and Distribution</b>		
General wholesaling	1 per 1,500 sq. ft.	
Heavy wholesaling		
Warehousing and distribution	The greater of the following: 0.75 per employee; or	
Self-service storage	1 per 5,000 sq. ft. (Less than 50,000 sq. ft.)	



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	1 per 10,000 sq. ft. (50,000 to 100,000 sq. ft.)	
	1 per 15,000 sq. ft. (Greater than 100,000 sq. ft.)	
<b>Manufacturing</b>		
General manufacturing	The greater of the following: 0.75 per employee; or  1 per 5,000, sq. ft. (Less than 50,000 sq. ft.)  1 per 10,000 sq. ft. (50,000 to 100,000 sq. ft.)  1 per 15,000 sq. ft. (Greater than 100,000 sq. ft.)	
Heavy manufacturing		
Printing		
<b>Transportation Facilities</b>		
Aviation facilities	The greater of the following: 0.75 per employee; or  1 per 5,000 sq. ft. (Less than 50,000 sq. ft.)  1 per 10,000 sq. ft. (50,000 to 100,000 sq. ft.)  1 per 15,000 sq. ft. (Greater than 100,000 sq. ft.)	
Passenger ground transportation facilities;		
Marine facilities	1 per boat berth or docking space.	Applicable to marinas.

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	<p>The greater of the following: 0.75 per employee; or</p> <p>1 per 5,000 sq. ft. (Less than 50,000 sq. ft.)</p> <p>1 per 10,000 sq. ft. (50,000 to 100,000 sq. ft.)</p> <p>1 per 15,000 sq. ft. (Greater than 100,000 sq. ft.)</p>	Applicable to all other marine facilities.
<b>Utilities</b>		
Basic utilities	<p>The greater of the following: 0.75 per employee; or</p> <p>1 per 5,000 sq. ft. (Less than 50,000 sq. ft.)</p> <p>1 per 10,000 sq. ft. (50,000 to 100,000 sq. ft.)</p> <p>1 per 15,000 sq. ft. (Greater than 100,000 sq. ft.)</p>	
Drinking water treatment facilities		
Power generation facilities		
Data center facilities		
Waste related facilities		
Wireless communication facilities	None	
Fuel dealers	1 per 200 sq. ft.	
<b>Mining and Natural Resource Extraction</b>		
Petroleum and natural gas production	<p>The greater of the following: 0.75 per employee; or</p> <p>1 per 5,000 sq. ft. (Less than 50,000 sq. ft.)</p> <p>1 per 10,000 sq. ft.</p>	
Surface mining		

	(50,000 to 100,000 sq. ft.)	
	1 per 15,000 sq. ft. (Greater than 100,000 sq. ft.)	
<b>Farming, Forestry, and Animal Services</b>		
Agriculture	5	Applicable when retail sales are involved.
Forestry		
Agriculture and forestry services	The greater of the following: 0.75 per employee; or  1 per 5,000 sq. ft. (Less than 50,000 sq. ft.)  1 per 10,000 sq. ft. (50,000 to 100,000 sq. ft.)  1 per 15,000 sq. ft. (Greater than 100,000 sq. ft.)	
Keeping of livestock and other animals	1 per 400 sq. ft.	
Animal services	1 per 400 sq. ft.	
<b>Other Uses</b>		
Accessory short-term rentals	None	
Temporary uses	Per SRC chapter 701	
Home occupations	1 per nonresident employee	Parking requirement applies in addition to spaces required for the dwelling unit.
Accessory dwelling units	None	
<sup>(1)</sup> Unless otherwise provided, when required off-street parking is expressed in terms of a number of spaces per a square footage, the square footage shall equal the gross floor area.		

- 1 (b) *Compact parking.* Up to 75 percent of the minimum off-street parking spaces required under  
 2 this chapter may be compact parking spaces.
- 3 (c) *Carpool and vanpool parking.* New developments with 60 or more required off-street  
 4 parking spaces, and falling within the public services and industrial use classifications, and  
 5 the business and professional services use category, shall designate a minimum of five percent  
 6 of their total off-street parking spaces for carpool or vanpool parking.
- 7 (d) *Maximum off-street parking.* Unless otherwise provided under the UDC, off-street parking  
 8 shall not exceed the amounts set forth in Table 806-2.  
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10 **TABLE 806-2. MAXIMUM OFF-STREET**  
 11 **PARKING**

<b>Minimum Number of Off-Street Parking Spaces Required (From Table 806-1)</b>	<b>Maximum Number of Off-Street Parking Spaces Allowed</b>
20 spaces or less	2.5 times minimum number of spaces required.
More than 20 spaces	1.75 times minimum number of spaces required.

