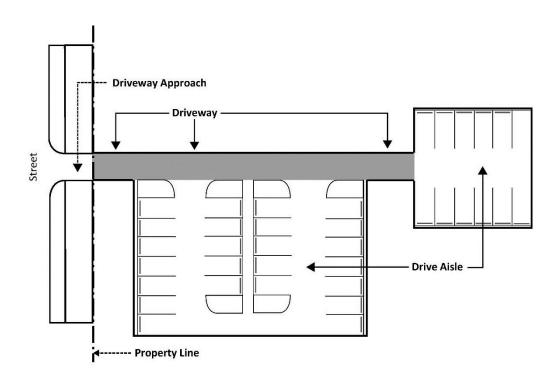
1	ORDINANCE BILL NO. 10-17
2	AN ORDINANCE RELATING TO THE ALLOWANCE AND REGULATION OF
3	ACCESSORY DWELLING UNITS; CREATING NEW PROVISIONS; AND AMENDING
4	SRC 111.005, 111.020, 400.030, 510.005, 511.005, 512.010, 513.005, 514.005, 515.005,
5	521.005, 522.005, 523.005, 524.005, 532.015, 532.020, 551.005, 553.005, 554.005, 700.005,
6	700.035, 700.050, 700.055, 806.005, 806.015, 806.025, 806.055, AND 806.075.
7	The City of Salem ordains as follows:
8	Section 1. SRC 111.005 is amended to read as follows:
9	111.005. "A" Definitions.
10	(a) Abutting: Touching along a boundary or point.
11	(b) Accessory building or structure: A building or structure that is incidental and
12	subordinate to, and dependent upon, the principal use on the same premises.
13	(c) Accessory dwelling unit: A second dwelling unit that is attached to or detached
14	from a single family detached dwelling, manufactured home, or zero side yard dwelling
15	on the same lot. The accessory dwelling unit is accessory to and is smaller than the
16	primary dwelling unit.
17	(e)(d) Adjacent: Near or close, but not necessarily contiguous with.
18	(d)(e) Adjoin: To abut.
19	(e)(f) Adult day care home: Day care for 5 or fewer adults provided in the home of the
20	adult day care provider.
21	(f)(g) Adult day care center: Day care for adults in a non-residential structure.
22	(g)(h) Alley: A public way not less than 10 feet and not more than 20 feet in width that
23	is primarily used as a secondary means of motor vehicle access to abutting property.
24	(h)(i) Ambulance service facility: A building used for the administrative offices of an
25	ambulance service, the housing of emergency medical personnel, and the ordinary
26	maintenance and repair of emergency vehicles and equipment.
27	(i)(i) Ambulance station: A building, or a specific portion of a building or
28	development, that is utilized for the housing of on-call emergency medical ambulance
29	personnel.

FIGURE 111-2 DRIVEWAY



- (k) Duplex: A building that contains two dwelling units. For the purposes of this section, a building that contains an accessory dwelling unit attached to a single family detached dwelling, manufactured home, or zero side yard dwelling shall not be considered a "duplex."
- (I) Dwelling: A building, or portion thereof, which contains one or two dwelling units.
- (m) Dwelling unit: A single <u>independent</u> unit providing complete <u>independent</u> living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking, and sanitation. <u>For the purposes of this definition, "independent" means the dwelling unit:</u>
 - (1) Is detached from any other dwelling unit or is separated from any other dwelling unit by an approved fire separation as required under the Building Code;
 - (2) Includes a kitchen area with a sink and an approved electrical service connection for a stove or range; and

1	(3) Does not have a direct interior connection to any other dwelling unit, but may						
2	have fire-separated access to a common facility shared with any other dwelling						
3	unit.						
4	Section 3. SRC 400.030 is amended to read as follows:						
5	400.030. Household Living. Household Living consists of the residential occupancy of an						
6	owner-occupied or rented dwelling unit on a wholly or primarily non-transient, long-term basis,						
7	typically more than 28 days, by a family.						
8	(a) Single Family.						
9	(1) Characteristics. Single Family is characterized by the residential occupancy						
10	of a single dwelling unit on an individual lot or space by a family. Single family						
11	dwelling units can be detached, attached at the common side lot line, or built						
12	contiguous with one side lot line.						
13	(2) Examples. Single family detached dwelling; zero side yard dwelling;						
14	townhouse; manufactured dwelling; manufactured dwelling park; Residential						
15	Home, as defined under ORS 197.660; secondary dwelling.						
16	(b) Two Family.						
17	(1) Characteristics. Two Family is characterized by the residential occupancy of						
18	two dwelling units on an individual lot by two families.						
19	(2) Examples. Duplex; two family shared dwelling; two dwellings units on one						
20	lot.						
21	(3) Exceptions. An accessory dwelling unit on the same lot as a single family						
22	detached dwelling unit, manufactured home, or zero side yard dwelling. An						
23	accessory dwelling unit is an accessory use to a single family detached dwelling,						
24	manufactured home, or zero side yard dwelling.						
25	(c) Multiple Family.						
26	(1) Characteristics. Multiple Family is characterized by the residential occupancy						
27	of three or more dwelling units on an individual lot by three or more families.						
28	(2) Examples. Apartments; court apartments; three or more dwelling units on one lot.						
29	Section 4. SRC 510.005 is amended to read as follows:						
30	510.005. Uses.						

30

5	Use	Status	Limitations & Qualifications
6	Household Living		
7 8 9		P	 The following Single Family activities: Single family detached dwelling. Residential Home, as defined under ORS 197.660. Manufactured dwelling park, subject to SRC Chapter 235.
10 11 12	Single Family	S	The following Single Family activities: Manufactured home, subject to SRC 700.025. Townhouse, subject to SRC 700.080. Zero side yard dwelling, subject to SRC 700.090.
12		N	All other Single Family.
13 14 15 16	Two Family	P	 The following Two Family activities: Duplex, when located on a corner lot. Duplex, when located on a lot whose side abuts property other than a street or alley in a Commercial (C) or Industrial (I) zone, and the entire lot is located within 165 feet of the C or I zone.
17		S	Two family shared dwelling, subject to SRC 700.085.
		N	All other Two Family
18	Multiple Family	N	
19	Group Living	T	
	Room and Board	N	
20 21	Residential Care	С	Residential Facility, as defined under ORS 197.660, when located on a lot with frontage on an arterial or collector street.
22		N	All other Residential Care.
23	Nursing Care	С	Nursing Care, when located on a lot with frontage on an arterial or collector street.
24		N	All other Nursing Care.
	Lodging		
25	Short-Term Commercial	С	Bed and breakfasts.
26	Lodging	N	All other Short-Term Commercial Lodging.
27	Long-Term Commercial Lodging	N	
28 29	Non-Profit Shelters	С	Non-Profit Shelters serving 5 or fewer persons, when located on a lot with frontage on an arterial or collector street.

(a) Except as otherwise provided in this section, the permitted (P), special (S),

TABLE 510-1 USES

Table 510-1: Uses

conditional (C), and prohibited (N) uses in the RA zone are set forth in Table 510-1.

ORDINANCE 10-17 – Page 6

Retail Sales and Service

COUNCIL OF THE CITY OF SALEM, OREGON

All other Non-Profit Shelters.

Table 510-1: Uses				
Use	Status	Limitations & Qualifications		
Eating and Drinking Establishments	N			
Retail Sales	P	Retail sales of agricultural products, when the sales are does not exceed 1,000 square feet in size.		
	N	All other Retail Sales.		
Personal Services	С	The following Personal Services activities: Beauty salons. Barber shops.		
	N	All other Personal Services.		
Postal Services and Retail Financial Services	N			
Business and Professional Serv				
Office	С	Landscape architects and planners.		
	N	All other Office.		
Audio/Visual Media Production	N			
Laboratory Research and Testing	N			
Motor Vehicle, Trailer, and M	anufactured	Dwelling Sales and Services		
Motor Vehicle and Manufactured Dwelling and Trailer Sales	N			
Motor Vehicle Services	N			
	N	Parking structures.		
Commercial Parking	S	All other Commercial Parking, subject to SRC 700.045		
Park-and-Ride Facilities	N	, , , , , , , , , , , , , , , , , , ,		
Taxicabs and Car Services	N			
Heavy Vehicle and Trailer Sales	N			
Heavy Vehicle and Trailer Service and Storage	N			
Recreation, Entertainment, an	d Cultural S	Services and Facilities		
Commercial Entertainment – Indoor	N			
Commercial Entertainment –	S	Golf courses, subject to SRC 700.015.		
Outdoor	N	All other Commercial Entertainment – Outdoor.		
Major Event Entertainment	N			
mjor Bront Entertuinment	P	Libraries.		
Recreational and Cultural	_			
Community Services	S	Golf courses, subject to SRC 700.015.		
	C	All other Recreational and Cultural Community Service		
Parks and Open Space	С	Arboreta and botanical gardens.		
	P	All other Parks and Open Space.		

U se	Status	Limitations & Qualifications
Non-Profit Membership Assembly	С	
Religious Assembly	S	Religious Assembly, subject to SRC 700.050.
Health Services		rengious rissemery, subject to site volues.
Medical Centers/Hospitals	N	
Outpatient Medical Services and Laboratories	N	
Educational Services		
	P	The following Day Care activities: Child day care home. Adult day care home.
Day Care	C	The following Day Care activities:Child day care center.Adult day care center.
	N	All other Day Care.
Basic Education	S	Basic Education, subject to SRC 700.010.
Post-Secondary and Adult Education	N	
Civic Services		
Governmental Services	N	
Social Services	S	Social Services, subject to SRC 700.075.
Governmental Maintenance Services and Construction	N	
Public Safety		
Emergency Services	N	The following Emergency Services activities: Ambulance stations. Ambulance service facilities.
S. (. (. E 11/2)	P	All other Emergency Services.
Detention Facilities Military Installations	N N	
Funeral and Related Services	11	
Cemeteries	N	
	N	Crematories.
Funeral and Cremation Services	C	All other Funeral and Cremation Services.
Construction Contracting, Repa	ir, Mainte	nance, and Industrial Services
General Repair Services	N	
Building and Grounds Services and Construction Contracting	C	The following Building and Grounds Services and Construction Contracting Activities: Landscape, lawn, and garden services. Tree and shrub services.
	N	All other Building and Grounds Services and Construction Contracting.
Cleaning Plants	N	
ndustrial Services	N	

Table 510-1: Uses			
Use	Status	Limitations & Qualifications	
General Wholesaling	N		
Heavy Wholesaling	N		
Warehousing and Distribution	N		
Self-Service Storage	N		
Manufacturing			
General Manufacturing	N		
Heavy Manufacturing	N		
Printing	N		
Transportation Facilities			
Aviation Facilities	N		
Passenger Ground	P	Transit stop shelters.	
Transportation Facilities	N	All other Passenger Ground Transportation Facilities.	
Marine Facilities	N		
Utilities			
Basic Utilities	P		
Wireless Communication	A 11 1	Wireless Communication Facilities are allowed, subject	
Facilities	Allowed	SRC Chapter 703.	
Drinking Water Treatment	0	•	
Facilities	C		
Power Generation Facilities	N		
Data Center Facilities	N		
Fuel Dealers	N		
Waste-Related Facilities	N		
Mining and Natural Resource E	Extraction		
Petroleum and Natural Gas			
Production	N		
Surface Mining	N		
Farming, Forestry, and Animal	Services		
	N	Marijuana Production	
Agriculture	P	All Other Agriculture	
Forestry	P		
Agriculture and Forestry	N		
Services	1N		
		Raising of livestock, fowl, and other animals by residen	
Keeping of Livestock and Other	P	of the premises for their own private noncommercial us	
Animals		on a lot 10,000 square feet or greater.	
Annidis	С	All other Keeping of Livestock and Other Animals.	
Animal Camilers	S	Small animal veterinary services, subject to SRC 700.0'	
Animal Services	С	All other Animals Services.	
Other Uses		· ·	

1	Table 510-1: Uses		
2	Use	Status	Limitations & Qualifications
3			The following Temporary Uses: Christmas tree sales, subject to SRC 701.015.
4	Temporary Uses	P	 Residential sales/development office, subject to SRC 701.030.
5			 Replacement single family dwelling, subject to SRC 701.025.
6	Home Occupations	S	Home Occupations, subject to SRC 700.020.
7 8 9	Guest Houses and Guest Quarters	P	Guest houses and guest quarters are permitted as an accessory use to Single Family, provided such houses and quarters are dependent upon the main building for either kitchen or bathroom facilities, or both, and are used for temporary lodging and not as a place of residence.
101112	Taking of Borders or Leasing of Rooms by Resident Family	P	Taking of boarders or leasing of rooms by a resident family is permitted as an accessory use to Household Living, provided the total number of boarders and roomers does not exceed two in any dwelling unit.
13 14	Storage of Commercial Vehicle as an Accessory Use to Household Living	P	Storage of a commercial vehicle as an accessory use to Household Living is permitted, provided no more than one commercial vehicle is stored per dwelling unit.
15 16	Historic Resource Adaptive Reuse pursuant to SRC Chapter 230	Allowed	Historic Resource Adaptive Reuse pursuant to SRC Chapter 230 is allowed, subject to SRC 230.085.
10	Accessory Dwelling Units	<u>S</u>	Accessory Dwelling Units, subject to SRC 700.006.

511.005. Uses.

- **(b) Continued Uses.** Existing cottage housing within the RA zone constructed prior to May 15, 1979, but which would otherwise be made non-conforming by this Chapter, is hereby deemed a continued use.
 - (1) Building or structures housing a continued use may be structurally altered or enlarged, or rebuilt following damage or destruction, provided such alteration, enlargement, or rebuilding complies with the standards set forth in SRC 510.010(e).
 - (2) Cease of occupancy of a building or structure for a continued use shall not preclude future use of the building or structure for that use; provided, however, conversion of the building or structure to another use shall thereafter prevent conversion back to that use.

ORDINANCE 10-17 – Page 10

Section 5. SRC 511.005 is amended to read as follows:

1

2

TABLE 511-1

4

USES

Use	Status	Limitations & Qualifications
Household Living		
, , , , , , , , , , , , , , , , , , ,	P	 The following Single Family activities: Single family detached dwelling. Residential Home, as defined under ORS 197.660 Manufactured dwelling park, subject to SRC Chap 235.
Single Family	S	The following Single Family activities: Manufactured home, subject to SRC 700.025. Townhouse, subject to SRC 700.080. Zero side yard dwelling, subject to SRC 700.090.
	N	All other Single Family.
Two Family	P	 The following Two Family activities: Duplex, when located on a corner lot. Duplex, when located on a lot whose side abuts property other than a street or alley in a Commerc (C) or Industrial (I) zone, and the entire lot is loca within 165 feet of the C or I zone.
	S	Two family shared dwelling, subject to SRC 700.085.
	N	All other Two Family
Multiple Family	N	
Group Living		
Room and Board	N	
Residential Care	С	Residential Facility, as defined under ORS 197.660, who located on a lot with frontage on an arterial or collector street.
	N	All other Residential Care.
Nursing Care	С	Nursing Care, when located on a lot with frontage on an arterial or collector street.
	N	All other Nursing Care.
Lodging		
Short-Term Commercial	С	Bed and breakfasts.
Lodging	N	All other Short-Term Commercial Lodging.
Long-Term Commercial Lodging	N	
Non-Profit Shelters	С	Non-Profit Shelters serving 5 or fewer persons, when located on a lot with frontage on an arterial or collector street.
	N	All other Non-Profit Shelters.

ORDINANCE 10-17 – Page 11

1		T	able 511-1: Uses
2	Use	Status	Limitations & Qualifications
3	Eating and Drinking Establishments	N	
4	Retail Sales	N	
5	Personal Services	С	The following Personal Services activities: • Beauty salons.
6		N	Barber shops.All other Personal Services.
7	Postal Services and Retail Financial Services	N	
8	Business and Professional Servi	ces	
9	Office	N	
10	Audio/Visual Media Production	N	
11	Laboratory Research and Testing	N	
12	Motor Vehicle, Trailer, and Ma	nufactured	Dwelling Sales and Services
13 14	Motor Vehicle and Manufactured Dwelling and Trailer Sales	N	
14	Motor Vehicle Services	N	
15	Wiotor Vehicle Services	N	Parking structures.
16	Commercial Parking	S	All other Commercial Parking, subject to SRC 700.045.
10	Park-and-Ride Facilities	N	7 in other commercial ranking, subject to bree 700.043.
17	Taxicabs and Car Services	N	
18	Heavy Vehicle and Trailer Sales	N	
1920	Heavy Vehicle and Trailer Service and Storage	N	
20	Recreation, Entertainment, and	Cultural S	Services and Facilities
21	Commercial Entertainment – Indoor	N	
22	Commercial Entertainment –	S	Golf courses, subject to SRC 700.015.
23	Outdoor	N	All other Commercial Entertainment – Outdoor.
24	Major Event Entertainment	N	
24		P	Libraries.
25		S	Golf courses, subject to SRC 700.015.
26	Recreational and Cultural Community Services	С	Community or neighborhood club buildings, including swimming pools and similar recreation facilities when
27			operated by a non-profit community club.
28		N	All other Recreation and Cultural Community Services
	Parks and Open Space	N	Arboreta and botanical gardens.
29	1 arks and Open Space	P	All other Parks and Open Space.
30	Non-Profit Membership Assembly	С	

1		Т	Cable 511-1: Uses
2	Use	Status	Limitations & Qualifications
3	Religious Assembly	S	Religious Assembly, subject to SRC 700.050.
3	Health Services		
4	Medical Centers/Hospitals	N	
5	Outpatient Medical Services and Laboratories	N	
6	Educational Services		
7			The following Day Care activities:
-		P	 Child day care home
8	_		Adult day care home.
9	Day Care	~	The following Day Care activities:
,		C	• Child day care center.
10		N.T.	Adult day care center. All all B. G.
11	D : El .:	N	All other Day Care.
11	Basic Education	S	Basic Education, subject to SRC 700.010.
12	Post-Secondary and Adult Education	N	
13	Civic Services		
14	Governmental Services	N	
14	Social Services	N	
15	Governmental Maintenance	N	
16	Services and Construction	11	
10	Public Safety		
17			The following Emergency Services activities:
10	Emergency Services	N	■ Ambulance stations.
18	Emergency Services		Ambulance service facilities.
19	D () E 11/1	P	All other Emergency Services.
20	Detention Facilities	N	
20	Military Installations	N	
21	Funeral and Related Services	N	
22	Cemeteries	N N	Chamatanias
22	Funeral and Cremation Services	C	Crematories. All other Funeral and Cremation Services.
23	Construction Contracting, Repa		
	General Repair Services	N	mance, and industrial Services
24	Building and Grounds Services		
25	and Construction Contracting	N	
	Cleaning Plants	N	
26	Industrial Services	N	
27	Wholesale Sales, Storage, and D		
	General Wholesaling	N	
28	Heavy Wholesaling	N	
29	Warehousing and Distribution	N	
	Self-Service Storage	N	
30	Manufacturing		
	General Manufacturing	N	

1	Table 511-1: Uses		
2 Use	Status	Limitations & Qualifications	
3 Heavy Manufacturing	N		
Printing	N		
4 Transportation Facilities			
5 Aviation Facilities	N		
Passenger Ground	P	Transit stop shelters.	
6 Transportation Facilities	N	All other Passenger Ground Transportation Facilities.	
7 Marine Facilities	N		
Utilities	T		
8 Basic Utilities	P		
9 Wireless Communication Facilities	Allowed	Wireless Communication Facilities are allowed, subject to SRC Chapter 703.	
Drinking Water Treatment Facilities	С		
Power Generation Facilities	N		
Data Center Facilities	N		
Fuel Dealers	N		
13 Waste-Related Facilities	N		
Mining and Natural Resource l	Extraction		
Petroleum and Natural Gas	N		
Production			
Surface Mining	N		
Farming, Forestry, and Anima			
17 Agriculture	N	Marijuana Production	
	P	All Other Agriculture	
Forestry	P		
Agriculture and Forestry Services	N		
Keeping of Livestock and Other Animals	N		
Animal Services	С	Existing wildlife rehabilitation facility.	
22	N	All other Animal Services.	
Other Uses			
23		The following Temporary Uses:	
24		• Christmas tree sales, subject to SRC 701.015.	
Temporary Uses	P	 Residential sales/development office, subject to SRC 701.030. 	
26		 Replacement single family dwelling, subject to SRC 701.025. 	
Home Occupations	S	Home Occupations, subject to SRC 700.020.	
Guest Houses and Guest Quarters	P	Guest houses and guest quarters are permitted as an accessory use to Single Family, provided such houses and quarters are dependent upon the main building for either kitchen or bathroom facilities, or both, and are used for	
30		temporary lodging and not as a place of residence.	

1	Table 511-1: Uses		
2	Use	Status	Limitations & Qualifications
3 4	Taking of Borders or Leasing of Rooms by Resident Family	P	Taking of boarders or leasing of rooms by a resident family is permitted as an accessory use to Household Living, provided the total number of boarders and roomers does not exceed two in any dwelling unit.
6	Storage of Commercial Vehicle as an Accessory Use to Household Living	P	Storage of a commercial vehicle as an accessory use to Household Living is permitted, provided no more than one commercial vehicle is stored per dwelling unit.
7 8	Historic Resource Adaptive Reuse pursuant to SRC Chapter 230	Allowed	Historic Resource Adaptive Reuse pursuant to SRC Chapter 230 is allowed, subject to SRC 230.085.
9	Accessory Dwelling Units	<u>S</u>	Accessory Dwelling Units, subject to SRC 700.006.

(b) Continued Uses. Existing cottage housing within the RS zone constructed prior to
May 15, 1979, but which would otherwise be made non-conforming by this Chapter, is
hereby deemed a continued use.

- (1) Building or structures housing a continued use may be structurally altered or enlarged, or rebuilt following damage or destruction, provided such alteration, enlargement, or rebuilding complies with the standards set forth in SRC 511.010(f).
- (2) Cease of occupancy of a building or structure for a continued use shall not preclude future use of the building or structure for that use; provided, however, conversion of the building or structure to another use shall thereafter prevent conversion back to that use.

Section 6. SRC 512.010 is amended to read as follows:

512.010. Uses. The permitted (P), special (S), conditional (C), and prohibited (N) uses in the RD zone are set forth in Table 512-1.

TABLE 512-1

USES

Table 512-1: Uses			
Use Status Limitations & Qualifications			
Household Living			
Single Family P		The following Single Family activities: Single family detached dwelling. Residential Home, as defined under ORS 197.660.	

Table 512-1: Uses			
Use	Status	Limitations & Qualifications	
		The following Single Family activities:	
	S	 Manufactured home, subject to SRC 700.025. 	
	3	■ Townhouse, subject to SRC 700.080.	
		Zero side yard dwelling, subject to SRC 700.090.	
	N	All other Single Family.	
Two Family	P		
Multiple Family	N		
Group Living			
Room and Board	N		
	S	Residential Facility, as defined under ORS 197.660,	
Residential Care	S	subject to SRC 700.055.	
	N	All other Residential Care.	
Nursing Care	S	Nursing Care, subject to SRC 700.040.	
Lodging			
Short-Term Commercial	С	Bed and breakfasts.	
Lodging	N	All other Short-Term Commercial Lodging.	
Long-Term Commercial	·	The other short renn commercial Boughing.	
Lodging	N		
	С	Non-Profit Shelters serving 5 or fewer persons.	
Non-Profit Shelters		All other Non-Profit Shelters.	
	N		
Retail Sales and Service	•		
Eating and Drinking	N		
Establishments	N		
Retail Sales	N		
Personal Services	N		
Postal Services and Retail	NT		
Financial Services	N		
Business and Professional Ser	vices		
Office	N		
Audio/Visual Media	N		
Production	11		
Laboratory Research and	N		
Testing			
Motor Vehicle, Trailer, and M	lanufactured	Dwelling Sales and Services	
Motor Vehicle and			
Manufactured Dwelling and	N		
Trailer Sales			
Motor Vehicle Services	N		
Commercial Parking	N		
Park-and-Ride Facilities	N		
Taxicabs and Car Services	N		
Heavy Vehicle and Trailer	N		
Sales	1 1		

Use	Status	Limitations & Qualifications
Heavy Vehicle and Trailer		Zimitations a Quantications
Service and Storage	N	
Recreation, Entertainment, and	Cultural S	Services and Facilities
Commercial Entertainment –	С	Membership sports and recreation clubs.
Indoor	N	All other Commercial Entertainment – Indoor.
Commercial Entertainment –	С	Membership sports and recreation clubs.
Outdoor	N	All other Commercial Entertainment – Outdoor.
Major Event Entertainment	N	
Recreational and Cultural	P	Libraries.
Community Services	N	All other Recreation and Cultural Community Service
· ·	N	Arboreta and botanical gardens.
Parks and Open Space	P	All other Parks and Open Space.
Non-Profit Membership Assembly	N	The other runns and open space.
Religious Assembly	S	Religious Assembly, subject to SRC 700.050.
Health Services		
Medical Centers/Hospitals	N	
Outpatient Medical Services		
and Laboratories	N	
Educational Services		
	P	Child day care home.
Day Care	C	Child day care center.
	N	All other Day Care.
Basic Education	N	
Post-Secondary and Adult Education	N	
Civic Services		
Governmental Services	N	
Social Services	N	
Governmental Maintenance	N	
Services and Construction		
Public Safety		The full and a Paragraph Committee of interesting
	N	The following Emergency Services activities: • Ambulance stations.
Emergency Services	N	Ambulance stations.Ambulance service facilities.
<u> </u>	P	All other Emergency Services.
Detention Facilities	N	The once Emergency Services.
Military Installations	N	
Funeral and Related Services		<u> </u>
Cemeteries	N	
Funeral and Cremation Services	N	
L	ir. Mainte	enance, and Industrial Services

Table 512-1: Uses			
Use	Status	Limitations & Qualifications	
Building and Grounds Services	N.T.		
and Construction Contracting	N		
Cleaning Plants	N		
Industrial Services	N		
Wholesale Sales, Storage, and D	istribution		
General Wholesaling	N		
Heavy Wholesaling	N		
Warehousing and Distribution	N		
Self-Service Storage	N		
Manufacturing			
General Manufacturing	N		
Heavy Manufacturing	N		
Printing	N		
Transportation Facilities			
Aviation Facilities	N		
Passenger Ground	P	Transit stop shelters.	
Transportation Facilities	N	All other Passenger Ground Transportation Facilities.	
Marine Facilities	N		
Utilities			
Basic Utilities	P		
Wireless Communication Facilities	Allowed	Wireless Communication Facilities are allowed, subjec SRC Chapter 703.	
Drinking Water Treatment Facilities	С	•	
Power Generation Facilities	N		
Data Center Facilities	N		
Fuel Dealers	N		
Waste-Related Facilities	N		
Mining and Natural Resource E	Extraction		
Petroleum and Natural Gas			
Production	N		
Surface Mining	N		
Farming, Forestry, and Animal	Services		
=	N	Marijuana Production	
Agriculture	P	All Other Agriculture	
Forestry	P		
Agriculture and Forestry Services	N		
Keeping of Livestock and Other Animals	N		
Animal Services	N		
Other Uses			
Temporary Uses	P	Christmas tree sales, subject to SRC 701.015.	
Home Occupations	S	Home Occupations, subject to SRC 700.020.	

1	Table 512-1: Uses			
2	Use	Status	Limitations & Qualifications	
3			Guest houses and guest quarters are permitted as an	
4	Guest Houses and Guest Quarters	P	accessory use to Single Family, provided such houses and quarters are dependent upon the main building for either	
5			kitchen or bathroom facilities, or both, and are used for temporary lodging and not as a place of residence.	
6	Taking of Borders or Leasing of		Taking of boarders or leasing of rooms by a resident family is permitted as an accessory use to Household	
7	Rooms by a Resident Family	Р	Living, provided the total number of boarders and roomers does not exceed two in any dwelling unit.	
8	Storage of Commercial Vehicle as an Accessory Use to	Р	Storage of a commercial vehicle as an accessory use to Household Living is permitted, provided no more than	
	Household Living	•	one commercial vehicle is stored per dwelling unit.	
10 11	Historic Resource Adaptive Reuse pursuant to SRC Chapter 230	Allowed	Historic Resource Adaptive Reuse pursuant to SRC Chapter 230 is allowed, subject to SRC 230.085.	
12	Accessory Dwelling Units	<u>S</u>	Accessory Dwelling Units, subject to SRC 700.006.	

Section 7. SRC 512.015 is amended to read as follows:

512.015. Development Standards. Development within the RD zone must comply with the development standards set forth in this section.

(a) Lot Standards. Lots within the RD zone shall conform to the standards set forth in Table 512-2.

TABLE 512-2 LOT STANDARDS

Table 512-2: Lot Standards					
Requirement	Standard	Limitations & Qualifications			
LOT AREA					
Single Family	Min. 4,000 sq. ft.				
Two Family	Min. 7,000 sq. ft.	Two Family activities constructed on lots less than 7,000 square feet prior to February 1, 2007 shall be considered conforming with respect to lot area and may be continued so long as they remain otherwise lawful.			
All Other Uses	Min. 6,000 sq. ft.				
LOT WIDTH					
All Uses	Min. 40 ft.				
LOT DEPTH					
Single Family and Two Family	Min. 70 ft.				
	Min. 120 ft.	Applicable to double frontage lots.			
	Max. 300% of				
	average lot width				
All Other Uses	Min. 80 ft.				

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Table 512-2: Lot Standards				
Requirement	Standard	Limitations & Qualifications		
	Min. 120 ft.	Applicable to double frontage lots.		
	Max. 300% of			
	average lot width			
STREET FRONTAGE				
	Min. 40 ft.			
Single Family	Min. 30 ft.	Applicable to lots fronting on the turnaround of a cul-de-sac street or the outside curve of a curved street having a radius of 200 feet or less and a direction change of 60 degrees or more. In no case shall the lot width be less than 40 ft. at the front building setback line.		
All Other Uses	Min. 40 ft.	Č		

(b) Setbacks. Setbacks within the RD zone shall be provided as set forth in Table 512-3.

TABLE 512-3 SETBACKS

SEIBACKS					
Table 512-3: Setbacks					
Requirement	Standard	Limitations & Qualifications			
ABUTTING STREET					
Buildings					
All Uses	Min. 12 ft.				
All Uses	Min. 20 ft.	Applicable along collector or arterial streets.			
Accessory Structures					
	None	Applicable to accessory structures not more than 4 ft. in height.			
Accessory to All Uses	Min. 12 ft.	Applicable to accessory structures greater than 4 ft. in height			
	Min. 20 ft.	Applicable to accessory structures greater than 4 ft. in height, when located in a yard adjacent to a collector or arterial street.			
INTERIOR FRONT					
Buildings					
All Uses	Min. 12 ft.				
Accessory Structures					
Accessory to All Uses	None	Applicable to accessory structures not more than 4 ft. in height.			
	Min. 12 ft.	Applicable to accessory structures greater than 4 ft. in height			
INTERIOR SIDE					
Buildings					

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Table 512-3: Setbacks				
Requirement	Standard	Limitations & Qualifications		
	Min. 5 ft.	Applicable to new buildings, other than zero side yard dwellings and townhouses.		
Single Family	Min. 3 ft.	Applicable to existing buildings, other than zero side yard dwellings and townhouses.		
	Per SRC 700.080	Applicable to townhouses.		
	Per SRC 700.090	Applicable to zero side yard dwellings.		
Two Family	Min. 5 ft.			
	Min. 5 ft.	Applicable to new buildings not more than 35 ft. in height.		
All Other Uses	Min. 5 ft., plus one foot for each one-foot of height over 35 ft., but need not exceed 20 ft. in depth.	Applicable to new buildings greater than 35 ft. in height.		
Accessory Structures	1			
Accessory to All Uses	None	Applicable to accessory structures having at least one wall which is an integral part of a fence.		
,	Min. 5 ft.	Applicable to all other accessory structures.		
INTERIOR REAR				
Buildings	Γ			
	Min. 14 ft.	Applicable to any portion of a building not more than one-story in height.		
All Uses	Min. 20 ft.	Applicable to any portion of a building greater than one-story in height.		
Accessory Structures				
	None	Applicable to accessory structures not more than 9 ft. in height.		
Accessory to All Uses	Min. one foot for each one- foot of height over 9 feet.	Applicable to accessory structures greater than 9 ft. in height.		
	Min. 1 ft.	Applicable to accessory structures adjacent to an alley, unless a greater setback is required based on the height of the accessory structure.		

shall conform to the lot coverage and height standards set forth in Table 512-4.

(c) Lot Coverage; Height. Buildings and accessory structures within the RD zone

Table 512-4: Lot Coverage; Height								
Requirement Standard Limitations & Qualifications								
LOT COVERAGE								
Buildings and Accessory Struc	tures							
Single Family and Two Family	Max. 60%							
All Other Uses	Max. 35%							
REAR YARD COVERAGE								
Buildings								
All Uses	N/A							
Accessory Structures								
Accessory to Single Family and Two Family	Max. 25%							
Accessory to All Other Uses No Max.								
HEIGHT								
Buildings								
	Max. 35 ft.	Applicable to new buildings.						
Single Family and Two	Max. 28 ft. or							
Family	existing building	Applicable to existing buildings.						
1 annry	height, whichever	Applicable to existing buildings.						
	is greater							
All Other Uses	Max. 50 ft.							
Accessory Structures	.							
Accessory to All Uses	Max. 15 ft.							

(d) Maximum Square Footage for All Accessory Structures. In addition to the maximum coverage requirements established in Table 512-4, accessory structures to Single Family and Two Family uses shall be limited to the maximum aggregate total square footage set forth in Table 512-5.

TABLE 512-5 MAXIMUM SQUARE FOOTAGE FOR ALL ACCESSORY STRUCTURES

Table 512-5: Maximum Square Footage for All Accessory Structures		
Main Building Gross Area Maximum Total Square Footage for All Accessory Structures		
1,200 square feet or less.	600 sq. ft.	

Table 512-5: Maximum Square Footage for All Accessory Structures		
Main Building Gross Area	Maximum Total Square Footage for All Accessory Structures	
Greater than 1,200 square feet.	1,000 sq. ft. or 50% of main building gross area, whichever is less.	

(e) Garages Required.

- (1) Except as otherwise provided in SRC 700.025 for manufactured homes on individual lots, each dwelling constructed after February 8, 2006 within the RD zone shall have, at the time of original construction, a garage that is constructed of like materials and color as the dwelling. The garage may be attached to, or detached from, the dwelling. Nothing in this paragraph shall prevent subsequent removal or conversion of the garage, so long as the minimum number of required off-street parking spaces is maintained.
- (2) Exception to this standard may be made if, at the time of building permit review, the applicant can show that the construction of the dwelling is being provided by a not-for-profit organization to families at or below the City's 60 percent median income level, as defined by the U.S. Department of Housing and Urban Development; and provision is made for a minimum of 480 cubic feet of onsite storage within a portion of the dwelling unit, or within a detached accessory structure. Such exemption shall only be made for those dwellings built on lots created through a subdivision.

Section 8. SRC 513.005 is amended to read as follows:

513.005. Uses. The permitted (P), special (S), conditional (C), and prohibited (N) uses in the RM-I zone are set forth in Table 513-1.

TABLE 513-1

USES

Table 513-1: Uses			
Use Status Limitations & Qualifications			
Household Living			

	1	Table 513-1: Uses
Use	Status	Limitations & Qualifications
Single Family	P	 The following Single Family activities are permitted: Single family detached dwelling. Townhouse. Residential Home, as defined under ORS 197.660. Manufactured dwelling park, subject to SRC Chapte 235.
	S	The following Single Family activities: Manufactured home, subject to SRC 700.025. Zero side yard dwelling, subject to SRC 700.090.
Two Family	N P	All other Single Family.
Two Family Multiple Family	P	
Group Living	l P	
Group Living	P	Doom and Doord conving 5 or favor parsons
Room and Board	C	Room and Board serving 5 or fewer persons. Room and Board serving 6 to 10 persons.
Room and Board	N	All other Room and Board.
Residential Care	P	All other Room and Board.
Nursing Care	S	Nursing Care, subject to SRC 700.040.
Lodging Care	<u> </u>	Nuising Care, subject to SRC 700.040.
Short-Term Commercial	D	Bed and Breakfast.
Lodging Lodging	P N	All other Short-Term Commercial Lodging.
Long-Term Commercial Lodging	N	All other Short-Term Commercial Loughig.
Loughig	С	Non-Profit Shelters serving up to 10 persons.
Non-Profit Shelters	N	All other Non-Profit Shelters.
Retail Sales and Service		
Eating and Drinking Establishments	N	
Retail Sales	N	
Personal Services	N	
Postal Services and Retail Financial Services	N	
Business and Professional Service	1	
Office	N	
Audio/Visual Media Production	N	
Laboratory Research and Testing	N	
Motor Vehicle, Trailer, and M	anufactured	Dwelling Sales and Services
Motor Vehicle and Manufactured Dwelling and Trailer Sales	N	
Motor Vehicle Services	N	+

1		Т	Table 513-1: Uses
2	Use	Status	Limitations & Qualifications
3 4 5	Commercial Parking	P	Commercial Parking, when located on a lot whose side abuts property, other than a street or alley, within a commercial or industrial zone, and the lot is located entirely within 165 feet of the abutting commercial or industrial zone.
6		N	All other Commercial Parking.
7 8	Park-and-Ride Facilities	P	Park-and Ride Facilities, when located on a lot whose side abuts property, other than a street or alley, within a commercial or industrial zone, and the lot is located entirely within 165 feet of the abutting commercial or industrial zone.
9		N	All other Park-and-Ride Facilities.
10	Taxicabs and Car Services	N	All other rank-and-rade racinges.
11	Heavy Vehicle and Trailer Sales	N	
12 13	Heavy Vehicle and Trailer Service and Storage	N	
	Recreation, Entertainment, and	d Cultural S	Services and Facilities
14	Commercial Entertainment –	С	Membership sports and recreation clubs.
15	Indoor	N	All other Commercial Entertainment – Indoor.
1.0	Commercial Entertainment –	С	Membership sports and recreation clubs.
16	Outdoor	N	All other Commercial Entertainment – Outdoor.
17	Major Event Entertainment	N	
18	Recreational and Cultural	P	Libraries.
	Community Services	С	All other Recreation and Cultural Community Services.
19	Parks and Open Space	С	Arboreta and botanical gardens.
20	• •	P	All other Parks and Open Space.
21	Non-Profit Membership Assembly	N	
	Religious Assembly	S	Religious Assembly, subject to SRC 700.050.
22	Health Services		
23	Medical Centers/Hospitals	N	
24	Outpatient Medical Services and Laboratories	N	
25	Educational Services		
26		P	The following Day Care activities: Child day care home.
272829	Day Care	С	 Adult day care home. The following Day care activities: Child day care center. Adult day care center.
∠ 7	D : E1 ::	N	All other Day Care.
30	Basic Education	S	Basic Education, subject to SRC 700.010.

1		Т	able 513-1: Uses
2	Use	Status	Limitations & Qualifications
3	Post-Secondary and Adult Education	N	
4	Civic Services		
5	Governmental Services	N	
	Social Services	N	
6 7	Governmental Maintenance Services and Construction	N	
/	Public Safety		
8 9	Emergency Services	N	The following Emergency Services activities: Ambulance stations. Ambulance service facilities.
10		P	All other Emergency Services.
	Detention Facilities	N	
11	Military Installations	N	
12	Funeral and Related Services		
	Cemeteries	N	
13	Funeral and Cremation Services	N	
14	Construction Contracting, Repa		nance, and Industrial Services
15	General Repair Services Building and Grounds Services	N N	
16	and Construction Contracting		
10	Cleaning Plants	N	
17	Industrial Services	N	
18	Wholesale Sales, Storage, and D		
10	General Wholesaling Heavy Wholesaling	N N	
19	Warehousing and Distribution	N	
20	Self-Service Storage	N	
20	Manufacturing	11	
21	General Manufacturing	N	
22	Heavy Manufacturing	N	
23	Printing	N	
24	Transportation Facilities		
	Aviation Facilities	N	
25	Passenger Ground	P	Transit stop shelters.
26	Transportation Facilities	N	All other Passenger Ground Transportation Facilities.
	Marine Facilities	N	
27	Utilities		
28	Basic Utilities Wireless Communication	P	Wireless Communication Facilities are allowed, subject to
29	Facilities	Allowed	SRC Chapter 703.
30	Drinking Water Treatment Facilities	C	
	Power Generation Facilities	N	

1		Т	able 513-1: Uses
2	Use	Status	Limitations & Qualifications
3	Data Center Facilities	N	
3	Fuel Dealers	N	
4	Waste-Related Facilities	N	
5	Mining and Natural Resource Extraction		
6	Petroleum and Natural Gas Production	N	
_	Surface Mining	N	
7	Farming, Forestry, and Animal	Services	
8	Agriculture	N	
	Forestry	N	
9	Agriculture and Forestry Services	N	
11	Keeping of Livestock and Other Animals	N	
10	Animal Services	N	
12	Other Uses		
131415	Temporary Uses	P	The following Temporary Uses: Christmas tree sales, subject to SRC 701.015. Residential sales/development office, subject to SRC 701.030.
13	Home Occupations	S	Home Occupations, subject to SRC 700.020.
161718	Taking of Borders or Leasing of Rooms by a Resident Family	Р	Taking of boarders or leasing of rooms by a resident family is permitted as an accessory use to Household Living, provided the total number of boarders and roomers does not exceed two in any dwelling unit.
19 20	Historic Resource Adaptive Reuse pursuant to SRC Chapter 230	Allowed	Historic Resource Adaptive Reuse pursuant to SRC Chapter 230 is allowed, subject to SRC 230.085.
_0	Accessory Dwelling Units	<u>S</u>	Accessory Dwelling Units, subject to SRC 700.006.