- 19 (e) *Reductions to required off-street parking through alternative modes of transportation.*
- 20 (1) Construction of transit related improvements. When adjacent to transit service,  
 21 minimum required off-street parking may be reduced by up to ten percent for  
 22 redevelopment of an existing off-street parking area for transit-related improvements,  
 23 including transit stops, pullouts and shelters, park and ride lots, transit-oriented  
 24 developments, and similar facilities.
- 25 (2) Satisfaction of off-street parking through implementation of a plan for alternative modes  
 26 of transportation. Minimum required off-street parking for uses or activities other than  
 27 household living may be reduced through implementation of a plan providing for the use  
 28 of alternative modes of transportation to decrease the need for off-street parking. The plan  
 29 shall be reviewed as a Class 2 Adjustment under SRC chapter 250.

30 **Section 10.** SRC 900.090 is amended to read:

1 Sec. 900.090. - Electronic display signs.

2 (a) No electronic display sign may be erected in a residential zone without first obtaining an  
3 electronic display sign conditional use permit pursuant to SRC 900.045.

4 (b) No electronic display sign shall be allowed within a historic district.

5 (c) All electronic display signs shall meet the following standards:

6 (1) *Zones.*

7 (A) In all industrial zones, public zones, South Waterfront Mixed-Use (SWMU) Zones,  
8 Edgewater/Second Street Mixed-Use Corridor (ESMU), Mixed Use-I (MU-I) Zone,  
9 Mixed Use-II (MU-II) Zone, and commercial zones, other than the Commercial  
10 Office (CO), and Neighborhood Commercial (CN) Zones, the change from one  
11 electronic display to another electronic display shall be no more frequent than once  
12 every eight seconds, except changes to correct hour-and-minute or temperature  
13 information, which may change no more often than once every three seconds.

14 (B) In all residential zones, Commercial Office (CO) Zone, Neighborhood Commercial  
15 (CN) Zone, Neighborhood Center Mixed-Use (NCMU) Zone, and Fairview Mixed-  
16 Use (FMU) Zone, the change from one electronic display to another electronic  
17 display shall be no more frequent than once every hour, except changes to correct  
18 hour-and-minute or temperature information, which may change no more often than  
19 once every three seconds.

20 (2) *Change of display.* The actual change of display for an electronic display sign shall be  
21 completed in two seconds or less. Displays may change by fade or by instantaneous  
22 change from one static display to another, but shall remain as a static display after  
23 completing the change, and, once changed, shall remain static until the next change.  
24 Unless specifically authorized by this chapter, dissolve, scrolling, travel, and video  
25 display are prohibited.

26 (3) *Brightness.* All electronic display signs must be constructed, be operated, or otherwise  
27 function in such a way as to not exceed the provisions of this subsection.

28 (A) At the time of installation, electronic display signs may be illuminated to a degree  
29 of brightness that is no greater than 7,500 nits between sunrise and sunset and that is  
30 no greater than 1,000 nits between sunset and sunrise; provided, however, that an

1 electronic display sign comprised solely of one color shall not exceed the following  
2 levels:

3 (i) For a display comprised of red only, 3,150 nits between sunrise and sunset, and  
4 450 between sunset and sunrise;

5 (ii) For a display comprised of green only, 6,300 nits between sunrise and sunset,  
6 and 900 nits between sunset and sunrise;

7 (iii) For a display comprised of amber only, 4,690 nits between sunrise and sunset,  
8 and 670 nits between sunset and sunrise.

9 (B) All electronic display signs must be maintained and operated to meet the following  
10 brightness standards:

11 (i) No sign shall be brighter than is necessary for clear and adequate visibility.

12 (ii) No sign shall be of such intensity or brilliance as to impair the vision of a motor  
13 vehicle driver with average eyesight or to otherwise interfere with the driver's  
14 operation of a motor vehicle.

15 (iii) No sign shall be of such intensity or brilliance that it interferes with the  
16 effectiveness of an official traffic sign, device, or signal.