21 **Section 9.** SRC 514.005 is amended to read as follows:

22 | **514.005.** Uses. The permitted (P), special (S), conditional (C), and prohibited (N) uses in the

23 RM-II zone are set forth in Table 514-1.

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TABLE 514-1

USES

Table 514-1: Uses			
Use Status Limitations & Qualifications			
Household Living			

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1		Т	able 514-1: Uses
2	Use	Status	Limitations & Qualifications
3 4 5 6 7 8	Single Family	P	 The following Single Family activities: Replacement of existing single family detached dwelling. New single family detached dwelling on a non-conforming lot of record less than 6,000 square feet in area. Townhouse. Residential Home, as defined under ORS 197.660. Manufactured dwelling park, subject to SRC Chapter 235.
9 10 11		S	 The following Single Family activities: Replacement of existing manufactured home, subject to SRC 700.025. Zero side yard dwelling, subject to SRC 700.090.
12		N	All other Single Family.
13	Two Family	P	
	Multiple Family	P	
14	Group Living		D 1D 1 : 5 6
15	D 1 D 1	P C	Room and Board serving 5 or fewer persons.
1.0	Room and Board	N	Room and Board serving 6 to 10 persons. All other Room and Board.
16	Residential Care	P	All other Room and Board.
17 18	Nursing Care	S	Nursing Care, subject to SRC 700.040.
19	Lodging		
20	Short-Term Commercial	P	Bed and Breakfast.
20	Lodging	N	All other Short-Term Commercial Lodging.
21 22	Long-Term Commercial Lodging	N	
<i>44</i>		P	Non-Profit Shelters serving 5 or fewer persons.
23	Non-Profit Shelters	С	Non-Profit Shelters serving 6 to 10 persons.
24		N	All other Non-Profit Shelters.
	Retail Sales and Service		
25 26	Eating and Drinking Establishments	N	
26	Retail Sales	N	
27 28	Personal Services	C	The following Personal Services activities: Beauty salons. Barber shops.
29	Doctal Complete and Detail	N	All Other Personal Services
30	Postal Services and Retail Financial Services	N	
	Business and Professional Serv	vices	

1		1	Table 514-1: Uses
2	Use	Status	Limitations & Qualifications
3	Office	N	
4	Audio/Visual Media Production	N	
5	Laboratory Research and Testing	N	
6	Motor Vehicle, Trailer, and Ma	nufactured	Dwelling Sales and Services
7	Motor Vehicle and		
8	Manufactured Dwelling and Trailer Sales	N	
9	Motor Vehicle Services	N	
10 11	Commercial Parking	P	Commercial Parking, when located on a lot whose side abuts property, other than a street or alley, within a commercial or industrial zone, and the lot is located entirely within 165 feet of the abutting commercial or industrial zone.
12		N	All other Commercial Parking.
13			Park-and Ride Facilities, when located on a lot whose side abuts property, other than a street or alley, within a
1415	Park-and-Ride Facilities	P	commercial or industrial zone, and the lot is located entirely within 165 feet of the abutting commercial or industrial zone.
16		N	All other Park-and-Ride Facilities.
	Taxicabs and Car Services	N	
17 18	Heavy Vehicle and Trailer Sales	N	
19	Heavy Vehicle and Trailer Service and Storage	N	
20	Recreation, Entertainment, and	l Cultural S	Services and Facilities
21	Commercial Entertainment –	С	Membership sports and recreation clubs.
22	Indoor	N	All other Commercial Entertainment – Indoor.
	Commercial Entertainment –	S	Golf courses, subject to SRC 700.015.
23	Outdoor	С	Membership sports and recreation clubs.
24	Guidooi	N	All other Commercial Entertainment – Outdoor.
	Major Event Entertainment	N	
25	Recreational and Cultural	P	Libraries.
26	Community Services	C	All other Recreation and Cultural Community Services.
27	Parks and Open Space	C	Arboreta and botanical gardens.
27		P	All other Parks and Open Space.
28	Non-Profit Membership Assembly	С	
29	Religious Assembly	S	Religious Assembly, subject to SRC 700.050.
30	Health Services	_	
	Medical Centers/Hospitals	N	

1		T	able 514-1: Uses	
2	Use	Status	Limitations & Qualifications	
3	Outpatient Medical Services	N		
J	and Laboratories	N		
4	Educational Services			
5		_	The following Day Care activities:	
		P	• Child day care home.	
6	Description		Adult day care home. The full price Day Green dividing.	
7	Day Care	С	The following Day Care activities: Child day care center.	
		C	Adult day care center.	
8		N	All other Day Care.	
9	Basic Education	S	Basic Education, subject to SRC 700.010.	
1.0	Post-Secondary and Adult			
10	Education	N		
11	Civic Services			
10	Governmental Services	N		
12	Social Services	N		
13	Governmental Maintenance	N		
1.4	Services and Construction	11		
14	Public Safety			
15	Emergency Services	N	Ambulance service facilities.	
16		P	All other Emergency Services.	
10	Detention Facilities	N		
17	Military Installations Funeral and Related Services	N		
18	Cemeteries	N		
	Cemeteries	N	Crematories.	
19		11	Crematories.	
20	Funeral and Cremation Services	С	All other Funeral and Cremation Services.	
21	Construction Contracting, Repa	ir, Mainte	nance, and Industrial Services	
22	General Repair Services	N		
	Building and Grounds Services	N		
23	and Construction Contracting			
24	Cleaning Plants	N		
	Industrial Services Wholesale Sales, Storage, and D	N Natribution		
25	General Wholesaling	N		
26	Heavy Wholesaling	N		
27	Warehousing and Distribution	N		
27	Self-Service Storage	N		
28	Manufacturing	· · · · · · · · · · · · · · · · · · ·		
29	General Manufacturing	N		
<i>49</i>	Heavy Manufacturing	N		
30	Printing	N		
	Transportation Facilities			

1	Table 514-1: Uses		
2	Use	Status	Limitations & Qualifications
3	Aviation Facilities	N	
5	Passenger Ground	P	Transit stop shelters.
4	Transportation Facilities	N	All other Passenger Ground Transportation Facilities.
5	Marine Facilities	N	
3	Utilities		
6	Basic Utilities	P	
7	Wireless Communication Facilities	Allowed	Wireless Communication Facilities are allowed, subject to SRC Chapter 703.
8	Drinking Water Treatment Facilities	С	
9	Power Generation Facilities	N	
0	Data Center Facilities	N	
U	Fuel Dealers	N	
1	Waste-Related Facilities	N	
2	Mining and Natural Resource E	Extraction	
3	Petroleum and Natural Gas Production	N	
	Surface Mining	N	
4	Farming, Forestry, and Animal	Services	
5	A 14	N	Marijuana Production
	Agriculture	P	All other Agriculture
6	Forestry	P	
7	Agriculture and Forestry Services	N	
8	Keeping of Livestock and Other Animals	N	
19	Animal Services	N	
20	Other Uses	- '	
.0	Temporary Uses	P	Christmas tree sales, subject to SRC 701.015.
21	Home Occupations	S	Home Occupations are allowed subject to SRC 700.020.
22 23	Guest Houses and Guest Quarters	Р	Guest houses and guest quarters are permitted as an accessory use to Single Family, provided such houses and quarters are dependent upon the main building for either kitchen or bathroom facilities, or both, and are used for
24 25 26	Taking of Borders or Leasing of Rooms by Resident Family	P	temporary lodging and not as a place of residence. The taking of boarders or leasing of rooms by a resident family is permitted as an accessory use to Household Living, provided the total number of boarders and roomers
27	Storage of Commercial Vehicle		does not exceed two in any dwelling unit. Storage of a commercial vehicle as an accessory use to
28 29	as an Accessory Use to Household Living	Р	Household Living is permitted, provided no more than one commercial vehicle is stored per dwelling unit.
80	Historic Resource Adaptive Reuse pursuant to SRC Chapter 230	Allowed	Historic Resource Adaptive Reuse pursuant to SRC Chapter 230 is allowed, subject to SRC 230.085.

Table 514-1: Uses		
Use	Status	Limitations & Qualifications
Accessory Dwelling Units	<u>S</u>	Accessory Dwelling Units, subject to SRC 700.006.

Section 10. SRC 515.005 is amended to read as follows:

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515.005. Uses. The permitted (P), special (S), conditional (C), and prohibited (N) uses in the RH zone are set forth in Table 515-1.

TABLE 515-1

USES

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9	Table 515-1: Uses		
	Use	Status	Limitations & Qualifications
.0	Household Living		
11			The following Single Family activities:
2		P	 Replacement of single family detached dwelling existing on October 23, 2013.
.3	Single Family		 Residential Home, as defined under ORS 197.660. New single family detached dwelling, other than the
4		С	replacement of a single family detached dwelling existing on October 23, 2013.
5		N	All other Single Family.
16	Two Family	P	in one ongo i umij.
·	Multiple Family	P	
7	Group Living		
18		P	Room and Board serving 5 or fewer persons.
	Room and Board	С	Room and Board serving 6 to 10 persons.
9		N	All other Room and Board.
20	Residential Care	P	
	Nursing Care	S	Nursing Care, subject to SRC 700.040.
21	Lodging		
22	Short-Term Commercial	P	Bed and Breakfast.
	Lodging	N	All other Short-Term Commercial Lodging.
3	Long-Term Commercial Lodging	P	
	-	P	Non-Profit Shelters serving 5 or fewer persons.
25		С	Non-Profit Shelters serving 6 to 10 persons.
6	Non-Profit Shelters	NI	All other Non-Profit Shelters.
27		N	
28	Retail Sales and Service		
29	Eating and Drinking Establishments	N	
30	Retail Sales	N	

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		able 515-1: Uses
Use	Status	Limitations & Qualifications
Personal Services	С	The following Personal Services activities: Beauty salons. Barber shops.
	N	All Other Personal Services
Postal Services and Retail		741 Other reisonal Services
Financial Services	N	
Business and Professional Serv	vices	
Office	N	
Audio/Visual Media Production	N	
Laboratory Research and Testing	N	
Motor Vehicle, Trailer, and M	anufactured	Dwelling Sales and Services
Motor Vehicle and Manufactured Dwelling and Trailer Sales	N	
Motor Vehicle Services	N	
Commercial Parking	P	Commercial Parking, when located on a lot whose side abuts property, other than a street or alley, within a commercial or industrial zone, and the lot is located entirely within 165 feet of the abutting commercial or industrial zone.
	N	All other Commercial Parking.
Park-and-Ride Facilities	P	Park-and Ride Facilities, when located on a lot whose si abuts property, other than a street or alley, within a commercial or industrial zone, and the lot is located entirely within 165 feet of the abutting commercial or industrial zone.
	N	All other Park-and-Ride Facilities.
Taxicabs and Car Services	N	
Heavy Vehicle and Trailer Sales	N	
Heavy Vehicle and Trailer Service and Storage	N	
Recreation, Entertainment, an		
Commercial Entertainment – Indoor	C N	Membership sports and recreation clubs. All other Commercial Entertainment – Indoor.
Commercial Entertainment –	C	Membership sports and recreation clubs.
Outdoor	N	All other Commercial Entertainment – Outdoor.
Major Event Entertainment	N	2 de la commercia de la commencia de la commen
Recreational and Cultural	P	Libraries.
Community Services	C	All other Recreation and Cultural Community Services.
·	C	Arboreta and botanical gardens.
Parks and Open Space	P	All other Parks and Open Space.

1		1	Table 515-1: Uses
2	Use	Status	Limitations & Qualifications
3	Non-Profit Membership Assembly	С	
4	Religious Assembly	S	Religious Assembly is allowed, subject to SRC 700.050.
5	Health Services		
3	Medical Centers/Hospitals	N	
6	Outpatient Medical Services and Laboratories	N	
7	Educational Services		
8 9		P	The following Day Care activities: Child day care home. Adult day care home.
10 11	Day Care	С	The following Day Care activities: Child day care center. Adult day care center.
		N	All other Day Care.
12	Basic Education	S	Basic Education, subject to SRC 700.010.
13	Post-Secondary and Adult Education	N	, ,
14	Civic Services		
15	Governmental Services	N	
1.0	Social Services	N	
16 17	Governmental Maintenance Services and Construction	N	
	Public Safety		
18	Emergency Services	N	Ambulance service facilities.
19		P	All other Emergency Services.
	Detention Facilities	N	
20	Military Installations	N	
21	Funeral and Related Services Cemeteries	N	
	Funeral and Cremation Services	N N	
22	Construction Contracting, Repa		nance, and Industrial Services
23	General Repair Services	N	THE PARTY AND ALL PROPERTY OF THE PARTY OF T
24	Building and Grounds Services and Construction Contracting	N	
25	Cleaning Plants	N	
	Industrial Services	N	
26	Wholesale Sales, Storage, and D	istribution	1
27	General Wholesaling	N	
20	Heavy Wholesaling	N	
28	Warehousing and Distribution	N	
29	Self-Service Storage	N	
30	Manufacturing Congred Manufacturing	NT	
50	General Manufacturing Heavy Manufacturing	N N	
	ricavy ivianuracturing	1/	

1		Т	able 515-1: Uses
2	Use	Status	Limitations & Qualifications
3	Printing	N	
5	Transportation Facilities		
4	Aviation Facilities	N	
5	Passenger Ground	P	Transit stop shelters.
5	Transportation Facilities	N	All other Passenger Ground Transportation Facilities.
6	Marine Facilities	N	
7	Utilities		
	Basic Utilities	P	
8	Wireless Communication Facilities	Allowed	Wireless Communication Facilities are allowed, subject to SRC Chapter 703.
9 10	Drinking Water Treatment Facilities	C	
	Power Generation Facilities	N	
11	Data Center Facilities	N	
12	Fuel Dealers	N	
12	Waste-Related Facilities	N	
13	Mining and Natural Resource E	Extraction	
14	Petroleum and Natural Gas Production	N	
15	Surface Mining	N	
1.	Farming, Forestry, and Animal	Services	
16	Agriculture	N	Marijuana Production
17	_	P	All other Agriculture
1.0	Forestry	P	
18 19	Agriculture and Forestry Services	N	
20	Keeping of Livestock and Other Animals	N	
	Animal Services	N	
21	Other Uses		
22 23	Temporary Uses	P	 The following Temporary Uses: Christmas tree sales, subject to SRC 701.015. Residential sales/development office, subject to SRC 701.030.
24	Home Occupations	S	Home Occupations, subject to SRC 700.020.
25 26 27	Guest Houses and Guest Quarters	P	Guest houses and guest quarters are permitted as an accessory use to Single Family, provided such houses and quarters are dependent upon the main building for either kitchen or bathroom facilities, or both, and are used for temporary lodging and not as a place of residence.
28 29 30	Taking of Borders or Leasing of Rooms by a Resident Family	P	The taking of boarders or leasing of rooms by a resident family is permitted as an accessory use to Household Living, provided the total number of boarders and roomers does not exceed two in any dwelling unit.

	Table 515-1: Uses			
)	Use	Status	Limitations & Qualifications	
} -	Storage of Commercial Vehicle as an Accessory Use to Household Living	Р	Storage of a commercial vehicle as an accessory use to Household Living is permitted, provided no more than one commercial vehicle is stored per dwelling unit.	
,	Non-Residential Uses in a Mixed-Use Project	S	Non-Residential Uses in a Mixed-Use Project, subject to SRC 700.035.	
,	Historic Resource Adaptive Reuse pursuant to SRC Chapter 230	Allowed	Historic Resource Adaptive Reuse pursuant SRC Chapter 230 is allowed, subject to SRC 230.085.	
	Accessory Dwelling Units	<u>S</u>	Accessory Dwelling Units, subject to SRC 700.006.	

Section 11. SRC 521.005 is amended to read as follows:

521.005. Uses. The permitted (P), special (S), conditional (C), and prohibited (N) uses in the CO zone are set forth in Table 521-1.

TABLE 521-1

USES

Table 521-1: Uses			
Use	Status	Limitations & Qualifications	
Household Living	_		
Circle Francisco	P	 The following Single Family activities: Single family detached dwelling. One dwelling unit for each business use on a lot. Residential Home, as defined under ORS 197.660. 	
Single Family	S	The following Single Family activities: Townhouse, subject to SRC 700.080. Zero side yard dwelling, subject to SRC 700.090.	
	N	All other Single Family.	
Torre Fermiles	P	Duplex.	
Two Family	N	All other Two Family.	
Multiple Family	P		
Group Living			
	P	Room and Board serving 5 or fewer persons.	
Room and Board	C	Room and Board serving 6 to 75 persons.	
	N	All other Room and Board	
Residential Care	P		
Nursing Care	S	Nursing Care, subject to SRC 700.040.	
Lodging			
Short-Term Commercial	P	Bed and breakfast establishments.	
Lodging	N	All other Short-Term Commercial Lodging.	
Long-Term Commercial Lodging	P		
Non-Profit Shelters	P	Non-Profit Shelters serving 5 or fewer persons.	

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Use	Status	Limitations & Qualifications
	C	Non-Profit Shelters serving 6 to 75 persons.
	N	All other Non-Profit Shelters.
Retail Sales and Service		
24042		Eating places, located within buildings devoted principally
Eating and Drinking	P	to uses otherwise permitted in the CO Zone, provided that not more than 25 percent of the floor area of a one-story
Establishments		building, and not more than 50 percent of the floor area of two or more story building, is occupied by the eating place
	N	All other Eating and Drinking Establishments.
		The following Retail Sales activities:
		News dealers and newsstands.
Retail Sales	P	■ Caterers.
Return Sures		• Retail sales of agricultural products, when the sales
		area does not exceed 1,000 square feet in size.
	N	All other Retail Sales.
		The following Personal Services activities are permitted:
Dancard Camicas	P	Beauty salons.
Personal Services		Barber shops.
_	N	 Photographic portrait studios. All other Personal Services.
Postal Services and Retail		All other Personal Services.
Financial Services	P	
Business and Professional Service	ees	
Office	P	
Audio/Visual Media Production	С	
Laboratory Research and Testing	P	
Motor Vehicle, Trailer, and Man	nufactured	Dwelling Sales and Service
Motor Vehicle and Manufactured Dwelling and	N	
Trailer Sales		
Motor Vehicle Services	N	
Commercial Parking	P	Commercial Parking is permitted, unless noted below.
	N	Parking structures.
Park-and-Ride Facilities	P	Park-and-Ride Facilities are permitted, unless noted below
Towingha and Can Samina	N	Parking structures.
Taxicabs and Car Services Havy Vahiala and Trailer Salas	N	
Heavy Vehicle and Trailer Sales Heavy Vehicle and Trailer	N	
Service and Storage	N	
Recreation, Entertainment, and	G 1. 1.	

1		1	Table 521-1: Uses	
2	Use	Status	Limitations & Qualifications	
3	Commercial Entertainment – Indoor	P	Dance studios, dance schools, yoga studios, karate instruction, and other similar physical fitness instructional activities are permitted, provided that the total building floor area of the use does not exceed 2,500 square feet.	
5		N	All other Commercial Entertainment – Indoor.	
6	Commercial Entertainment –	S	Golf courses, subject to SRC 700.015.	
_	Outdoor	N	All other Commercial Entertainment – Outdoor.	
7	Major Event Entertainment	N		
8	Recreational and Cultural	S	Golf courses, subject to SRC 700.015.	
_	Community Services	P	All other Recreational and Cultural Community Services.	
9	Parks and Open Space	P		
10	Non-Profit Membership Assembly	P		
11	Religious Assembly	S	Religious Assembly, subject to SRC 700.050.	
10	Health Services			
12	Medical Centers/Hospitals	N		
13	Outpatient Medical Services and Laboratories	P		
14	Education Services			
15	Day Care	P		
1.0	Basic Education	P		
16 17	Post-Secondary and Adult Education	N		
-	Civic Services			
18	Governmental Services	P		
19	Social Services	P		
20	Governmental Maintenance Services and Construction	N		
	Public Safety			
21	Emergency Services	P		
22	Detention Facilities	N		
	Military Installations	P		
23	Funeral and Related Services			
24	Cemeteries	N		
	Funeral and Cremation Services	P		
25	Construction Contracting, Repair, Maintenance, and Industrial Services			
26	General Repair Services	N		
27	Building and Grounds Services and Construction Contracting	N		
28	Cleaning Plants	N		
	Industrial Services	N		
29	Wholesale Sales, Storage, and D	istribution		
30	General Wholesaling	N		
	Heavy Wholesaling	N		

	<u>'</u>	Table 521-1: Uses
Use	Status	Limitations & Qualifications
Warehousing and Distribution	N	
Self-Service Storage	N	
Manufacturing		
General Manufacturing	N	
Heavy Manufacturing	N	
Printing	N	
Transportation Facilities		
Aviation Facilities	N	
Passenger Ground	P	Transit stop shelters.
Transportation Facilities	N	All other Passenger Ground Transportation Facilities
Marine Facilities	N	
Utilities		
Basic Utilities	С	Reservoirs; water storage facilities.
	P	All other Basic Utilities.
Wireless Communication	Allowed	Wireless Communication Facilities are allowed, subject t
Facilities	Allowed	SRC Chapter 703.
Drinking Water Treatment Facilities	C	
Power Generation Facilities	С	
Data Center Facilities	N	
Fuel Dealers	N	
Waste-Related Facilities	N	
Mining and Natural Resource E		
Petroleum and Natural Gas		
Production	N	
Surface Mining	N	
Farming, Forestry, and Animal	Services	
<u>.</u>	N	Marijuana Production
Agriculture	P	All other Agriculture
Forestry	P	
Agriculture and Forestry	С	
Services		
Keeping of Livestock and Other Animals	N	
	S	Small animal veterinary services, subject to SRC 700.070.
Animal Services	N	All other Animals Services.
Other Uses		
Temporary Uses	P	Christmas tree sales, subject to SRC 701.015.
Home Occupations	S	Home Occupations, subject to SRC 700.020.
Guest Houses and Guest Quarters	Р	Guest houses and guest quarters are permitted as an accessory use to Single Family, provided such houses and quarters are dependent upon the main building for either kitchen or bathroom facilities, or both, and are used for temporary lodging and not as a place of residence.

Table 521-1: Uses			
Use	Status	Limitations & Qualifications	
Taking of Borders or Leasing of Rooms by Resident Family	P	Taking of boarders or leasing of rooms by a resident family is permitted as an accessory use to Household Living, provided the total number of boarders and roomers does not exceed two in any dwelling unit.	
Storage of Commercial Vehicle as an Accessory Use to Household Living	P	Storage of a commercial vehicle as an accessory use to Household Living is permitted, provided no more than one commercial vehicle is stored per dwelling unit.	
Historic Resource Adaptive Reuse pursuant to SRC Chapter 230	Allowed	Historic Resource Adaptive Reuse pursuant to SRC Chapter 230 is allowed, subject to SRC 230.085.	
Accessory Dwelling Units	<u>S</u>	Accessory Dwelling Units, subject to SRC 700.006.	

Section 12. SRC 522.005 is amended to read as follows:

522.005. Uses.

(a) Except as otherwise provided in this section, the permitted (P), special (S), conditional (C), and prohibited (N) uses in the CR zone are set forth in Table 522-1.

TABLE 522-1

USES

Table 522-1: Uses			
Use	Status	Limitations & Qualifications	
Household Living			
	P	Residential Home, as defined under ORS 197.660, within an existing single family dwelling allowed as a continued use pursuant to SRC 522.005(b).	
Single Family	S	Secondary Dwellings and Guest Rooms, subject to SRC 700.065.	
	N	All other Single Family.	
Two Family	N		
Multiple Family	C		
Group Living			
	P	Room and Board serving 5 or fewer persons.	
Room and Board	С	Room and Board serving 6 to 75 persons.	
	N	All other Room and Board.	
Residential Care	P		
Nursing Care	P		
Lodging			
Short-Term Commercial Lodging	P		
Long-Term Commercial Lodging	С		
Non-Profit Shelters	P	Non-Profit Shelters serving 5 or fewer persons.	
140II-1 1011t SHEILEIS	C	Non-Profit Shelters serving 6 to 75 persons.	

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Table 522-1: Uses			
Use	Status	Limitations & Qualifications	
	N	All other Non-Profit Shelters.	
Retail Sales and Service			
Eating and Drinking	P		
Establishments	-		
	NT	Used merchandise stores, where sales and storage of	
Retail Sales	N	merchandise and equipment is not conducted entirely within a building.	
	P	All other Retail Sales.	
Personal Services	P	711 Other Retail States.	
Postal Services and Retail	n		
Financial Services	P		
Business and Professional Servi	ices		
Office	P		
Audio/Visual Media Production	P		
Laboratory Research and Testing	P		
Motor Vehicle, Trailer, and Ma	nufactured	Dwelling Sales and Service	
Motor Vehicle and			
Manufactured Dwelling and	C		
Trailer Sales	P	Gasoline service stations.	
Motor Vehicle Services	C	All other Motor Vehicle Services	
Commercial Parking	P	All other wotor vehicle services	
Park-and-Ride Facilities	P		
Taxicabs and Car Services	P		
	С	Truck rental and leasing.	
Heavy Vehicle and Trailer Sales	N	All other Heavy Vehicle and Trailer Sales.	
	P	Truck stops.	
		The following Heavy Vehicle and Trailer Service and	
Heavy Vehicle and Trailer	С	Storage activities:	
Service and Storage	C	 Heavy vehicle and equipment operation instruction. 	
		 Tire retreading and tire repair shops. 	
	N	All other Heavy Vehicle and Trailer Service and Storage.	
Recreation, Entertainment, and	Cultural S	Services and Facilities	
Commercial Entertainment –	C	Nightclubs, located within 200 feet of a residential zone.	
Indoor	P	All other Commercial Entertainment – Indoor.	
	C	Privately owned camps, campgrounds, and recreational	
		vehicle parks.	
Commercial Entertainment –		The following Commercial Entertainment – Outdoor	
Outdoor	N	activities: Amusement parks.	
		 Amusement parks. Drive-in movie theaters.	
	P	All other Commercial Entertainment – Outdoor.	
Major Event Entertainment	C		

	T	able 522-1: Uses
Use	Status	Limitations & Qualifications
Recreational and Cultural		
Community Services	P	
Parks and Open Space	P	
Non-Profit Membership Assembly	P	
Religious Assembly	P	
Health Services		
Medical Centers/Hospitals	N	
Outpatient Medical Services and Laboratories	P	
Education Services		
Day Care	P	
Basic Education	P	
Post-Secondary and Adult	P	
Education	Г	
Civic Services		
Governmental Services	P	
Social Services	P	
Governmental Maintenance	N	
Services and Construction		
Public Safety		
Emergency Services	P	
Detention Facilities	N	
Military Installations	P	
Funeral and Related Services		
Cemeteries	N	
Funeral and Cremation Services	P	
Construction Contracting, Repa	ir, Mainte	nance, and Industrial Services
General Repair Services	P	
Building and Grounds Services	P	The following Buildings and Grounds Services and Construction Contracting activities: Landscape, lawn, and garden services. Tree and shrub services.
and Construction Contracting	С	Carpet and upholstery cleaning establishments.
	N	All other Building and Grounds Services and Construction
		Contracting.
Cleaning Plants	N	
Industrial Services	P	
Wholesale Sales, Storage, and D	istribution	
General Wholesaling	N	
Heavy Wholesaling	N	
Warehousing and Distribution	C	Distribution centers for online, mail order, and catalog

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Table 522-1: Uses				
Use	Status	Limitations & Qualifications		
	N	All other Warehousing and Distribution.		
Self-Service Storage	N			
Manufacturing				
General Manufacturing	P	General Manufacturing, provided the manufacturing does not exceed 10,000 square feet of total floor area per development site and retail sales of the products manufactured is provided on-site.		
	С	The following General Manufacturing activities, when exceeding 10,000 square feet of total floor area per development site: Industrial and institutional food service contractors. Costume jewelry and precious metals metalsmithing. Sundries and notions. Signs.		
	N	All other General Manufacturing.		
Heavy Manufacturing	N			
Printing	P			
Transportation Facilities				
Aviation Facilities	N			
	P	Transit stop shelters.		
Passenger Ground Transportation Facilities	С	 The following Passenger Ground Transportation Facilities: Local and suburban passenger transportation. Intercity and rural highway passenger transportation within 2,000 feet from the center point of an I-5 interchange and having direct access on to a major arterial. 		
	N	All other Passenger Ground Transportation Facilities.		
Marine Facilities	N			
Utilities				
Basic Utilities	C	Reservoirs; water storage facilities.		
	P	All other Basic Utilities.		
Wireless Communication Facilities	Allowed	Wireless Communication Facilities are allowed, subject to SRC Chapter 703.		
Drinking Water Treatment Facilities	С			
Power Generation Facilities	C			
Data Center Facilities	N			

Table 522-1: Uses				
Use	Status	Limitations & Qualifications		
Fuel Dealers	N			
Waste-Related Facilities	С	The following Waste-Related Facilities are allowed conditionally: Recycling depots. Solid waste transfer stations.		
	N	All other Waste-Related Facilities.		
Mining and Natural Resource I	Extraction			
Petroleum and Natural Gas Production	N			
Surface Mining	N			
Farming, Forestry, and Animal	Services			
A cui cultura	N	Marijuana Production		
Agriculture	P	All other Agriculture		
Forestry	P			
Agriculture and Forestry Services	P			
Keeping of Livestock and Other Animals	N			
A : 10 :	N	New wildlife rehabilitation facility.		
Animal Services	P	All other Animal Services.		
Other Uses	Other Uses			
Temporary Uses	P	The following Temporary Uses: Temporary motor vehicle and recreational vehicle sales, subject to SRC 701.035.		
Home Occupations	S	Home Occupations, subject to SRC 700.020.		
Accessory Dwelling Units	<u>S</u>	Accessory Dwelling Units, subject to SRC 700.006.		

- (b) Continued Uses. Existing single family and two family uses, other than manufactured dwellings, within the CR zone constructed prior to February 1, 1983, but which would otherwise be made non-conforming by this Chapter, are hereby deemed continued uses.
 - (1) Building or structures housing a continued use may be structurally altered or enlarged, or rebuilt following damage or destruction, provided such alteration, enlargement, or rebuilding complies with the standards set forth in SRC 522.010(e).
 - (2) Cease of occupancy of a building or structure for a continued use shall not preclude future use of the building or structure for a residential use; provided,

however, conversion of the building or structure to a non-residential use shall thereafter prevent conversion back to a residential use.

Section 13. SRC 523.005 is amended to read as follows:

523.005. Uses.

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(a) Except as otherwise provided in this section, the permitted (P), special (S), conditional (C), and prohibited (N) uses in the CG zone are set forth in Table 523-1.

TABLE 523-1

USES

9	Table 523-1: Uses			
10	Use	Status	Limitations & Qualifications	
11	Household Living			
12 13	Single Family	Р	Residential Home, as defined under ORS 197.660, within an existing single family dwelling allowed as a continued use pursuant to SRC 523.005(b).	
13		N	All other Single Family	
14	Two Family	N		
15	Multiple Family	C		
	Group Living			
16		P	Room and Board serving 5 or fewer persons.	
17	Room and Board	С	Room and Board serving 6 to 75 persons.	
1.0		N	All other Room and Board.	
18	Residential Care	C		
19	Nursing Care	P		
20	Lodging			
21	Short-Term Commercial Lodging	P		
22	Long- Term Commercial Lodging	P		
23		P	Non-Profit shelters serving 5 or fewer persons.	
24	Non-Profit Shelters	С	Non-Profit shelters serving 6 to 75 persons.	
		N	All other Non-Profit Shelters.	
25	Retail Sales and Service			
26	Eating and Drinking Establishments	P		
27 28	Retail Sales	N	Used merchandise stores, where sales and storage of merchandise and equipment is not conducted entirely within a building or within a yard fully enclosed by a sight-obscuring fence, wall, or hedge.	
29		P	All other Retail Sales.	
30	Personal Services	P		

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1		T	able 523-1: Uses
2	Use	Status	Limitations & Qualifications
3	Postal Services and Retail Financial Services	P	
4	Business and Professional Servi	ices	
5	Office	P	
	Audio/Visual Media Production	P	
6	Laboratory Research and Testing	P	
7	Motor Vehicle, Trailer, and Ma	nufactured	l Dwelling Sales and Service
8	Motor Vehicle and	muractured	D wenning bares and bervice
9	Manufactured Dwelling and Trailer Sales	P	
10	Motor Vehicle Services	P	
	Commercial Parking	P	
11	Park-and-Ride Facilities	P	
12	Taxicabs and Car Services	P	
13	Heavy Vehicle and Trailer Sales	P	
14	Heavy Vehicle and Trailer Service and Storage	P	
15	Recreation, Entertainment, and		
16	Commercial Entertainment -	С	Nightclubs, located within 200 feet of a residential zone.
	Indoor	P	All other Commercial Entertainment – Indoor.
17	Commercial Entertainment -	C	Drive-in movie theaters.
18	Outdoor	P	All other Commercial Entertainment – Outdoor.
	Major Event Entertainment	C P	Race Tracks. All other Major Event Entertainment.
19 20	Recreational and Cultural	P	An other Wajor Event Entertainment.
20	Community Services Parks and Open Space	P	
21	Non-Profit Membership		
22	Assembly	P	
22	Religious Assembly	P	
23	Health Services		
24	Medical Centers/Hospitals	N	
25	Outpatient Medical Services and Laboratories	P	
26	Education Services		
	Day Care	P	
27	Basic Education	P	
28	Post-Secondary and Adult Education	P	
29	Civic Services		
30	Governmental Services	P	
	Social Services	P	
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1	Table 523-1: Uses				
2	Use	Status	Limitations & Qualifications		
3	Governmental Maintenance Services and Construction	N			
4	Public Safety				
5	Emergency Services	P			
6	Detention Facilities	N			
6	Military Installations	P			
7	Funeral and Related Services				
8	Cemeteries	N P			
	Funeral and Cremation Services Construction Contracting, Repa		nance and Industrial Convices		
9	General Repair Services	P P	nance, and industrial Services		
10	Building and Grounds Services				
11	and Construction Contracting	P			
11	Cleaning Plants	P			
12	Industrial Services	P			
13	Wholesale Sales, Storage, and D	istribution			
13	General Wholesaling	P			
1415		P	The following Heavy Wholesaling activities: Nursery stock wholesalers.		
16	Heavy Wholesaling	C	 Tractor and farm equipment wholesalers. The following Heavy Wholesaling activities: Firearms wholesalers. 		
17		N	 Wood products and timber wholesalers. All other Heavy Wholesaling. 		
18 19 20	Warehousing and Distribution	P	The following Warehousing and Distribution activities: Distribution centers for online, mail order, and catalog sales. Postal processing and distribution centers.		
21		N	All other Warehousing and Distribution		
22	Self-Service Storage	N			
22	Manufacturing				
2324		P	General Manufacturing, provided the manufacturing does not exceed 10,000 square feet of total floor area per		
25	General Manufacturing	1	development site and retail sales of the products manufactured is provided on-site.		
26			The following General Manufacturing activities, when exceeding 10,000 square feet of total floor area per		
27		~	development site:		
28 29		С	 Industrial and institutional food service contractors. Costume jewelry and precious metals metalsmithing. Sundries and notions. 		
		N.T	Signs. All other Conceal Manufacturing		
30	Heavy Manufacturing	N N	All other General Manufacturing.		
	Ticavy ivianuraciuming	1.4			

Table 523-1: Uses						
Use	Status	Limitations & Qualifications				
Printing	P					
Transportation Facilities						
Aviation Facilities	N					
Passenger Ground Transportation Facilities	P					
Marine Facilities	N					
Utilities						
Dagia I Itilitiaa	С	Reservoirs; water storage facilities.				
Basic Utilities	P	All other Basic Utilities.				
Wireless Communication Facilities	Allowed	Wireless Communication Facilities are allowed, subject to SRC Chapter 703.				
Drinking Water Treatment Facilities	С					
Power Generation Facilities	С					
Data Center Facilities	N					
Fuel Dealers	P					
	P	Recycling depots.				
Waste-Related Facilities	С	Solid waste transfer stations.				
	N	All other Waste-Related Facilities.				
Mining and Natural Resource E	Extraction					
Petroleum and Natural Gas Production	N					
Surface Mining	N					
Farming, Forestry, and Animal	Services					
Agriculture	N	Marijuana Production				
Agriculture	P	All other Agriculture				
Forestry	P					
Agriculture and Forestry Services	P					
Keeping of Livestock and Other Animals	С					
	С	Wildlife rehabilitation facilities.				
Animal Services	P	All other Animal Services.				
Other Uses						
Temporary Uses	P	The following Temporary Uses: • Temporary motor vehicle and recreational vehicle sales, subject to SRC 701.035.				
Home Occupations	S	Home Occupations, subject to SRC 700.020.				
Accessory Dwelling Units	<u>S</u>	Accessory Dwelling Units, subject to SRC 700.006.				

- **(b) Continued Uses.** Existing single family and two family uses, other than manufactured dwellings, within the CG zone constructed prior to February 1, 1983, but which would otherwise be made non-conforming by this Chapter, are hereby deemed continued uses.
 - (1) Building or structures housing a continued use may be structurally altered or enlarged, or rebuilt following damage or destruction, provided such alteration, enlargement, or rebuilding complies with the standards set forth in SRC 523.010(e).
 - (2) Cease of occupancy of a building or structure for a continued use shall not preclude future use of the building or structure for a residential use; provided, however, conversion of the building or structure to a non-residential use shall thereafter prevent conversion back to a residential use.

Section 14. SRC 524.005 is amended to read as follows:

524.005. Uses.

(a) Except as otherwise provided in this section, the permitted (P), special (S), conditional (C), and prohibited (N) uses in the CB zone are set forth in Table 524-1.

TABLE 524-1

USES

Table 524-1: Uses						
Use	Status	Limitations & Qualifications				
Household Living	<u> </u>					
_		The following Single Family activities:				
Cin -1 - F :1	P	 Single family detached dwelling. 				
Single Family		 Residential Home, as defined under ORS 197.660. 				
	N	All other Single Family.				
Two Family	P	Duplex.				
Two Family	N	All other Two Family.				
Multiple Family	P	·				
Group Living						
Room and Board P Room and Board serving 5 or fewer persons.						

Table 524-1: Uses						
Use	Status	Limitations & Qualifications				
	С	 The following Room and Board activities: Room and Board serving 6 to 75 persons. Relocation of an existing Room and Board facility within the CB zone serving more than 75 persons, provided the facility has existed within the CB zone as of September 1, 1993, and there is no increase in had agreeity. 				
	N	bed capacity. All other Room and Board.				
Residential Care	P	The other recommend Bourd.				
Nursing Care	P					
Lodging						
Short-Term Commercial Lodging	P					
Long-Term Commercial Lodging	N					
	P	Non-Profit Shelters serving 5 or fewer persons.				
Non-Profit Shelters	С	 The following Non-Profit Shelters: Non-Profit Shelters serving 6 to 75 persons. Relocation of an existing Non-Profit Shelter within the CB zone serving more than 75 persons, provided the shelter has existed within the CB zone as of September 1, 1993, and there is no increase in bed capacity. 				
	N	All other Non-Profit Shelters.				
Retail Sales and Services						
Eating and Drinking Establishments	P					
Retail Sales	P					
Personal Services	P					
Postal Services and Retail Financial Services	P					
Business and Professional Servi						
Office	P					
Audio/Visual Media Production	P					
Laboratory Research and Testing	P					
Motor Vehicle, Trailer, and Ma						
Motor Vehicle and	N	Mobile home dealers.				
Manufactured Dwelling and Trailer Sales	P	All other Motor Vehicle and Manufactured Dwelling and Trailer Sales.				
Motor Vehicle Services	P					
Commercial Parking	P					
Park-and-Ride Facilities	P					
Taxicabs and Car Services	P					

Jse	Status	Limitations & Qualifications
Heavy Vehicle and Trailer Sales	N	-
Heavy Vehicle and Trailer	NT	
Service and Storage	N	
Recreation, Entertainment, and	Cultural S	Services and Facilities
Commercial Entertainment - ndoor	P	
Commercial Entertainment -	N	Drive-in movie theaters
Outdoor	P	All other Commercial Entertainment – Outdoor.
Asian Farant Entertainment	P	Major Event Entertainment conducted indoors.
Major Event Entertainment	N	All other Major Event Entertainment.
Recreational and Cultural Community Services	P	
Parks and Open Space	P	
Non-Profit Membership Assembly	P	
Religious Assembly	P	
Iealth Services		
Medical Centers/Hospitals	N	
Outpatient Medical Services and Laboratories	P	
Educational Services		
Day Care	P	
Basic Education	P	
Post-Secondary and Adult	P	
Civic Services		
Sovernmental Services	P	
ocial Services	P	
overnmental Maintenance ervices and Construction	N	
ublic Safety		
Emergency Services	P	
etention Facilities	N	
Military Installations	P	
uneral and Related Services		
Cemeteries	N	
Funeral and Cremation Services	N	
Construction Contracting, Repair,	Maintenan	ce, and Industrial Services
General Repair Services	P	

1	Table 524-1: Uses					
2	Use	Status	Limitations & Qualifications			
3 4 5 6	Building and Grounds Services and Construction Contracting	N	The following Building and Grounds Services and Construction Contracting activities: Building construction. Heavy construction. Disinfecting and pest control services. Building cleaning and maintenance services.			
7		P	All other Building and Grounds Services and Construction Contracting.			
8	Cleaning Plants	P	Č			
9	Industrial Services	P				
9	Wholesale Sales, Storage, and D	istribution				
10	General Wholesaling	P	General Wholesaling is permitted, provided that it is combined with retail sales in the same line of goods.			
11 12		P	Nursery stock, provided that it is combined with retail sales in the same line of goods.			
13 14 15	Heavy Wholesaling	С	The following Heavy Wholesaling activities, provided they are combined with retail sales in the same line of goods: Minerals and ore. Metal service centers and wholesalers. Firearms.			
16	_	N	• Wood products and timber.			
17		N	All other Heavy Wholesaling.			
18	Warehousing and Distribution	P	Distribution centers for online, mail order, and catalog sales.			
19	0.100	N	All other Warehousing and Distribution			
	Self-Service Storage	N				
20	Manufacturing		General Manufacturing, provided the manufacturing does			
21 22		P	not exceed 10,000 square feet of total floor area per development site and retail sales of the products manufactured is provided on-site.			
23			The following General Manufacturing activities, when exceeding 10,000 square feet of total floor area per			
24	General Manufacturing		development site: Industrial and institutional food service contractors.			
25		С	 Costume jewelry and precious metals 			
2627			metalsmithing. Sundries and notions Signs.			
28		N	All other General Manufacturing.			
	Heavy Manufacturing	N	<i>Q</i> :			
29	Printing	P				
30	Transportation Facilities					

1	Table 524-1: Uses					
2	Use	Status	Limitations & Qualifications			
3	Aviation Facilities	С	Helicopter landing areas, with or without passenger terminal facilities.			
4		N	All other Aviation Facilities.			
5	Passenger Ground Transportation Facilities	P				
6	Marine Facilities	P				
7	Utilities					
8	Basic Utilities	C P	Reservoirs; water storage facilities. Basic Utilities are permitted, unless noted below.			
9	Wireless Communication Facilities	Allowed	Wireless Communication Facilities are allowed, subject to SRC Chapter 703.			
10	Drinking Water Treatment Facilities	С				
11	Power Generation Facilities	С				
12	Data Center Facilities	N				
12	Fuel Dealers	N				
13 14	Waste-Related Facilities	С	The following Waste-Related Facilities: Recycling depots. Solid waste transfer stations.			
15		N	All other Waste-Related Facilities.			
1.0	Mining and Natural Resource E	Extraction				
16 17	Petroleum and Natural Gas Production	N				
1 /	Surface Mining	N				
18	Farming, Forestry, and Animal	Services				
19	Agriculture	N	Marijuana Production			
19	Agriculture	P	All other Agriculture			
20	Forestry	N				
21	Agriculture and Forestry Services	P				
22	Keeping of Livestock and Other Animals	N				
23	Animal Services	N				
24	Other Uses					
24	Home Occupations	S	Home Occupations, subject to SRC 700.020.			
25	Accessory Dwelling Units	<u>S</u>	Accessory Dwelling Units, subject to SRC 700.006.			