17 (C) The person owning or controlling an electronic display sign must adjust the sign to  
18 meet the brightness standards in accordance with the Director's instructions. The  
19 adjustment must be made immediately upon notice of non-compliance from the  
20 Director. The person owning or controlling the sign may appeal the Director's  
21 determination to the Hearings Officer, using the contested case procedures set forth  
22 in SRC chapter 20J.

23 (D) All electronic display signs must be equipped with a mechanism that automatically  
24 adjusts the brightness in response to ambient conditions and must be equipped with  
25 a means to immediately turn off the display when it malfunctions; and the sign owner  
26 or operator must immediately turn off the sign or lighting when notified by the  
27 Director that it is not complying with the standards in this section.

28 (d) Notwithstanding any other provision in this chapter, a municipal corporation providing  
29 transit services within the corporate limits of the City may erect one electronic display sign in  
30 each of the corporation's transit stops, which shall be limited to two square feet in display

1 surface, screened from adjacent residential properties, and used only for the transmission of  
2 public information by the corporation.

3 **Section 11.** SRC 900.170 is amended to read:

4 Sec. 900.155. - Outdoor advertising signs.

5 (a) *Prohibited outdoor advertising signs.* Outdoor advertising signs are not permitted:

6 (1) In residential zones, public zones, or in the Neighborhood Commercial (CN),  
7 Neighborhood Center Mixed-Use (NCMU), Mixed Use-I (MU-I), Mixed Use-II (MU-  
8 II), Commercial Office (CO), Central Business District (CB), West Salem Central  
9 Business District (WSCB), South Waterfront Mixed-Use (SWMU), Employment Center  
10 (EC), Second Street Craft Industrial Corridor (SCI), Edgewater/Second Street Mixed-Use  
11 Corridor (ESMU), and Fairview Mixed-Use (FMU) Zones.

12 (2) In any urban renewal district, regardless of zone.

13 (3) Within the Willamette Greenway boundary.

14 (b) *Back-to-back outdoor advertising signs.* Outdoor advertising signs may have display  
15 surfaces placed back-to-back on the same structure and in a parallel plane.

16 (c) *Multiple display surfaces.* An outdoor advertising sign may have multiple display surfaces  
17 on the same sign structure and facing in the same direction provided that no display surface  
18 exceeds 200 square feet.

19 (d) *Wall signs.* An outdoor advertising sign that is a wall sign shall conform with the standards  
20 for wall signs set forth in this chapter; provided:

21 (1) The outdoor advertising sign does not project above eave line of the roof of a building;  
22 and

23 (2) The outdoor advertising sign does not project over public property.

24 (e) *Freestanding signs.* An outdoor advertising sign that is a freestanding sign shall conform  
25 with the standards for freestanding signs set forth in this chapter; provided, however, that the  
26 outdoor advertising sign shall not project over public right-of-way.

27 (f) *Size.* Maximum display surface of an outdoor advertising sign shall be limited to 300 square  
28 feet.

29 (g) *Height.*

30

- 1 (1) Maximum height of the display surface and border and trim of an outdoor advertising  
2 sign shall be 14 feet.
- 3 (2) Maximum height to the top of the permanent portion of an outdoor advertising sign shall  
4 not exceed 35 feet above the grade below the outdoor advertising sign; provided,  
5 however, that lawfully erected signs erected prior to April 28, 1969, within the city limits  
6 or in areas later annexed to the City may have up to ten percent additional height, provided  
7 such signs do not violate any other provisions of this chapter.
- 8 (3) Outdoor advertising signs primarily to be viewed from the Interstate 5 Freeway shall  
9 not exceed 40 feet in height measured from the top of the sign to the grade below the sign.
- 10 (h) *Cutouts*. Cutouts may be attached to an outdoor advertising sign and may add up to 25  
11 percent additional display surface. Cutouts may project three feet above or two feet to either  
12 side or below the display surface. Cutouts shall be limited to one cutout per outdoor  
13 advertising sign or one unit on each face of a back-to-back sign. Cutouts shall be one integral  
14 unit and shall not project beyond the outdoor advertising sign in more than one horizontal and  
15 one vertical plane.
- 16 (i) *Setbacks*. Outdoor advertising signs shall be setback at least:
- 17 (1) 100 feet in all residential zones; all public zones; and Neighborhood Commercial (CN),  
18 Neighborhood Center Mixed-Use (NCMU), Commercial Office (CO), Central Business  
19 District (CB), South Waterfront Mixed-Use (SWMU), and Fairview Mixed-Use (FMU)  
20 Zones.
- 21 (2) 200 feet from an occupied residential structure fronting on the same street, regardless  
22 of zone.
- 23 (3) 200 feet from the Civic Center, which is the area bounded by Trade Street on the north,  
24 Liberty Street on the east, Leslie Street on the south, and Commercial Street on the west.
- 25 (4) 200 feet from the Capitol Mall, as that area is defined in ORS 276.010.
- 26 (j) *Spacing and density*.
- 27 (1) For the purposes of this subsection, back-to-back V-structured outdoor advertising signs  
28 are considered a single sign.
- 29 (2) No outdoor advertising sign shall be erected or maintained within 500 feet of another  
30 outdoor advertising sign located on the same side of a street or highway.