(b) Drive-Though Uses in Salem Downtown Historic District.

(1) Notwithstanding Table 524-1, banks and credit unions constructed on or after October 1, 2011 within the Salem Downtown Historic District shall be conditional uses within the Salem Downtown Historic District if developed with a drivethrough, and adequate measures are taken to ensure pedestrian safety.

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(2) Notwithstanding Table 524-1, any permitted, special, or conditional use within the Salem Downtown Historic District, except for banks and credit unions constructed on or after October 1, 2011, shall be a prohibited use within the Downtown Historic District if developed with a drive-through.

Section 15. SRC 532.015 is amended to read as follows:

532.015. Uses Allowed with Neighborhood Center Master Plan. The permitted (P), special (S), conditional (C), and prohibited (N) uses in the NCMU zone with a Neighborhood Center Master Plan are set forth in Table 532-1. The uses set forth in Table 532-1 are only allowed in the NCMU zone as a part of a Neighborhood Center Master Plan, approved in accordance with SRC Chapter 215, and are allowed based on whether the location of the building or structure housing the use is located inside or outside of the Core Area designated in the Master Plan.

TABLE 532-1 NCMU ZONE USES WITH MASTER PLAN

Table 532-1: NCMU Zone Uses with Master Plan								
Status								
Use	Inside Core	Outside Core	Limitations & Qualifications					
Household Living								
Single Family	N	P	 The following Single Family activities: Single family detached dwelling. Townhouse. Residential Home, as defined under ORS 197.660. 					
	N	S	Manufactured home, subject to SRC 700.025.					
	N	N	All other Single Family.					
Two Family	N	P	Duplex.					
1 wo Failing	N	N	All other Two Family.					
Multiple Family	P	N	Multiple Family, located in a mixed-use building above ground floor non-residential uses.					
	N	N	All other Multiple Family.					
Group Living								
Room and Board	N	N						
Residential Care	P	N	Residential Care, located in a mixed-use building above ground floor non-residential uses.					
	P	С	Assisted living.					
	N	N	All other Residential Care.					
Nursing Care	N	N						

Table 53	32-1: NCM	IU Zone Us	es with Master Plan	
	Status			
Use	Inside Core	Outside Core	Limitations & Qualifications	
Lodging				
Short-Term Commercial Lodging	P	N	Short-Term Commercial Lodging with five or fewer guest rooms.	
	N	N	All other Short-Term Commercial Lodging.	
Long-Term Commercial Lodging	N	N		
Non-Profit Shelters	N	N		
Retail Sales and Services				
Eating and Drinking Establishments	P	N		
Retail Sales	P	N		
Personal Services	P	N		
Postal Services and Retail	P	N	Retail Financial Services.	
Financial Services	P	С	Postal Services.	
Business and Professional Servi	ices			
Office	P	N		
Audio/Visual Media Production	N	N		
Laboratory Research and Testing	N	N		
Motor Vehicle, Trailer, and Ma	nufactured	Dwelling S	Sales and Service	
Motor Vehicle and	P	N	Indoor sales and leasing.	
Manufactured Dwelling and Trailer Sales	N	N	All other Motor Vehicle and Manufactured Dwelling and Trailer Sales.	
Motor Vehicle Services	N	N		
Commercial Parking	N	N		
Park-and-Ride Facilities	N	N		
Taxicabs and Car Services	N	N		
Heavy Vehicle and Trailer Sales	N	N		
Heavy Vehicle and Trailer Service and Storage	N	N		
Recreation, Entertainment, and	Cultural S	Services and	l Facilities	
Commercial Entertainment - Indoor	N	N	The following Commercial Entertainment – Indoor activities: Firing ranges. Theaters greater than 5,000 square feet. Pool halls. Continuous entertainment activities, such as bowling alleys, ice rinks, and game arcades.	

	Status			
Use	Inside Core	Outside Core	Limitations & Qualifications	
	P	N	All other Commercial Entertainment – Indoor.	
Commercial Entertainment - Outdoor	N	N		
Major Event Entertainment	N	N		
Recreational and Cultural Community Services	Р	С		
Parks and Open Space	P	P		
Non-Profit Membership Assembly	P	N		
Religious Assembly	Р	С		
Health Services				
Medical Centers/Hospitals	N	N		
Outpatient Medical Services and Laboratories	P	N		
Educational Services				
Day Care	P	С		
Basic Education	P	С		
Post-Secondary and Adult Education	Р	С		
Civic Services				
Governmental Services	Р	С		
Social Services	Р	N		
Governmental Maintenance Services and Construction	N	N		
Public Safety				
Emergency Services	P	С		
Detention Facilities	N	N		
Military Installations	N	N		
Funeral and Related Services				
Cemeteries	N	N		
Funeral and Cremation Services	N	N		
Construction Contracting, Repa	ir, Mainte	nance, and	Industrial Services	
General Repair Services	Р	N		
Building and Grounds Services and Construction Contracting	N	N		
Cleaning Plants	N	N		
Industrial Services	N	N		
Wholesale Sales				
General Wholesaling	N	N		

	Sta	atus	
Use	Inside	Outside	Limitations & Qualifications
	Core	Core	
Heavy Wholesaling	N	N	
Warehousing and Distribution	N	N	
Self-Service Storage	N	N	
Manufacturing			
General Manufacturing	N	N	
Heavy Manufacturing	N	N	
Printing	N	N	
Transportation Facilities			
Aviation Facilities	N	N	
Passanger Ground	P	P	Transit stop shelters.
Passenger Ground Transportation Facilities	N	N	All other Passenger Ground Transporta Facilities.
Marine Facilities	N	N	
Utilities			
Basic Utilities	C	С	 The following Basic Utilities: Pump stations. Reservoirs. Radio microwave relay stations. Telephone substations. Electric substations.
	Р	Р	All other Basic Utilities.
Wireless Communication Facilities	Allowed	Allowed	Wireless Communication Facilities are allowed, subject to SRC Chapter 703.
Drinking Water Treatment Facilities	N	N	
Power Generation Facilities	N	N	
Data Center Facilities	N	N	
Fuel Dealers	N	N	
Waste-Related Facilities	N	N	
Mining and Natural Resource I	Extraction		
Petroleum and Natural Gas	N	N	
Production			
Surface Mining	N	N	
Farming, Forestry, and Animal			
Agriculture	N	N	
Forestry	N	N	
Agriculture and Forestry Services	N	N	
Keeping of Livestock and Other Animals	N	N	
Animal Services	N	N	Kennels.

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Table 532-1: NCMU Zone Uses with Master Plan					
	Status				
Use	Inside Core	Outside Core	Limitations & Qualifications		
	P	N	All other Animal Services.		
Other Uses					
Home Occupations	S	S	Home Occupations, subject to SRC 700.020.		
Accessory Dwelling Unit	<u>N</u>	<u>S</u>	Accessory Dwelling Units, subject to SRC 700.006.		
Section 16 SDC 522 020 is amended to made as follows:					

Section 16. SRC 532.020 is amended to read as follows:

532.020. Uses Allowed in-Lieu of Neighborhood Center Master Plan. The permitted (P), special (S), conditional (C), and prohibited (N) uses in the NCMU zone in-lieu of a Neighborhood Center Master Plan are set forth in Table 532-2. The uses set forth in Table 532-2 are allowed in the NCMU zone in-lieu of development pursuant to a Neighborhood Center Master Plan, and are subject to the development standards set forth in SRC 532.035.

TABLE 532-2 NCMU ZONE USES IN-LIEU OF MASTER PLAN

Table 532-2: NCMU Zone Uses In-Lieu of Master Plan				
Use Status		Limitations & Qualifications		
Household Living				
Single Family	P	The following Single Family activities: Single family detached dwelling. Residential Home, as defined under ORS 197.660.		
	S	Manufactured home, subject to SRC 700.025.		
	N	All other Single Family.		
Two Family	N			
Multiple Family	N			
Group Living				
Room and Board	N			
Residential Care	N			
Nursing Care	N			
Lodging				
Short-Term Commercial Lodging	N			
Long-Term Commercial Lodging	N			
Non-Profit Shelters	N			
Retail Sales and Services				

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Table 532-2: NCMU Zone Uses In-Lieu of Master Plan		
Use	Status	Limitations & Qualifications
Eating and Drinking Establishments	N	
Retail Sales	N	
Personal Services	N	
Postal Services and Retail		
Financial Services	N	
Business and Professional So	ervices	
Office	N	
Audio/Visual Media	N	
Production	N	
Laboratory Research and	N	
Testing	N	
Motor Vehicle, Trailer, and	Manufactured D	welling Sales and Service
Motor Vehicle and		
Manufactured Dwelling and	N	
Trailer Sales		
Motor Vehicle Services	N	
Commercial Parking	N	
Park-and-Ride Facilities	N	
Taxicabs and Car Services	N	
Heavy Vehicle and Trailer	N	
Sales	IN	
Heavy Vehicle and Trailer	N	
Service and Storage		
Recreation, Entertainment,	and Cultural Ser	vices and Facilities
Commercial Entertainment - Indoor	N	
Commercial Entertainment -	N	
Outdoor	·	
Major Event Entertainment	N	
Recreational and Cultural Community Services	N	
Parks and Open Space	P	
Non-Profit Membership Assembly	N	
Religious Assembly	N	
Health Services	·	
Medical Centers/Hospitals	N	
Outpatient Medical Services		
and Laboratories	N	
Educational Services	,	
Day Care	N	
Basic Education	N	
Post-Secondary and Adult	N	
Education	IN	

Table 5	3 4-4 : NU	MU Zone Uses In-Lieu of Master Plan
Use	Status	Limitations & Qualifications
Civic Services		
Governmental Services	N	
Social Services	N	
Governmental Maintenance	N	
Services and Construction	11	
Public Safety		
Emergency Services	N	
Detention Facilities	N	
Military Installations	N	
Funeral and Related Services		
Cemeteries	N	
Funeral and Cremation	NT	
Services	N	
Construction Contracting, Repa	air, Mainte	nance, and Industrial Services
General Repair Services	N	
Building and Grounds		
Services and Construction	N	
Contracting		
Cleaning Plants	N	
Industrial Services	N	
Wholesale Sales, Storage, and	d Distribu	tion
General Wholesaling	N	
Heavy Wholesaling	N	
Warehousing and Distribution	N	
Self-Service Storage	N	
Manufacturing		
General Manufacturing	N	
Heavy Manufacturing	N	
Printing	N	
Transportation Facilities		
Aviation Facilities	NT	
Aviation facilities	N	
Passenger Ground		
Transportation Facilities	N	
Transportation racinites		
Marine Facilities	N	
Utilities		
Unities		The following Resig Utilities:
		The following Basic Utilities:
		Pump stations.Reservoirs.
Basic Utilities	C	Reservoirs.Radio microwave relay stations.
		Radio inicrowave relay stations.Telephone substations.
		Telephone substations.Electric substations.
		- Licenic substations.

Use	Status	Limitations & Qualifications
	P	All other Basic Utilities.
Wireless Communication Facilities	Allowed	Wireless Communication Facilities are allowed, subject to SRC Chapter 703.
Drinking Water Treatment Facilities	N	
Power Generation Facilities	N	
Data Center Facilities	N	
Fuel Dealers	N	
Waste-Related Facilities	N	
Mining and Natural Resour	ce Extracti	on
Petroleum and Natural Gas Production	N	
Surface Mining	N	
Farming, Forestry, and Ani	mal Service	es
Agriculture	N	
Forestry	N	
Agriculture and Forestry Services	N	
Keeping of Livestock and Other Animals	N	
Animal Services	N	
Other Uses		
Home Occupations	S	Home Occupations, subject to SRC 700.020.
Accessory Dwelling Unit	<u>S</u>	Accessory Dwelling Units, subject to SRC 700.006.

Section 17. SRC 551.005 is amended to read as follows:

551.005. Uses.

(a) Except as otherwise provided in this section, the permitted (P), special (S), conditional (C), and prohibited (N) uses in the IC zone are set forth in Table 551-1.

TABLE 551-1

USES

Table 551-1: Uses				
Use	Status Limitations & Qualifications			
Household Living				
Single Family	P	 The following Single Family activities: Residential Home, as defined under ORS 197.660, within an existing single family dwelling allowed as a continued use pursuant to SRC 551.005(b). Dwelling unit for a caretaker on the premises being cared for or guarded. 		

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1		7	Table 551-1: Uses
2	Use	Status	Limitations & Qualifications
3		S	Manufactured home as a dwelling for a caretaker, subject to SRC 700.030.
5		С	The following Single Family activities: Single family detached dwelling. Residential Home, as defined under ORS 197.660. Manufactured home.
6 7		N	All other Single Family.
8	Two Family	C N	Duplex. All other Two Family.
9	Multiple Family	C	All other I wo I aimity.
10	Group Living		
11	Room and Board	C N	Room and Board serving up to 75 persons. All other Room and Board.
12	Residential Care	C	
13	Nursing Care Lodging	P	
14	Short-Term Commercial Lodging	P	
15	Long- Term Commercial Lodging	С	
16 17	Non-Profit Shelters	C N	Non-Profit Shelters serving up to 75 persons. All other Non-Profit Shelters.
	Retail Sales and Service		
18 19	Eating and Drinking Establishments	P	
19	Retail Sales	P	
20	Personal Services	P	
21	Postal Services and Retail Financial Services	P	
22	Business and Professional Servi		
23	Office Audio/Visual Media Production	P P	
24	Laboratory Research and Testing	P P	
25	Motor Vehicle, Trailer, and Ma	nufacture	d Dwelling Sales and Service
26	Motor Vehicle and Manufactured Dwelling and	P	
27	Trailer Sales Motor Vehicle Services	P	
28	Commercial Parking	P P	
	Park-and-Ride Facilities	P	
29	Taxicabs and Car Services	P	
30	Heavy Vehicle and Trailer Sales	P	

1	Table 551-1: Uses					
2	Use	Status	Limitations & Qualifications			
3	Heavy Vehicle and Trailer Service and Storage	P				
4	Recreation, Entertainment, and					
5	Commercial Entertainment - Indoor	C P	Night clubs, located within 200 feet of a residential zone. All other Commercial Entertainment – Indoor.			
6	Commercial Entertainment -	P	THE OTHER COMMERCIAL EMERCIAL MICHIGAN			
7	Outdoor					
8	Major Event Entertainment	N P	Race tracks. All other Major Event Entertainment.			
9	Recreational and Cultural Community Services	P				
10	Parks and Open Space	P				
11	Non-Profit Membership Assembly	P				
12	Religious Assembly	P				
	Health Services					
13	Medical Centers/Hospitals	N				
14	Outpatient Medical Services and Laboratories	P				
15	Education Services					
	Day Care	P				
16	Basic Education	P				
17	Post-Secondary and Adult Education	P				
18	Civic Services					
19	Governmental Services	P				
19	Social Services	P				
20	Governmental Maintenance	P				
21	Services and Construction					
	Public Safety					
22	Emergency Services	P				
23	Detention Facilities	N P				
23	Military Installations	P				
24	Funeral and Related Services Cemeteries	N				
25	Funeral and Cremation Services	P				
	Construction Contracting, Repa		nance, and Industrial Services			
26	General Repair Services	P	ance, and maderial bet vices			
27	Building and Grounds Services and Construction Contracting	P				
28	Cleaning Plants	P				
29	Industrial Services	P				
49	Wholesale Sales, Storage, and D	istribution				
30	General Wholesaling	P				

1	Table 551-1: Uses					
2	Use	Status	Limitations & Qualifications			
3		С	The following Heavy Wholesaling activities: Firearms wholesalers. Wood products and timber wholesalers.			
5 6	Heavy Wholesaling	N	The following Heavy Wholesaling activities: Chemicals and allied products wholesalers.			
7		P	Scrap dealers.All other Heavy Wholesaling.			
-	Warehousing and Distribution	P				
8	Self-Service Storage	P				
9	Manufacturing	I				
10			The following General Manufacturing activities: Industrial and institutional food service contractors.			
11			 Sign Manufacturing. Fabrics, leather goods, footwear, and apparel manufacturing. EXCEPT rubber and plastic 			
12			footwear manufacturing.			
13		P	 General food manufacturing. Beverage and related products manufacturing. 			
14		1	■ Tobacco products manufacturing.			
15			Cabinetry.Aircraft and aircraft parts manufacturing.			
16			 Motor Vehicles and Motor Vehicle Equipment 			
17			manufacturing. Computer and electronics manufacturing.			
18			Paperboard containers and boxes manufacturing.			
19			The following General Manufacturing activities: Rubber and plastic footwear manufacturing.			
20	General Manufacturing		 Rubber and plastics products manufacturing. 			
21	Contrai Manaractaring		 Costume jewelry and precious metals metalsmithing. 			
22			■ Furniture manufacturing.			
			Fabricated metal products manufacturing.Wood product manufacturing.			
23			Engineered wood product manufacturing.Wood preservation.			
24		С	 Wood preservation. Plastics and rubber products manufacturing. 			
25			General chemical manufacturing.			
26			Leather tanning.Metal coating and engraving.			
27			Battery manufacturing.			
28			Ship and boat building.Commercial and service industry machinery			
29			manufacturing.			
30			Metalworking machinery manufacturing.Sawmill and woodworking machinery			
50			manufacturing.			

1	Table 551-1: Uses					
2	Use	Status	Limitations & Qualifications			
3		N	All other General Manufacturing.			
,	Heavy Manufacturing	N				
4	Printing	P				
5	Transportation Facilities					
6	Aviation Facilities	C	Helicopter landing areas, with or without passenger and freight terminal facilities.			
7		N	All other Aviation Facilities.			
8	Passenger Ground Transportation Facilities	P				
9	Marine Facilities	P				
,	Utilities					
0	Basic Utilities	P				
11	Wireless Communication Facilities	Allowed	Wireless Communication Facilities are allowed, subject to SRC Chapter 703.			
12	Drinking Water Treatment Facilities	C				
13	Power Generation Facilities	C				
14	Data Center Facilities	P				
.4	Fuel Dealers	P				
15		P	Recycling depots.			
16	Waste-Related Facilities	С	Solid waste transfer stations.			
10		N	All other Waste-Related Facilities.			
7	Mining and Natural Resource B	Extraction				
8	Petroleum and Natural Gas Production	С				
19	Surface Mining	N				
20	Farming, Forestry, and Animal					
21	Agriculture	N	Marijuana Production			
	0	P	All other Agriculture			
22	Forestry	P				
23	Agriculture and Forestry Services	P				
24			The following Keeping of Livestock and Other Animal activities:			
25	Keeping of Livestock and Other	C	■ Animal shelters.			
26	Animals		■ Boarding kennels.			
		N	Animal training facilities.All other Keeping of Livestock and Other Animals.			
27		C	Wildlife rehabilitation facilities.			
28	Animal Services	P	All other Animal Services.			
,	Other Uses					
29	Home Occupations	S	Home Occupations, subject to SRC 700.020.			
30	Accessory Dwelling Units	<u>S</u>	Accessory Dwelling Units, subject to SRC 700.006.			

- **(b) Continued Uses.** Existing single and two family uses, other than manufactured dwellings, within the IC zone constructed prior to February 1, 1983, but which would otherwise be made non-conforming by this Chapter, are hereby deemed continued uses.
 - (1) Building or structures housing a continued use may be structurally altered or enlarged, or rebuilt following damage or destruction, provided such alteration, enlargement, or rebuilding complies with the standards set forth in SRC 551.010(g).
 - (2) Cease of occupancy of a building or structure for a continued use shall not preclude future use of the building or structure for a residential use; provided, however, conversion of the building or structure to a non-residential use shall thereafter prevent conversion back to a residential use.
- **Section 18.** SRC 551.010 is amended to read as follows:
- **551.010. Development Standards.** Development within the IC zone must comply with the development standards set forth in this section.
 - (a) Lot Standards. Lots within the IC zone shall conform to the standards set forth in Table 551-2.

TABLE 551-2 LOT STANDARDS

Table 551-2: Lot Standards								
Requirement	Limitations & Qualifications							
LOT AREA								
All uses	None							
LOT WIDTH								
All uses	None							
LOT DEPTH								
All uses	None							
STREET FRONTAGE								
	Min. 40 ft.							
Single Family	Min. 30 ft.	Applicable to lots fronting on the turnaround of a cul-de-sac street or the outside curve of curved street having a radius of 200 feet or less and a direction change of 60 degrees or more. In no case shall the lot width be less than 40						
All other uses	Min. 16 ft.	ft. at the front building setback line.						

TABLE 551-3 SETBACKS

Table 551-3: Setbacks								
Requirement	Standard	Limitations & Qualifications						
ABUTTING STREET								
Buildings								
All uses	Min. 5 ft.							
Accessory Structures								
Accessory to Single Family, Two Family,	None	Applicable to accessory structures not more than 4 ft. in height.						
and Multiple Family	Min. 5 ft.	Applicable to accessory structures greater than 4 ft. in height.						
Accessory to all other uses	Min. 5 ft.	Not applicable to transit stop shelters.						
Vehicle Use Areas								
All uses	Per SRC Chapter 806							
INTERIOR FRONT								
Buildings								
Single Family and Two Family	None							
Multiple Family	Min. 15 ft.	Required landscaping shall meet the Type C standard set forth in SRC Chapter 807.						
All other uses	Zone-to-Zone Setback (Table 551-4)							
Accessory Structures								
Accessory to Single Family and Two Family	Min. 5 ft.							
Accessory to Multiple Family	Min. 15 ft.	Required landscaping shall meet the Type C standard set forth in SRC Chapter 807.						
Accessory to all other uses	Zone-to-Zone Setback (Table 551-4)							
Vehicle Use Areas								
Single Family and Two Family	Per SRC Chapter 806							
Multiple Family	Min. 15 ft.	Required landscaping shall meet the Type C standard set forth in SRC Chapter 807.						
All other uses	Zone-to-Zone Setback (Table 551-4)							
INTERIOR SIDE								
Buildings								
Single Family and Two Family	None							

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Table 551-3: Setbacks			
Requirement	Standard	Limitations & Qualifications	
Multiple Family	Min. 15 ft.	Required landscaping shall meet the Type C standard set forth in SRC Chapter 807.	
All other uses	Zone-to-Zone Setback (Table 551-4)		
Accessory Structures			
Accessory to Single	None	Applicable to accessory structures having at least one wall which is an integral part of a fence.	
Family and Two Family	Min. 5 ft.	Applicable to all other accessory structures.	
Accessory to Multiple Family	Min. 15 ft.	Required landscaping shall meet the Type C standard set forth in SRC Chapter 807.	
Accessory to all other uses	Zone-to-Zone Setback (Table 551-4)		
Vehicle Use Areas			
Single Family and Two Family	Per SRC Chapter 806		
Multiple Family	Min. 15 ft.	Required landscaping shall meet the Type C standard set forth in SRC Chapter 807.	
All other uses	Zone-to-Zone Setback (Table 551-4)		
INTERIOR REAR			
Buildings			
Single Family and Two Family	None		
Multiple Family	Min. 15 ft.	Required landscaping shall meet the Type C standard set forth in SRC Chapter 807.	
All other uses	Zone-to-Zone Setback (Table 551-4)		
Accessory Structures			
	None	Applicable to accessory structures not more than 9 ft. in height.	
Accessory to Single Family and Two Family	Min. one foot for each one-foot of height over 9 ft.	Applicable to accessory structures greater than 9 ft. in height.	
	Min. 1 ft.	Applicable to accessory structures adjacent to an alley, unless a greater setback is required based on the height of the accessory structure.	
Accessory to Multiple Family	Min. 15 ft.	Required landscaping shall meet the Type C standard set forth in SRC Chapter 807.	
Accessory to all other uses	Zone-to-Zone Setback (Table 551-4)		
Vehicle Use Areas			

Table 551-3: Setbacks			
Requirement	Standard	Limitations & Qualifications	
Single Family and Two Family	Per SRC Chapter 806		
Multiple Family	Min. 15 ft.	Required landscaping shall meet the Type C standard set forth in SRC Chapter 807.	
All other uses	Zone-to-Zone Setback (Table 551-4)		

TABLE 551-4 ZONE-TO-ZONE SETBACKS

Table 551-4: Zone-to-Zone Setbacks			
Abutting Zone	Type of Improvement	Setback (1)	Landscaping & Screening
EFU	Buildings and Accessory Structures Wehicle Use Areas Min. 5 f		Type A
Residential Zone	Buildings and Accessory Structures Min. 30 ft. Vehicle Use Areas		Туре С
Mixed-Use Zone	Buildings and Accessory Structures Wehicle Use Areas		Type A
Commercial Zone	Buildings and Accessory Structures Vehicle Use Areas	Min. 5 ft.	Type A
Public Zone	Buildings and Accessory Structures Vehicle Use Areas	Min. 5 ft.	Type A
Industrial and Employment	Buildings and Accessory Structures None		N/A
Zone: EC, IC, IBC, and IP	Vehicle Use Areas	Min. 5 ft.	Type A
Industrial and Employment Zone: IG and II	Buildings and Accessory Structures Vehicle Use Areas	Min. 10 ft.	Туре С
(1) Zone-to-Zone setbacks are r	Limitations and Qualifications	•	

(c) Lot Coverage; Height. Buildings and accessory structures within the IC zone shall conform to the lot coverage and height standards set forth in Table 551-5.

TABLE 551-5 LOT COVERAGE; HEIGHT

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Table 551-5: Lot Coverage; Height					
Requirement	Standard	Limitations & Qualifications			
LOT COVERAGE	LOT COVERAGE				
Buildings and Accessory					
Structures					
All uses	No Max.				
HEIGHT					
Buildings					
All uses	Max. 70 ft.				
Accessory Structures					
Accessory to Single Family and Two Family	Max. 15 ft.				
Accessory to all other uses	Max. 70 ft.				

(d) Landscaping.

- (1) **Setbacks.** Required setbacks shall be landscaped. Landscaping shall conform to the standards set forth in SRC Chapter 807.
- (2) Vehicle Use Areas. Vehicle use areas shall be landscaped as provided under SRC Chapter 806 and SRC Chapter 807.
- (3) **Development Site.** A minimum of 15 percent of the development site shall be landscaped. Landscaping shall meet the Type A standard set forth in SRC Chapter 807. Other required landscaping under the UDC, such as landscaping required for setbacks or vehicular use areas, may count towards meeting this requirement.
- (e) Industrial Performance Standards. Within the IC zone, no land or structure shall be used or occupied unless maintained and operated in continuing compliance with all applicable standards adopted by the Oregon Department of Environmental Quality (DEQ), including the holding of all licenses and permits required by DEQ regulations, local ordinance, and state and federal law.
- (f) Additional Standards for Manufactured Homes. Manufactured homes shall, in addition to the development standards generally applicable in the IC zone, comply with the following:
 - (1) Manufactured homes shall be multi-sectional and enclose a space of not less than 860 square feet.
 - (2) Manufactured homes shall be placed on an excavated and back-filled

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).

Section 19. SRC 553.005 is amended to read as follows:

553.005. Uses. The permitted (P), special (S), conditional (C), and prohibited (N) uses in the IP zone are set forth in Table 553-1.

TABLE 553-1

USES

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9	Table 553-1: Uses			
10	Use	Status	Limitations & Qualifications	
11	Household Living			
12		P	Dwelling unit for a caretaker on the premises being cared for or guarded.	
13	Single Family	S	Manufactured home as a dwelling for a caretaker, subject to SRC 700.030.	
14		N	All other Single Family.	
15	Two Family	N		
13	Multiple Family	N		
16	Group Living			
17	Room and Board	N		
1 /	Residential Care	N		
18	Nursing Care	N		
19	Lodging			
19	Short-Term Commercial	P		
20	Lodging	Г		
21	Long-Term Commercial Lodging	N		
22	Non-Profit Shelters	N		
	Retail Sales and Service			
2324	Eating and Drinking Establishments	P		
25 26	Retail Sales	P	The following Retail Sales activities: News dealers and newsstands. Tobacco stores and stands. Caterers.	
27		N	All other Retail Sales.	
-	Personal Services	N		
28 29	Postal Services and Retail	P	Banks, credit unions, and other customer-oriented facilities for financial institutions.	
29	Financial Services	N	All other Postal Services and Retail Financial Services.	
30	Business and Professional Servi	ces		

1	Table 553-1: Uses			
2	Use	Status	Limitations & Qualifications	
3 4 5 6			The following Office activities: Photofinishing laboratories. Headquarters of banks and other financial institutions. Insurance carriers and brokers. Real estate. Communication services. Engineering, architectural, and surveying services.	
7 8 9	Office	P	 Accounting services. Management and public relations services. Technical services provided by independent authors and artists. Research. 	
101112			 Music publishing. Actuarial consulting. Environmental consultants. Call centers. 	
13		N	Vocational trade schools.All other Office.	
14	Audio/Visual Media Production	P	All other Office.	
15 16	Laboratory Research and Testing	P		
10	Motor Vehicle, Trailer, and Ma	nufactured	Dwelling Sales and Services	
1718	Motor Vehicle and Manufactured Dwelling and Trailer Sales	N		
19 20	Motor Vehicle Services	P	The following Motor Vehicle Services activities: • Motorcycle repair. • Gasoline service stations.	
21		N	All other Motor Vehicle Services.	
	Commercial Parking	P		
22	Park-and-Ride Facilities	P		
2324	Taxicabs and Car Services Heavy Vehicle and Trailer Sales	N N		
25	Heavy Vehicle and Trailer Service and Storage	P		
26	Recreation, Entertainment, and Cultural Services and Facilities			
27	Commercial Entertainment – Indoor	P	Health clubs, gyms, and membership sports and recreation clubs.	
28		N	All other Commercial Entertainment – Indoor.	
29	Commercial Entertainment – Outdoor	N		
30	Major Event Entertainment	N		
<i>5</i> 0	Recreational and Cultural Community Services	N		

1	Table 553-1: Uses				
2	Use	Status	Limitations & Qualifications		
3	Parks and Open Space	P			
4	Non-Profit Membership Assembly	N			
5	Religious Assembly	N			
3	Health Services				
6	Medical Centers/Hospitals	N			
7	Outpatient Medical Services and Laboratories	N			
8	Educational Services				
9	Day Care	P	Child day care services.		
9	· ·	N	All other Day Care.		
10	Basic Education	N			
11	Post-Secondary and Adult	P	Vocational trade schools.		
	Education	N	All other Post-Secondary and Adult Education.		
12	Civic Services				
13	Governmental Services	N			
	Social Services Governmental Maintenance	N			
14	Services and Construction	P			
15	Public Safety				
16	Emergency Services	P			
	Detention Facilities	N			
17	Military Installations	N			
18	Funeral and Related Services				
	Cemeteries	N			
19	Funeral and Cremation Services N Construction Contracting, Repair, Maintenance, and Industrial Services				
20			nance, and Industrial Services		
	General Repair Services	P			
21	Building and Grounds Services and Construction Contracting	P			
22	Cleaning Plants	P			
	Industrial Services	P			
23	Whole Sales, Storage, and Distr				
24	General Wholesaling	P			
25			The following Heavy Wholesaling activities:		
26	Heavy Wholesaling	C	 Petroleum And Petroleum Products wholesalers. Chemicals and allied products wholesalers. Firearms wholesalers. 		
27			Wood products and timber wholesalers.		
28	W 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	N	All other Heavy Wholesaling.		
	Warehousing and Distribution	P			
29	Self-Service Storage Manufacturing	P			
30	Manufacturing General Manufacturing	P			
50	General ivialiuracturing	r			

Use	Status	Limitations & Qualifications
		The following Heavy Manufacturing activities:
		 Petroleum and coal products manufacturing.
Heavy Manufacturing	N	Primary metal manufacturing.
Treavy Manufacturing		 Cement and concrete product manufacturing.
		 Lime and gypsum product manufacturing.
	C	All other Heavy Manufacturing activities.
Printing	P	
Transportation Facilities		Tyrati and the same of the sam
	C	Helicopter landing areas, with or without passenger and
Aviation Facilities		freight terminal facilities.
D C 1	N	All other Aviation Facilities.
Passenger Ground	P	
Transportation Facilities Marine Facilities	N.T	
	N	
Utilities Basic Utilities	P	
Wireless Communication	r	Wireless Communication Facilities are allowed subject
Facilities Communication	Allowed	Wireless Communication Facilities are allowed, subject SRC Chapter 703.
Drinking Water Treatment		SIC Chapter 703.
Facilities	C	
Power Generation Facilities	С	
Data Center Facilities	<u>е</u> Р	
Fuel Dealers	N	
Tuel Bealers	P	Recycling depots.
Waste-Related Facilities	C	Solid waste transfer stations.
vv uste Tterated I demines	N	All other Waste-Related Facilities
Mining and Natural Resource E		
Petroleum and Natural Gas		
Production	C	
Surface Mining	N	
Farming, Forestry, and Animal	Services	
<u>.</u>	N	Marijuana Production
Agriculture	P	All other Agriculture
Forestry	P	
Agriculture and Forestry	N	
Services	1N	
Keeping of Livestock and Other	С	
Animals		
Animal Services	C	
Other Uses		
Home Occupations	S	Home Occupations, subject to SRC 700.020.
Accessory Dwelling Units	<u>S</u>	Accessory Dwelling Units, subject to SRC 700.006.

- (b) Continued Uses. Existing single family and two family uses, other than manufactured dwellings, within the IP zone constructed prior to February 1, 1983, but which would otherwise be made non-conforming by this Chapter, are hereby deemed continued uses.
 - (1) Building or structures housing a continued use may be structurally altered or enlarged, or rebuilt following damage or destruction, provided such alteration, enlargement, or rebuilding complies with the standards set forth in SRC 553.010(g).
 - (2) Cease of occupancy of a building or structure for a continued use shall not preclude future use of the building or structure for a residential use; provided, however, conversion of the building or structure to a non-residential use shall thereafter prevent conversion back to a residential use.

Section 20. SRC 554.005 is amended to read as follows:

554.005. Uses. The permitted (P), special (S), conditional (C), and prohibited (N) uses in the IG zone are set forth in Table 554-1.

TABLE 554-1 USES

Table 554-1: Uses				
Use Status Limitations & Qualifications		Limitations & Qualifications		
Household Living	Household Living			
	P	Dwelling unit for a caretaker on the premises being cared for or guarded.		
Single Family	S	Manufactured home as a dwelling for a caretaker, subject to SRC 700.030.		
	N	All other Single Family.		
Two Family	N			
Multiple Family	N			
Group Living				
Room and Board	N			
Residential Care	N			
Nursing Care	N			
Lodging				
Short-Term Commercial	N			
Lodging	1N			
Long-Term Commercial	N			
Lodging	IN .			
Non-Profit Shelters	N			
Retail Sales and Service				

Use	Status	Limitations & Qualifications	
Eating and Drinking Establishments	P		
Retail Sales	P	 The following Retail Sales activities: Photocopying, duplicating, and blueprinting service Retail nurseries and lawn and garden supply stores. Lumber and other building materials dealers. 	
	N	All other Retail Sales.	
Personal Services	P	The following Personal Services activities are permitted Laundromats. Drycleaners.	
	N	All other Personal Services.	
Postal Services and Retail Financial Services	P	Banks, credit unions, and other customer-oriented facilities for financial institutions.	
Financial Services	N	All other Postal Services and Retail Financial Services.	
Business and Professional Service	es		
Office	P	 The following Office activities are permitted: Headquarters of banks and other financial institution Direct mail advertising services. Commercial art and photography. Secretarial and court reporting services. Photo finishing laboratories. Management and public relations services. Outdoor advertising services. Professional, business, or political membership organizations. Arrangement of transportation. Vocational trade schools. Research. Telecommunication services. All other Office. 	
Audio/Visual Media Production	P		
Laboratory Research and Testing	P		
Motor Vehicle, Trailer, and Man	ufactured		
Motor Vehicle and Manufactured Dwelling and Trailer Sales	N	The following Motor Vehicle and Manufactured Dwelling and Trailer Sales activities: Automobile sales. Manufactured dwelling sales. Recreational vehicle sales, when the sales display area is greater than 5 acres in size.	
	P	All other Motor Vehicle and Manufactured Dwelling an Trailer Sales.	
Motor Vehicle Services	N P	Gasoline service stations. All other Motor Vehicle Services.	
Commercial Parking	P		
Park-and-Ride Facilities	P		

1	Table 554-1: Uses			
2	Use	Status	Limitations & Qualifications	
3	Taxicabs and Car Services	P		
3	Heavy Vehicle and Trailer Sales	P		
4	Heavy Vehicle and Trailer	N	Truck stops.	
5	Service and Storage	P	All other Heavy Vehicle and Trailer Service and Storage.	
5	Recreation, Entertainment, and	Cultural S	ervices and Facilities	
6	Commercial Entertainment -	P	Health clubs, gyms, and membership sports and recreation clubs.	
7	Indoor	N	All other Commercial Entertainment – Indoor.	
8	Commercial Entertainment - Outdoor	N		
9	M: E (E)	С	Race tracks.	
10	Major Event Entertainment	N	All other Major Event Entertainment.	
11	Recreational and Cultural Community Services	N		
1.0	Parks and Open Space	P		
12	Non-Profit Membership	-		
13	Assembly	P		
	Religious Assembly	P		
14	Health Services			
15	Medical Centers/Hospitals	N		
16	Outpatient Medical Services and Laboratories	N		
	Educational Services			
17		P	Child day care services.	
18	Day Care	N	All other Day Care.	
	Basic Education	N		
19	Post-Secondary and Adult	P	Vocational trade schools.	
20	Education	N	All other Post-Secondary and Adult Education.	
20	Civic Services		Ţ	
21	Governmental Services	N		
22	Social Services	N		
	Governmental Maintenance	P		
23	Services and Construction	P		
24	Public Safety			
24	Emergency Services	P		
25	Detention Facilities	N		
2	Military Instillations	N		
26	Funeral and Related Services			
27	Cemeteries	N		
	Funeral and Cremation Services	N		
28	Construction Contracting, Repa	•	nance, and Industrial Services	
29	General Repair Services	P		
30	Building and Grounds Services and Construction Contracting	P		
	Cleaning Plants	P		

1	Table 554-1: Uses					
2	Use	Status	Limitations & Qualifications			
3	Industrial Services	P				
3	Wholesale Sales, Storage, and Distribution					
4	General Wholesaling	P				
5	<u> </u>	S	Scrap and waste material wholesalers, subject to SRC 700.060.			
6	Heavy Wholesaling	С	Chemicals and allied products wholesalers.			
		P	All other Heavy Wholesaling.			
7	Warehousing and Distribution	P	8			
8	Self-Service Storage	P				
9	Manufacturing					
10	General Manufacturing	P				
10	Heavy Manufacturing	С				
11	Printing	P				
10	Transportation Facilities					
12 13	Aviation Facilities	С	Helicopter landing areas, with or without passenger and freight terminal facilities.			
		N	All other Aviation Facilities.			
14 15	Passenger Ground Transportation Facilities	P				
16 17	Marine Facilities	P	The following Marine Facilities: Water transportation of passengers. Services incidental to water transportation services.			
-	Utilities	N	All other Marine Facilities.			
18	Basic Utilities	P				
19	Wireless Communication Facilities	Allowed	Wireless Communication Facilities are allowed, subject to SRC Chapter 703.			
2021	Drinking Water Treatment Facilities	P				
	Power Generation Facilities	P				
22	Data Center Facilities	N				
23	Fuel Dealers	P				
		P	Recycling depots.			
24	Waste-Related Facilities	С	Solid waste transfer stations.			
25		N	All other Waste-Related Facilities.			
	Mining and Natural Resource Extraction					
26	Petroleum and Natural Gas Production	C				
27	Surface Mining	С				
28	Farming, Forestry, and Animal	Services				
20	Agricultura	S	Marijuana Production subject to SRC 700.034			
29	Agriculture	P	All other Agriculture			
30	Forestry	P				

1	Table 554-1: Uses				
2	Use Status Limitations & Qualifications				
3	Agriculture and Forestry Services	P			
4 5	Keeping of Livestock and Other Animals	C			
	Animal Services	P			
6	Other Uses				
7	Home Occupations	S	Home Occupations, subject to SRC 700.020.		
0	Accessory Dwelling Units	<u>S</u>	Accessory Dwelling Units, subject to SRC 700.006.		
8	<u> </u>				

(b) Continued Uses. Existing single family and two family uses, other than
manufactured dwellings, within the IG zone constructed prior to February 1, 1983, but
which would otherwise be made non-conforming by this Chapter, are hereby deemed
continued uses.