(3) No outdoor advertising sign shall be erected or maintained within 250 feet of another outdoor advertising sign located on the opposite side of a street or highway.

(4) In addition to the requirements of subsections (j)(2) and (3) of this section, no more than three outdoor advertising signs may be erected or maintained along both sides of a street or highway within a distance of 1,000 linear feet.

**Section 12.** SRC 900.170 is amended to read:

**Sec. 900.170. - Temporary signs in commercial zones.**

(a) The following temporary signs are allowed in the Neighborhood Commercial (CN), Neighborhood Center Mixed-Use (NCMU), Commercial Office (CO), and Fairview Mixed-Use (FMU) Zones:

(1) Lawn signs, sidewalk signs and portable signs conforming to the number and display surface limitations as provided in Table 900-3.

**TABLE 900-3. LAWN, SIDEWALK, AND PORTABLE SIGNS IN CN, NCMU, CO, AND FMU ZONES**

	<b>Lawn &amp; Sidewalk Signs Display surface limitation for an individual sign</b>	<b>Portable Signs Display surface limitation for an individual sign</b>	<b>Total Collective Display Surface for all signs (all lawn, sidewalk, &amp; portable signs located on a single property)</b>
All properties under 10,000 sq. ft. in area	6 sq. ft.	8 sq. ft.	8 sq. ft. on any 1 premises
All properties over 10,000 sq. ft. but less than one acre in area	6 sq. ft.	16 sq. ft.	16 sq. ft. on any 1 premises
All properties one acre or more in area	6 sq. ft.	32 sq. ft.	32 sq. ft. on any 1 premises

(2) Apartment houses and retirement homes may have one temporary banner sign not to exceed 50 square feet in display surface, on each frontage for each separate complex, provided such temporary banner sign is located on a building. Display period is limited to 60 days and is renewable upon application for renewal and replacement of all banners not neat, clean, and in good repair.

(3) Properties which have received subdivision approval may, from the date of recording of the final plat until such time as a building permit is issued for the last lot or parcel to be sold, have lawn signs, sidewalk signs, and portable signs conforming to the number and display surface limitations as provided in Table 900-4.

**TABLE 900-4. LAWN, SIDEWALK, AND PORTABLE SIGNS FOR SUBDIVISIONS IN CN, NCMU, CO, AND FMU ZONES**

	<b>Lawn &amp; Sidewalk Signs Display surface limitation for an individual sign</b>	<b>Portable Signs Display surface limitation for an individual sign</b>	<b>Total Collective Display Surface for all signs (all lawn, sidewalk, &amp; portable signs located on a single property)</b>
Properties under 10,000 sq. ft. in area	6 sq. ft.	8 sq. ft.	8 sq. ft. on any 1 premises
Properties over 10,000 sq. ft. but less than one acre in area	6 sq. ft.	16 sq. ft.	16 sq. ft. on any 1 premises
Properties one acre or more in area	6 sq. ft.	32 sq. ft.	32 sq. ft. on any 1 premises

(4) Temporary sign displays. Temporary sign displays are not allowed in the CN, NCMU, CO, and FMU zones.

(b) The following temporary signs are allowed in the CB, WSCB, and SWMU zones:

(1) *Private property.*

(A) Lawn signs, sidewalk signs, and portable signs conforming to the number and display surface limitations specified in Table 900-5 are allowed on private property.

**TABLE 900-5. LAWN, SIDEWALK, AND PORTABLE SIGNS IN CB, WSCB, AND SWMU ZONES**

	<b>Lawn &amp; Sidewalk Signs Display surface limitation for an individual sign</b>	<b>Portable Signs Display surface limitation for an individual sign</b>	<b>Total Collective Display Surface for all signs (all lawn, sidewalk, &amp; portable signs located on a single property)</b>
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Properties under 10,000 sq. ft. in area	6 sq. ft.	8 sq. ft.	8 sq. ft. on any 1 premises
Properties over 10,000 sq. ft. but less than one acre in area	6 sq. ft.	16 sq. ft.	16 sq. ft. on any 1 premises
Properties one acre or more in area	6 sq. ft.	32 sq. ft.	32 sq. ft. on any 1 premises

(B) Temporary sign displays. Pennants, balloons, and temporary banner signs are allowed on private property in the CB, WSCB, and SWMU zones.

(2) *Portable signs in right-of-way.* Portable signs in public rights-of-way in the CB, WSCB, and SWMU zones require a permit, which shall, in addition to the regulations set forth in SRC 900.160(h), be subject to the following conditions:

(A) The portable sign shall be no more than 30 inches in height and 24 inches in width.

(B) A portable sign permit holder shall obtain and maintain current liability insurance and submit a certificate of insurance in conformance with SRC chapter 42.025.

(C) The sidewalk sign permit shall terminate December 31 of the year in which the permit is issued.

(D) The portable sign permit may not be assigned or transferred to any third party.

(c) The following temporary signs are allowed in the Retail Commercial (CR), General Commercial (CG), Edgewater/Second Street Mixed-Use Corridor (ESMU), Mixed Use-I (MU-I), and Mixed Use-II (MU-II) Zones:

(1) Lawn signs, sidewalk signs, and portable signs conforming to the number and display surface limitations specified in Table 900-6.

**TABLE 900-6. LAWN, SIDEWALK, AND PORTABLE SIGNS IN CR, CG, AND ESMU, MU-I, AND MU-II ZONES**

	<b>Lawn &amp; Sidewalk Signs Display surface limitation for an individual sign</b>	<b>Portable Signs Display surface limitation for an individual sign</b>	<b>Total Collective Display Surface for all signs (all lawn, sidewalk, &amp; portable signs located on a single property)</b>
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1 2	Properties under 10,000 sq. ft. in area	6 sq. ft.	8 sq. ft.	8 sq. ft. on any 1 premises
3 4	Properties over 10,000 sq. ft. but less than one acre in area	6 sq. ft.	16 sq. ft.	16 sq. ft. on any 1 premises
5 6	Properties one acre or more in area	6 sq. ft.	32 sq. ft.	32 sq. ft. on any 1 premises

7 (2) Temporary sign displays. Pennants, balloons, and temporary banner signs are allowed on  
8 private property in the CR, CG, ~~and~~ ESMU, MU-I, and MU-II zones.

9 **Section 13.** SRC 900.290 is amended to read:

10 900.290. Permanent Signs in the Edgewater/Second Street Mixed-Use Corridor, Mixed Use-I  
11 and Mixed Use-II Zzones.

12 The following permanent signs are allowed in the Edgewater/Second Street Mixed-Use Corridor,  
13 Mixed Use-I and Mixed Use-II Zzones.

14 (a) *Dwellings.* Single family and two-family uses are allowed the following signs:

15 (1) One wall sign or one freestanding sign.

16 (A) A wall sign shall be limited to a display surface not exceeding one square  
17 foot.

18 (B) A freestanding sign shall be limited to a display surface not exceeding one  
19 square foot and to a height not exceeding thirty inches.

20 (b) *Multiple Family.* Multiple family uses are allowed the following signs:

21 (1) Two wall signs, or one wall sign and one freestanding sign.

22 (A) Wall signs shall be limited to a display surface not exceeding thirty-two  
23 square feet.

24 (B) A freestanding sign shall be limited to a display surface not exceeding twenty-  
25 four square feet and to a height not exceeding five feet.

26 (c) *Standalone Business.* Each building that only contains one business is allowed the following  
27 signs:

28 (1) One wall sign, one projecting sign, or one freestanding sign for each building  
29 frontage. When the development site is located on a corner lot, only one freestanding sign  
30 shall be allowed.