- (1) Building or structures housing a continued use may be structurally altered or enlarged, or rebuilt following damage or destruction, provided such alteration, enlargement, or rebuilding complies with the standards set forth in SRC 554.010(f).
- (2) Cease of occupancy of a building or structure for a continued use shall not preclude future use of the building or structure for a residential use; provided, however, conversion of the building or structure to a non-residential use shall thereafter prevent conversion back to a residential use.

Section 21. SRC 700.005 is amended to read as follows:

700.005. Special Uses, Generally.

- (a) A special use is a use that, while allowed in certain zones and overlay zones, has the potential for creating impacts that merit special standards beyond those that would otherwise apply to uses generally in that zone or overlay zone. A use that is designated as a special use in one zone or overlay zone may be a permitted use in another zone or overlay zone.
- **(b)** The special use standards set forth in this Chapter apply only where a use is designated as a special use. and are in addition to the standards that apply to uses generally within a zone or overlay zone.

1	(c) A special use that complies with the standards set forth in this Chapter and with the
2	applicable standards of the UDC does not require approval beyond that required for a
3	use that is a permitted use.
4	(d) The special use standards set forth in this Chapter may be modified, unless
5	otherwise specially provided in this Chapter. Modification to a special use standard
6	shall be made pursuant to Conditional Use approval, as provided in SRC Chapter 240.
7	In no case shall Conditional Use approval allow a standard that it less restrictive than
8	the development standards established in the zone or overlay zone.
9	(e) Notwithstanding SRC 700.005(d), modifications to a special use standard for
0	accessory dwelling units shall be made pursuant to Adjustment approval, as provided in
1	SRC Chapter 250, or Variance approval, as provided in SRC Chapter 245.
12	Section 22. The following is added to and made part of the Salem Revised Code, Title III,
13	Chapter 700, as follows:
4	700.006. Accessory Dwelling Unit. Where designated as a special use, accessory dwelling
15	$\underline{units\ shall\ comply\ with\ the\ standards\ set\ forth\ in\ this\ section}.\ Where\ the\ standards\ in\ this\ section}$
16	conflict with other standards in the UDC, the standards in this section shall be the applicable
17	standard. Standards for accessory structures elsewhere in the UDC shall not apply to accessory
18	dwelling units.
9	(a) All Accessory Dwelling Units. The standards set forth in this subsection shall
20	apply to all accessory dwelling units.
21	(1) Number. Only one accessory dwelling unit shall be allowed per lot.
22	(2) Size. Accessory dwelling units shall not exceed 900 square feet, or 75 percent
23	of the main building gross area, whichever is less.
24	(3) Types of Structures Allowed. Accessory dwelling units shall only be allowed
25	in lawfully-built dwelling units that meet building code requirements. Accessory
26	dwelling units shall not be allowed in:
27	(A) A recreational vehicle, travel trailer, or similar structure;
28	(B) A motor vehicle;
29	(C) Any structure not intended for permanent human occupancy.
30	(4) Condominium Ownership. Accessory dwelling units shall not be separated in

ownership from the underlying property on which it and the main house to which it
is accessory are located. Attached accessory dwelling units shall not be separated in
is accessory are located. Attached accessory dwelling units shall not be separated in
ownership from the main house to which it is accessory.

- (5) Other Uses. Accessory dwelling units shall be prohibited from being used as short-term rentals or accessory short-term rentals.
- (6) Exemptions. Accessory dwelling units are exempt from the following standards required elsewhere in the UDC:
 - (A) Dwelling unit density requirements, including requirements for a minimum or maximum number of dwelling units;
 - (B) Development standards, design review guidelines, and design review standards within overlay zones;
 - (C) Requirements to build garages.
- (b) Detached Accessory Dwelling Units. The standards set forth in this subsection shall apply to all detached accessory dwelling units and are in addition to the standards in subsection 700.006(a).
 - (1) Location. Detached accessory dwelling units shall be located in the side yard or rear yard.
 - (2) Setbacks. Setbacks for detached accessory dwelling units shall be provided as set forth in Table 700-1.

Table 700-1: Setbacks							
<u>Requirement</u>	Standard	Limitations & Qualifications					
ABUTTING STREET							
	Min. 12 ft.	Applicable along local streets.					
Detached Accessory Dwelling Unit	Min. 20 ft.	Applicable along collector or arterial					
	<u>WIIII. 20 II.</u>	streets.					
INTERIOR SIDE							
<u>Detached Accessory Dwelling Unit</u>	Min. 3 ft.						
INTERIOR REAR							
	Min. 5 ft.						
Detached Accessory Dwelling Unit	Min. 1 ft.	Applicable to detached accessory dwelling units adjacent to an alley					

(3) Lot Coverage. The total lot coverage for buildings, accessory structures, and accessory dwelling units shall not exceed a maximum lot coverage of 60 percent.

additional Permitted (P) uses within a mixed-use project.

TABLE 700-12 ADDITIONAL PERMITTED USES IN A MIXED-USE PROJECT

or prohibited uses in the zone, the non-residential uses set forth in Table 700-24 are

Table 700-21: Additional Permitted Uses in a Mixed-Use Project			
Use	Status	Limitations & Qualifications	
Lodging			
Short-Term Commercial Lodging	P		
Long-Term Commercial Lodging	P		
Retail Sales and Service			
Eating and Drinking Establishments	P		
Retail Sales	P		
Personal Services	P		
Postal Services and Retail Financial Services	P		
Business and Professional Serv	ices		
Office	P		
Audio/Visual Media Production	P		
Recreation, Entertainment, and	l Cultural S	Services and Facilities	
Commercial Entertainment – Indoor	P		
Recreational and Cultural Community Services	P		
Health Services			
Outpatient Medical Services and Laboratories	P		

(b) A mix of residential and non-residential uses shall be provided. A mixed-use

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seat. Where seating is provided in the form of fixed benches, two feet of fixed bench length equals one seat. In areas where portable seating is provided, 15 square feet of floor area equals one seat. Maximum seating capacity cannot be modified through Conditional Use approval.

TABLE 700-<u>3</u>2 SEATING CAPACITY

Table 700- <u>3</u> 2: Seating Capacity				
Zone	Standard	Limitations & Qualifications		
	Max. 375	 Applicable to: Lots abutting a local street. Lots abutting a collector or arterial street with less than 250 feet of frontage on such street. 		
RA Zone	No Max.	 Applicable to: Lots abutting a collector or arterial street with 250 feet or more of frontage on such street. Lots located at the intersection of a collector and arterial street, two collector streets, or two arterial streets. Double frontage lots with both frontages on collector or arterial streets. 		
RS Zone	Max. 375 Applicable to lots abutting local, collector, and arteristreets.			
RD Zone	Max. 500	Applicable to lots abutting local, collector, and arterial streets.		
	Max. 500	 Applicable to: Lots abutting a local street. Lots abutting a collector or arterial street with less than 250 feet of frontage on such street. 		
RM-I, RM-II, and RH Zones	No Max.	 Applicable to: Lots abutting a collector or arterial street with 250 feet or more of frontage on such street. Lots located at the intersection of a collector and arterial street, two collector streets, or two arterial streets. Double frontage lots with both frontages on collector or arterial streets. 		
CO Zone	Max. 500	 Applicable to: Lots abutting a local street. Lots abutting a collector or arterial street, but which are not located at the intersection of a collector and arterial street, two collector streets, or two arterial streets. 		

	Table 700-32: Seating Capacity			
Zone Standard Limitations & Qualifications				
		No Max.	Applicable to lots located at the intersection of a collector and arterial street, two collector streets, or two arterial streets.	

(d) Locational Standards. Religious assemblies shall be located on streets as set forth in Table 700-43.

TABLE 700-<u>4</u>3 LOCATIONAL STANDARDS

Table 700- <u>4</u> 3: Locational Standards				
Zone	Street Type	Standard		
	Local Street	Allowed for seating capacity of 375 seats or less.		
		Allowed for seating capacity of 375 seats or less, when located on lot with less than 250 feet of frontage on a collector or arterial street.		
RA Zone Collector or Arterial Street		 Allowed, regardless of seating capacity, when: Located on a lot with 250 feet or more of frontage on a collector or arterial street. Located at the intersection of a collector and arterial street, two collector streets, or two arterial streets. Double frontage lots with both frontages on collector or arterial streets. 		
	Local Street	Allowed for seating capacity of 375 seats or less.		
RS Zone	Collector or	Allowed for seating capacity of 373 seats of less.		
KS Zolic	Arterial Street	Allowed for seating capacity of 375 seats or less.		
	Local Street	Allowed for seating capacity of 500 seats or less.		
RD Zone	Collector or Arterial Street	Allowed for seating capacity of 500 seats or less.		
	Local Street	Allowed for seating capacity of 500 seats or less.		
		Allowed for seating capacity of 500 seats or less, when located on lot with less than 250 feet of frontage on a collector or arterial street.		
RM-I, RM-II, and RH Zones	Collector or Arterial Street	 Allowed, regardless of seating capacity, when: Located on a lot with 250 feet or more of frontage on a collector or arterial street. Located at the intersection of a collector and arterial street, two collector streets, or two arterial streets. Double frontage lots with both frontages on collector or arterial streets. 		
CO Zone	Local Street	Allowed for seating capacity of 500 seats or less.		

Table 700- <u>4</u> 3: Locational Standards			
Zone	Street Type	Standard	
	Collector or	Allowed for seating capacity of 500 seats or less, when not located at the intersection of a collector and arterial street, two collector streets, or two arterial streets	
	Arterial Street	Allowed, regardless of seating capacity, when located at the intersection of a collector and arterial street, two collector streets, or two arterial streets.	

(e) Access. Access to religious assemblies may be provided from local, collector, or arterial streets. Access provided from a local street shall conform to the standards set forth in Table 700-54.

TABLE 700-<u>5</u>4 LOCAL STREET ACCESS

Table 700- <u>5</u> 4: Local Street Access			
Zone	Standard		
RA and RS Zones	Only one access point allowed.		
RD, RM-I, RM-II, RH, and	Access points shall be located not more than 125 feet		
CO Zones	from a collector or arterial street.		

(f) Lot Standards. Maximum lot area and minimum street frontage requirements for religious assemblies are set forth in Table 700-65. The lot standards identified in Table 700-65 apply to an individual lot, or contiguous lots when two or more lots under a single ownership are combined to accommodate the development. For purposes of this subsection, contiguous lots shall include lots that are separated by an alley.

TABLE 700-<u>6</u>5 LOT STANDARDS

Table 700- <u>6</u> 5: Lot Standards				
Requirement	Standard	Limitations & Qualifications		
MAXIMUM LOT AREA	MAXIMUM LOT AREA			
RA Zone	Max. 2 acres	 Applicable to: Lot abutting a local street. Lot abutting a collector or arterial street with less than 250 feet of frontage on such street. 		
	No Max.	Applicable to: Lot abutting a collector or arterial street with 250 feet or more of frontage on such street.		

1		Table 700- <u>6</u> 5: L	ot Standards
2	Requirement	Standard	Limitations & Qualifications
3			• Lot located at the intersection of a collector
4			and arterial street, two collector streets, or two arterial streets.
_			 Double frontage lot with both frontages on
5			collector or arterial streets.
6	RS Zone	Max. 2 acres	
7	RD Zone	Max. 3.5 acres	
			Applicable to:
8		Max. 3.5 acres	Lot abutting a local street. Lot abutting a local street.
9			Lot abutting a collector or arterial street with
			less than 250 feet of frontage on such street. Applicable to:
10		No Max.	 Lot abutting a collector or arterial street with
11	RM-I, RM-II, and RH Zones		250 feet or more of frontage on such street.
11	Tavi i, iavi ii, and iai zones		 Lot located at the intersection of a collector
12	3		and arterial street, two collector streets, or
13			two arterial streets.
13			 Double frontage lot with both frontages on
14			collector or arterial streets.
15			
13			Applicable to:
16			• Lot abutting a local street.
17		Max. 3.5 acres	 Lot abutting a collector or arterial street, but which is not located at the intersection of a
	CO Zone		collector and arterial street, two collector
18	8 Co zone		streets, or two arterial streets.
19			Applicable to lot located at the intersection of a
20		No Max.	collector and arterial street, two collector
20			streets, or two arterial streets.
21	STREET FRONTAGE		
22	RA and RS Zones	Min. 100 ft. per	
<i>_</i>		street	
23	RD, RM-I, RM-II, RH, and CO	Min. 150 ft. per	
24	Zones	street	

(g) **Setbacks.** Setbacks for religious assemblies shall be provided as set forth in Table 700-<u>76</u>.

TABLE 700-<u>7</u>6 SETBACKS

Table 700- <u>7</u> 6: Setbacks			
Requirement	Standard	Limitations & Qualifications	
ABUTTING STREET			

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	Table 700-<u>7</u>6: 3	Setbacks
Requirement	Standard	Limitations & Qualifications
Buildings and Accessory Struc	etures	
· ·	Min. 12 ft.	Applicable to buildings and accessory structures not more than 25 ft. in height.
RA, RS, RD, RM-I, RM-II, and RH Zones	Min. 12 ft., plus two feet for each five feet of height over 25 ft.	Applicable to building and accessory structures greater than 25 ft. in height.
CO Zone	Min. 20 ft.	Applicable only where buildings and accessory structures are located on a lot abutting a residential zone.
Vehicle Use Areas		-
RA, RS, RD, RM-I, RM-II, RH, and CO Zones	Min. 12 ft.	
INTERIOR FRONT		
Buildings and Accessory Struc	ctures	
	Min. 12 ft.	Applicable to buildings and accessory structures not more than 25 ft. in height.
RA, RS, RD, RM-I, RM-II, and RH Zones	Min. 12 ft., plus two feet for each five feet of height over 25 ft.	Applicable to building and accessory structures greater than 25 ft. in height.
CO Zone	Min. 50 ft.	Applicable only where buildings and accessory structures are located on a lot abutting a residential zone.
Vehicle Use Areas		
RA, RS, RD, RM-I, RM-II,	Min. 5 ft.	
RH, and CO Zones	Min. 15 ft.	Applicable when abutting a residential z
INTERIOR SIDE		
Buildings and Accessory Struc	etures	
	Min. 12 ft.	Applicable to buildings and accessory structures not more than 25 ft. in height.
RA, RS, RD, RM-I, RM-II, and RH Zones	Min. 12 ft., plus two feet for each five feet of height over 25 ft.	Applicable to building and accessory structures greater than 25 ft. in height.
CO Zone	Min. 50 ft.	Applicable only where buildings and accessory structures are located on a lot abutting a residential zone.
Vehicle Use Areas		
RA, RS, RD, RM-I, RM-II,	Min. 5 ft.	
RH, and CO Zones	Min. 15 ft.	Applicable when abutting a residential z
INTERIOR REAR		
Buildings and Accessory Struc	etures	T
RA, RS, RD, RM-I, RM-II, and RH Zones	Min. 12 ft.	Applicable to buildings and accessory structures not more than 25 ft. in height.

Table 700- <u>7</u> 6: Setbacks					
Requirement Standard Limitations & Qualifications					
	Min. 12 ft., plus two feet for each five feet of height over 25 ft.	Applicable to building and accessory structures greater than 25 ft. in height.			
CO Zone	Min. 50 ft.	Applicable only where buildings and accessory structures are located on a lot abutting a residential zone.			
Vehicle Use Areas					
RA, RS, RD, RM-I, RM-II,	Min. 5 ft.				
RH, and CO Zones	Min. 15 ft.	Applicable when abutting a residential zone.			

(h) Lot Coverage; Height. Buildings and accessory structures for religious assemblies shall conform to the lot coverage and height standards set forth in Table 700-87.

TABLE 700-<u>8</u>7 LOT COVERAGE; HEIGHT

Table 700- <u>8</u> 7: Lot Coverage; Height				
Requirement	Standard	Limitations & Qualifications		
LOT COVERAGE				
Buildings and Accessory Struct	tures			
RA, RS, RD, RM-I, RM-II, RH, and CO Zones	Max. 40%	Applicable to an individual lot, or contiguous lots when multiple lots are combined under a single ownership to accommodate the development. For the purpose of this requirement, contiguous shall include lots that are separated by an alley		
HEIGHT				
Buildings and Accessory Structures				
	Max. 35 ft.			
RA and RS Zones	Max. 50 ft.	Applicable to spires, steeples, and towers without usable floor space.		

(i) Off-Street Parking.

(1) Location.

(A) Off-street parking may be located on-site or off-site. When parking is provided off-site, it shall be located:

- (i) On a lot or lots that are contiguous to the lot containing the main building or use; or
- (ii) Within 600 feet of the lot containing the main building or use, on a lot or lots within a non-residential zone.
- **(B)** For the purposes of this paragraph, contiguous shall include a lot or lots that are separated from the lot containing the main building or use by an alley.
- (2) **Screening.** Off-street parking areas shall be screened from abutting residential zoned property.
- **(j) Landscaping.** All lot area not developed for buildings, structures, parking, loading, or driveways shall be landscaped as provided in SRC Chapter 807.
- (k) Related Uses. Schools, day care facilities, kindergartens, meeting facilities for clubs and organizations, and other similar activities operated primarily for the purpose of religious instruction, worship, government of the church, or the fellowship of its congregation shall be permitted. When such activities are not operated primarily for the purpose of religious instruction, worship, government of the church, or the fellowship of its congregation, the activities shall be allowed only if they are an allowed use in the zone.

Section 25. SRC 700.055 is amended to read as follows:

- **700.055. Residential Facility.** Where designated as a special use, Residential Facilities, as defined under ORS 197.660, shall comply with the additional standards set forth in this section.
 - (a) **Setbacks**. Setbacks for Residential Facilities shall be provided as set forth in Table 700-98.

TABLE 700-<u>9</u>8 SETBACKS

	Table 700-<u>9</u>8: Setback	S
Requirement	Standard	Limitations & Qualifications
ABUTTING STREET		
Buildings and Accessory Structures	Min. 20 ft.	
Vehicle Use Areas	Per SRC Chapter 806	
INTERIOR FRONT		
Buildings and Accessory Structures	Min. 20 ft.	
Vehicle Use Areas	Min. 5 ft.	
INTERIOR SIDE		

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	Table 700- <u>9</u> 8: Setback	S
Requirement	Standard	Limitations & Qualifications
Buildings and Accessory Structures	Min. 20 ft.	
Vehicle Use Areas	Min. 5 ft.	
INTERIOR REAR		
Buildings and Accessory Structures	Min. 20 ft.	
Vehicle Use Areas	Min. 5 ft.	

(b) Lot Coverage. Buildings and accessory structures shall not exceed a maximum lot coverage of 40 percent.

- **(c) Landscaping.** All lot area not developed for buildings, structures, parking, loading, or driveways shall be landscaped as provided in SRC chapter 807.
- (d) **Screening**. Off-street parking and loading areas shall be screened from adjacent uses by a sight-obscuring fence, wall, or hedge.

Section 26. SRC 806.005 is amended to read as follows:

806.005. Off-Street Parking; When Required.

- (a) General Applicability. Off-street parking shall be provided and maintained as required under this Chapter for:
 - (1) Each proposed new use or activity.
 - (2) Any change of use or activity, when such change of use or activity results in a parking ratio requiring a greater number of spaces than the previous use or activity.
 - (3) Any intensification, expansion, or enlargement of a use or activity.
- **(b) Applicability to Downtown Parking District.** Within the Downtown Parking District, off street parking shall only be required and maintained for uses or activities falling under Household Living.
- (c) Applicability to Nonconforming Off-Street Parking Areas.
 - (1) When off-street parking is required to be added to an existing off-street parking area that has a nonconforming number of spaces, the number of spaces required under this Chapter for any new use or activity, any change of use or activity, or any intensification, expansion, or enlargement of a use or activity shall be provided, in addition to the number of spaces required to remedy the existing deficiency.

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(2) Notwithstanding subsection (1) of this section, when a property is changed in use to any of the following uses or activities, or any of the following uses or activities are added to a property, any existing deficiency in the number of offstreet parking spaces shall not be required to be remedied and only those additional spaces required for the change of use or addition of the new use shall be required:

(A) Accessory dwelling unit.

Section 27. SRC 806.015 is amended to read as follows:

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

	Table 806-1: Minimum Off-Street Parking	g
Use	Minimum Number of Spaces Required (1)	Limitations & Qualifications
Household Living		
Single Femile	2	Applicable to all Single Family, unless noted below.
Single Family	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
	1.5 per dwelling unit	Applicable to Multiple Family consisting of 4 or more dwelling units.