1 (A) A wall sign shall be limited to a display surface not exceeding the greater of  
2 thirty-two square feet or two percent of gross face area of the building frontage.  
3 No wall sign shall be allowed on a building face where the sign would be directed  
4 towards an abutting residential area.

5 (B) Projecting signs shall conform with SRC 900.140.

6 (C) A freestanding sign shall be limited to a display surface not exceeding twenty-  
7 four square feet and to a height not exceeding five feet.

8 (2) One hanging sign. Hanging signs shall conform with SRC 900.135.

9 (3) Vehicle directional signs. One vehicle directional sign may be located at each motor  
10 vehicle entrance to or exit from the property. A wall sign shall be limited to a display  
11 surface not exceeding four square feet. A freestanding sign shall be limited to a display  
12 surface not exceeding four square feet and to a height not exceeding thirty inches.

13 (d) *Multiple Businesses*. Each building that contains two or more businesses is allowed the  
14 following signs:

15 (1) One freestanding sign, one projecting sign, or one wall sign for each building  
16 frontage. When the development site is located on a corner lot, only one freestanding sign  
17 shall be allowed.

18 (A) Freestanding signs shall be limited to a display surface not exceeding twenty-  
19 four square feet and to a height not exceeding five feet.

20 (B) Wall signs shall be limited to a display surface not exceeding the greater of  
21 thirty-two square feet or two percent of gross face area of the building frontage.  
22 No wall sign shall be allowed on a building face where the sign would be directed  
23 towards an abutting residential area.

24 (C) Projecting signs shall conform with SRC 900.140.

25 (2) One hanging sign per business. Hanging signs shall conform with SRC 900.135.

26 (3) One wall sign per business.

27 (A) Wall signs shall be limited to a display surface not exceeding thirty-two  
28 square feet.

29 (3) Vehicle directional signs. One vehicle directional sign may be located at each motor  
30 vehicle entrance to or exit from the property. A wall sign shall be limited to a display

1 surface not exceeding four square feet. A freestanding sign shall be limited to a display  
2 surface not exceeding four square feet and to a height not exceeding thirty inches.

3 **Section 14.** The Salem Area Comprehensive Plan Map and Northeast Neighbors – South East  
4 Salem Neighborhood Association Neighborhood Plan Generalized Land Use Map designations  
5 of the properties identified in “Exhibit B” are changed from “Commercial” (COM), “Multi-  
6 family Residential” (MF), and “Community Service Government” (CSG) to “Mixed Use” (MU).

7 **Section 15.** The zoning designation of the properties identified in “Exhibit C” are changed from  
8 Commercial Office (CO), Retail Commercial (CR), Public Service (PS), Multiple Family  
9 Residential-II (RM-II), and Single Family Residential (RS) to Mixed Use-I (MU-I).

10 **Section 15.** The zoning designation of the properties identified in “Exhibit D” are changed from  
11 Commercial Office (CO), Retail Commercial (CR), Multiple Family Residential-I (RM-I),  
12 Multiple Family Residential-II (RM-II), and Single Family Residential (RS) to Mixed Use-II  
13 (MU-II).

14 **Section 17. Findings.** This is a legislative land use amendment. Findings demonstrating  
15 compliance with the applicable criteria are set forth in “Exhibit E,” which is attached hereto and  
16 incorporated herein by reference.

17 **Section 18. Codification.** In preparing this ordinance for publication and distribution, the City  
18 Recorder shall not alter the sense, meaning, effect or substance of this ordinance, but within such  
19 limitations, may:

- 20 (a) Renumber sections and parts of sections of the ordinance;
- 21 (b) Rearrange sections;
- 22 (c) Change reference numbers to agree with renumbered chapters, sections or other parts;
- 23 (d) Delete references to repealed sections;
- 24 (e) Substitute the proper subsection, section or chapter, or other division numbers;
- 25 (f) Change capitalization and spelling for the purpose of uniformity;
- 26 (g) Add headings for purposes of grouping like sections together for ease of reference; and
- 27 (h) Correct manifest clerical, grammatical or typographical errors.

28 **Section 19. Severability.** Each section of this ordinance, and any part thereof, is severable, and  
29 if any part of this ordinance is held invalid by a court of competent jurisdiction, the remainder of  
30 this ordinance shall remain in full force and effect.

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PASSED by the City Council this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

ATTEST:

City Recorder

Approved by City Attorney: \_\_\_\_\_

Checked by: E.Kim