1		Table 806-1: Minimum Off-Street Parking	
2	Use	Minimum Number of Spaces Required (1)	Limitations & Qualifications
3 4 5		1 per dwelling unit	Applicable to Multiple Family consisting of 4 or more dwelling units located within the CSDP area.
6		1 per 4 dwelling units	Applicable to low income elderly housing.
7	Group Living		
8	Room and Board Facilities Residential Care	1 per guest room or suite 1 per 350 sq. ft.	
9	Nursing Care	1 per 3 beds	
10 11 12	Short-Term Commercial Lodging Long-Term Commercial Lodging	1 per guest room or suite	
12	Non-Profit Shelters	1 per 350 sq. ft.	
13	Retail Sales and Service		
14	Eating and Drinking Establishments	1 per 250 sq. ft.	
15 16 17 18 19 20 21 22 23	Retail Sales	1 per 900 sq. ft.	Applicable to the following Retail Sales activities: Building materials, hardware, nurseries, and lawn and garden supply stores. Auto supply stores. Furniture and home furnishing stores. Household appliance and radio, television, music, and consumer electronics stores.
24		1 per 250 sq. ft.	Applicable to all other Retail Sales.
25	Personal Services	1 per 1,000 sq. ft.	Applicable to laundry, dry cleaning, and garment services.
2627		1 per 350 sq. ft.	Applicable to all other Personal Services.
28	Postal Services and Retail Financial Services	1 per 500 sq. ft.	
29	Shopping Center	1 per 250 sq. ft.	
	Business and Professional S		
30	Office	1 per 350 sq. ft.	

1		Table 806-1: Minimum Off-Street Parking	9
2	Use	Minimum Number of Spaces Required (1)	Limitations & Qualifications
3	Audio/Visual Media		
4	Production		
5	Laboratory Research and Testing		
	Office Complex		
6		Manufactured Dwelling Sales and Service	
7	Motor Vehicle and	9	
8	Manufactured Dwelling and Trailer Sales		
9	Motor Vehicle Services		
10	Taxicabs and Car Services Heavy Vehicle and Trailer	1 per 900 sq. ft.	
11	Sales Heavy Vehicle and Trailer		
12	Service and Storage		
13 14	Commercial Parking		
15	Park-and-Ride Facilities	N/A	
16	Recreation, Entertainment,	and Cultural Services and Facilities	
17 18		1 per 5 seats or 10 feet of bench length	Applicable to theaters.
19 20	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.
21		1 per 300 sq. ft.	Applicable to all Commercial Entertainment – Indoor.
22 23	Communical Entered	3 per court, plus additional 1 per 5 seats or 10 feet of bench length	Applicable to tennis, racquetball, and handball courts.
24	Commercial Entertainment – Outdoor	4 per tee	Applicable to golf courses.
25	Gataooi	1 per 2,000 sq. ft. of gross site area	Applicable to all other Commercial Entertainment – Outdoor.
26 27		The greater of the following: 1 per 5 seats or 10 feet of bench length; or	Outdoor.
28	Major Event Entertainment	1 per 25 sq. ft. of floor area of assembly space.	
29		4 per tee	Applicable to golf courses.
30	Recreational and Cultural Community Services	1 per 350 sq. ft.	Applicable to all other indoor Recreational and Cultural Community Services.

1		Table 806-1: M	inimum Off-Street Parking	g
2	Use	Minimum Num	ber of Spaces Required (1)	Limitations & Qualifications
3		1 per 2,000	sq. ft. of gross site area	Applicable to all other outdoor Recreational and Cultural Community Services
5	Parks and Open Space		None	•
6	Non-Profit Membership Assembly	1 <u>1</u>	per 350 sq. ft.	
7 8	Religious Assembly	within the pr 1 per 80 sq. ft. w	or 10 feet of bench length inciple worship area; or within the principal worship	
9		area, when no n	ixed seating or benches are provided.	
10	Health Services			
11	Medical Centers/Hospitals		1.5 per bed	
12	Outpatient Medical Services and Laboratories	1 1	per 350 sq. ft.	
13	Education Services			
14		1	Day Care serving 1 to 12 persons	
15	Day Cara	2	Day Care serving 13 to 18 persons	Parking requirement applies
16	Day Care	3	Day Care serving 19 to 26 persons	in addition to spaces required for any dwelling.
17 18		4	Day Care serving 27 or more persons	
19		2 1	per classroom	Applicable to elementary schools.
20 21				Applicable to secondary schools.
22 23 24	Basic Education	1 per 6 students		The number of students shall be calculated based on the total number of students the school is designed to accommodate.
25		1 per 350 sq. ft.		Applicable to vocational and trade schools.
26 27	Doot Secondo 1 A 1 1			Applicable to all other Post- Secondary and Adult Education.
28 29 30	Post-Secondary and Adult Education	1 д	per 4 students	The number of students shall be calculated based on the total number of students the school is designed to accommodate.

	Table 806-1: Minimum Off-Street Parking	5
Use	Minimum Number of Spaces Required (1)	Limitations & Qualifications
Civic Services		
Governmental Services	1 per 500 sq. ft.	
Social Services	1 per 350 sq. ft.	
	The greater of the following:	
	0.75 per employee; or	
Governmental Maintenance	1 per 5,000 sq. ft. (Less than 50,000 sq. ft.)	
Services and Construction	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.)	
Public Safety	100,000 sq. 11.)	
1 done builty	1 per employee, plus 1 additional space per	Applicable to ambulance
1	ambulance	stations.
Emergency Services		Applicable to all other
	1 per 500 sq. ft.	Emergency Services.
Detention Facilities Military Installations	1 per 2,000 sq. ft.	<u> </u>
Military Installations	1 per 500 sq. ft.	
Funeral and Related Service	es	
Cemeteries	1per 350 sq. ft.	
Funeral and Cremation	1 per 5 seats or 10 feet of bench length in	
Services	the chapel	
Construction Contracting,	Repair, Maintenance, and Industrial Service	es
Building and Grounds	The greater of the following:	
Services and Construction	0.75 per employee; or	
Contracting	1 per 5,000 sq. ft. (Less than	
	50,000 sq. ft.)	
	1 per 10,000 sq. ft. (50,000 to	
Industrial Services	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.	
Wholesale Sales, Storage, and Distribution		
General Wholesaling		
Heavy Wholesaling	1 per 1,500 sq. ft.	
Warehousing and	The greater of the following:	
Distribution	The Brown of the following.	

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1		Table 806-1: Minimum Off-Street Parking	-
2	Use	Minimum Number of Spaces Required (1)	Limitations & Qualifications
3456	Self Service Storage	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.)	
7	Manufacturing		
8	General Manufacturing	The greater of the following:	
9	Heavy Manufacturing	0.75 per employee or: 1 per 5,000, sq. ft. (Less than 50,000 sq. ft.)	
10	Printing	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.)	
2	Transportation Facilities	· · · · · ·	
13	Aviation Facilities		
14 15 16 17 18 19 20 21	Passenger Ground Transportation 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.)	
23 24 25 26 27	Marine Facilities	1 per boat berth or docking space. 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.)	Applicable to marinas. Applicable to all other Marine Facilities.
28	Utilities		
29 30	Basic Utilities Drinking Water Treatment Facilities Power Generation Facilities	The greater of the following: 0.75 per employee or: 1 per 5,000 sq. ft. (Less than 50,000 sq. ft.)	

1	Table 806-1: Minimum Off-Street Parking			
2	Use	Minimum Number of Spaces Required (1)	Limitations & Qualifications	
3	Data Center Facilities	1 per 10,000 sq. ft. (50,000 to		
4	W . D 1 . 1E '1'.'	100,000 sq. ft.)		
5	Waste Related Facilities	1 per 15,000 sq. ft. (Greater than 100,000 sq. ft.)		
3	Wireless Communication	•		
6	Facilities	None		
7	Fuel Dealers	1 per 200 sq. ft.		
8	Mining and Natural Resour	rce Extraction		
0	Petroleum and Natural Gas	The greater of the following:		
9	Production	0.75 per employee or:		
10		1 per 5,000 sq. ft. (Less than 50,000 sq. ft.) 1 per 10,000 sq. ft. (50,000 to		
	Cymfaga Mining	100,000 sq. ft.)		
11	Surface Mining	1 per 15,000 sq. ft. (Greater than		
12		100,000 sq. ft.)		
13	Farming, Forestry, and Ani	mal Services		
	Agriculture	5	Applicable when retail sales	
14	Forestry		are involved.	
15		The greater of the following:		
16		0.75 per employee or: 1 per 5,000 sq. ft. (Less than 50,000 sq. ft.)		
	Agriculture and Forestry	1 per 10,000 sq. ft. (50,000 to		
17	Services	100,000 sq. ft.)		
18		1 per 15,000 sq. ft. (Greater than		
19	TZ ' CT' , 1 1	100,000 sq. ft.)		
	Keeping of Livestock and Other Animals	1 per 400 sq. ft.		
20	Animal Services	1 per 400 sq. ft.		
21	Other Uses	•		
22	Temporary Uses	Per SRC Chapter 701		
23			Parking requirement applies	
24	Home Occupations	1 per non-resident employee	in addition to spaces required for the dwelling	
			unit.	
25	Accessory Dwelling Units	<u>None</u>		
26	(1) 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.			
27	square rootage, the square r	ootage shan equal the gross froot area.		

- **(b) Compact Parking.** Up to 75 percent of the minimum off-street parking spaces required under this Chapter may be compact parking spaces.
- (c) Carpool and Vanpool Parking. New developments with 60 or more required offstreet parking spaces, and falling within the Public Services and Industrial use

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classifications, and the Business and Professional Services use category, shall designate a minimum of 5 percent of their total off-street parking spaces for carpool or vanpool parking.

(d) Maximum Off-Street Parking. Unless otherwise provided under the UDC, off-street parking shall not exceed the amounts set forth in Table 806-2.

TABLE 806-2 MAXIMUM OFF-STREET PARKING

Table 806-2: Maximum Off-Street Parking		
Minimum Number of Off-Street Parking Spaces Required (From Table 806-1)	Maximum Number of Off-Street Parking Spaces Allowed	
20 Spaces or Less	2.5 times minimum number of spaces required.	
More than 20 Spaces	1.75 times minimum number of spaces required.	

(e) Reductions to Required Off-Street Parking through Alternative Modes of Transportation.

- (1) Construction of Transit Related Improvements. When adjacent to transit service, minimum required off-street parking may be reduced by up to 10 percent for redevelopment of an existing off-street parking area for transit-related improvements, including transit stops, pullouts and shelters, park and ride lots, transit-oriented developments, and similar facilities.
- (2) Satisfaction of Off-Street Parking through Implementation of a Plan for Alternative Modes of Transportation. Minimum required off-street parking for uses or activities other than Household Living may be reduced through implementation of a plan providing for the use of alternative modes of transportation to decrease the need for off-street parking. The plan shall be reviewed as a Class 2 Adjustment under SRC Chapter 250.

Section 28. SRC 806.025 is amended to read as follows:

806.025. Off-Street Parking and Vehicle Storage Area Development Standards for Single Family and Two Family Uses or Activities. Unless otherwise provided under the UDC, off-street parking and vehicle storage areas for Single Family and Two Family uses or activities shall

1	be developed and maintained as provided in this section.
2	(a) Location within Yards.
3	(1) Front Yard Abutting Street. Within a front yard abutting a street, off-street
4	parking and vehicle storage shall be allowed only:
5	(A) Within a garage or carport; or
6	(B) On a driveway leading to:
7	(i) A garage or carport;
8	(ii) A garage that has been legally converted to another use subsequent to
9	its construction as a garage
10	(ii)(iii) A screened off-street parking area; or
11	(iii)(iv) A screened vehicle storage area.
12	(2) Side and Rear Yards Abutting Street. Within side and rear yards abutting a
13	street, off-street parking and vehicle storage shall be allowed only:
14	(A) Within a garage or carport;
15	(B) Within an off-street parking area or vehicle storage area that is screened as
16	set forth in SRC 806.025(f); or
17	(C) On a driveway leading to:
18	(i) A garage or carport;
19	(ii) A garage that has been legally converted to another use subsequent to
20	its construction as a garage
21	(ii)(iii) A screened off-street parking area; or
22	(iii)(iv) A screened vehicle storage area.
23	(3) Interior Front, Side, and Rear Yards. Within interior front, side, and rear
24	yards, off-street parking and vehicle storage shall be allowed only:
25	(A) Within a garage or carport;
26	(B) Within an off-street parking area or vehicle storage area that is screened as
27	set forth in SRC 806.025(f); or
28	(C) On a driveway leading to:
29	(i) A garage or carport;
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- (ii) A garage that has been legally converted to another use subsequent to its construction as a garage
- (ii)(iii) A screened off-street parking area; or
- (iii)(iv) A screened vehicle storage area.
- **(b)** Garage or Carport Vehicle Entrance Setback Abutting Street or Flag Lot Accessway. The vehicle entrance of a garage or carport facing a street or flag lot accessway shall be setback a minimum of 20 feet.
- **(c) Dimensions.** Off-street parking spaces shall conform to the minimum dimensions set forth in Table 806-3.

TABLE 806-3
MINIMUM OFF-STREET PARKING SPACE DIMENSIONS

Table 806-3: Minimum Off-Street Parking Space Dimensions						
Type of Space	Width	Depth				
Compact	8 ft.	15 ft.				
Standard	9 ft.	19 ft.				

- (d) Maneuvering. Where access to off-street parking is taken from an alley, a minimum maneuvering depth of 24 feet shall be provided between the back of the parking space and the opposite side of the alley.
- **(e) Surfacing.** Any area that is used for off-street parking shall be paved with a hard surface material meeting the Public Works Design Standards. Vehicle storage areas are not required to be paved.
- **(f) Screening.** Off-street parking areas and vehicle storage areas shall be screened as follows:
 - (1) Off-street parking areas located within a garage or carport or on a driveway are not required to be screened. All other off-street parking areas shall be screened from all public areas, public streets, and abutting residential uses by a minimum 6-foot-tall sight-obscuring fence, wall, or hedge.
 - (2) Vehicle storage areas within an enclosed structure or on a driveway are not required to be screened. All other vehicle storage areas shall be screened from all

public areas, public streets, and abutting residential uses by a minimum 6-foot-tall sight-obscuring fence, wall, or hedge.

Section 29. SRC 806.055 is amended to read as follows:

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806.055. Amount of Bicycle Parking. Unless otherwise provided under the UDC, bicycle parking shall be provided in amounts not less than those set forth in Table 806-8.

TABLE 806-8

MINIMUM BICYCLE PARKING

8		Table 806-8: Minimum Bicycle Parking	
9	Use	Minimum Number of Spaces Required (1)	Limitations & Qualifications
10	Household Living		
11	Single Family Two Family	None	
12 13	Multiple Family	The greater of 4 spaces or 0.1 spaces per dwelling unit.	
	Group Living		
14	Room and Board Facilities	The greater of 4 spaces or 1 space per 50 rooms.	
15		The greater of the following:	
16		4 spaces; or 1 per 3,500 sq. ft. for first 50,000 sq. ft.;	
17	Residential Care	plus 1 per 7,000 sq. ft. for 50,000 to 100,000 sq.	
18	Tresidential Care	ft.;	
19		plus 1 per 14,000 sq. ft. for remaining square	
20		footage over 100,000 sq. ft.	
21	Nursing Care	1 per 30 beds	
22	Lodging		
	Short-Term Commercial	50	
23	Lodging Long-Term Commercial	The greater of 4 spaces or 1 space per 50 rooms.	
24	Lodging		
25		The greater of the following: 4 spaces; or	
26		1 per 3,500 sq. ft. for first 50,000 sq. ft.;	
27	Non-Profit Shelters	plus 1 per 7,000 sq. ft. for 50,000 to 100,000 sq.	
28		ft.;	
29		1 per 14,000 sq. ft. for remaining square	
30	Retail Sales and Service	footage over 100,000 sq. ft.	
	Retail Sales and Service		

ORDINANCE 10-17 – Page 103 OREGON

COUNCIL OF THE CITY OF SALEM,

1		Table 806-8: Minimum Bicycle Parking	
2	Use	Minimum Number of Spaces Required (1)	Limitations & Qualifications
3	Eating and Drinking	The greater of 4 spaces or 1 space per 1,000	
4	Establishments	sq. ft.	
5		The greater of the following: 4 spaces; or	
5		1 per 10,000 sq. ft. for first 50,000 sq. ft.;	
6		plus	
7	Retail Sales	1 per 20,000 sq. ft. for 50,000 to 100,000 sq. ft.;	
8		plus	
9		1 per 30,000 sq. ft. for remaining square footage over 100,000 sq. ft.	
10			Applicable to laundry, dry
11	Personal Services	1 per 10,000 sq. ft.	cleaning, and garment services.
12		The greater of 4 spaces or 1 space per 3,500 sq. ft.	Applicable to all other Personal Services.
13	Postal Services and Retail	The greater of 4 spaces or 1 space per 3,000 sq.	
14	Financial Services	ft.	
15			
16		The greater of the following:	
17		4 spaces; or 1 per 10,000 sq. ft. for first 50,000 sq. ft.;	
1 /		plus	
18	Shopping Center	1 per 20,000 sq. ft. for 50,000 to 100,000 sq.	
19		ft.;	
		plus	
20		1 per 30,000 sq. ft. for remaining square	
21		footage over 100,000 sq. ft.	
22			
23	Business and Professional	Services	
24	Office	The greater of the following: 4 spaces; or	
25	Laboratory Research and	1 per 3,500 sq. ft. for first 50,000 sq. ft.;	
26	Testing;	plus 1 per 7,000 sq. ft. for 50,000 to 100,000 sq.	
27		ft.;	
	Office Complex	plus 1 per 14,000 sq. ft. for remaining square	
28	-	footage over 100,000 sq. ft.	
29		<u> </u>	

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ORDINANCE 10-17 – Page 104 **COUNCIL OF THE CITY OF SALEM,**

1		Table 806-8: Minimum Bicycle Parking	
2	Use	Minimum Number of Spaces Required (1)	Limitations & Qualifications
3 4 5		The greater of the following: 4 spaces; or 1 per 10,000 sq. ft. for first 50,000 sq. ft.; plus	
5	Audio/Visual Media	1 per 20,000 sq. ft. for 50,000 to 100,000 sq. ft.;	Applicable to broadcasting studios.
,	Production	plus 1 per 30,000 sq. ft. for remaining square footage over 100,000 sq. ft.	
)		The greater of 4 spaces or 1 per 3,500 sq. ft.	Applicable to all other Audio/Visual Media Production.
	Motor Vehicle, Trailer, and	Manufactured Dwelling Sales and Service	
,	Motor Vehicle and Manufactured Dwelling and Trailer Sales		
	Motor Vehicle Services		
	Taxicabs and Car Services	1 per 9,000 sq. ft.	
,	Heavy Vehicle and Trailer Sales	1 / 1	
3	Heavy Vehicle and Trailer Service and Storage		
)	Commercial Parking;		
	Park-and-Ride Facilities	1 per 30 vehicle parking spaces	
,	Recreation, Entertainment,	, and Cultural Services and Facilities	
		The greater of 4 spaces or 1space per 50 seats or 100 feet of bench length	Applicable to theaters.
	Commercial Entertainment – Indoor	The greater of 4 spaces or 1 space per court.	Applicable to tennis, racquetball, and handball courts.
		The greater of 4 spaces or 1 space per 500 sq. ft.	Applicable to all other Commercial Entertainment – Indoor.
	Commercial Entertainment – Outdoor	The greater of 4 spaces or 1 space per court	Applicable to tennis, racquetball, and handball courts.
)		4	Applicable to golf courses.

ORDINANCE 10-17 – Page 105 **COUNCIL OF THE CITY OF SALEM, OREGON**

	Table 806-8: Minimum Bicycle Parking	
Use	Minimum Number of Spaces Required (1)	Limitations & Qualifications
	None	Applicable to drive-in movie theaters.
	The greater of 4 spaces or 1 space per 30 vehicle parking spaces	Applicable to all other Commercial Entertainment – Outdoor.
Major Event Entertainment	The greater of 4 spaces or 1 space per 50 seats or 100 ft. of bench length	
	4	Applicable to golf courses.
	The greater of the following:	
	4 spaces; or 1 per 3,500 sq. ft. for first 50,000 sq. ft.;	
	plus	Applicable to all other indoor
	1 per 7,000 sq. ft. for 50,000 to 100,000 sq.	Recreational and Cultural
Recreational and Cultural	ft.;	Community Services.
Community Services	plus	
	1 per 14,000 sq. ft. for remaining square footage over 100,000 sq. ft.	
	The greater of 4 spaces or 1 space per 30 vehicle parking spaces.	Applicable to all other outdoor Recreational and Cultural Community Services.
Parks and Open Space	The greater of 4 spaces or 1 space per 30 vehicle parking spaces.	
Non-Profit Membership Assembly Religious Assembly	1 per 30 vehicle parking spaces.	
Health Services		
Medical Centers/Hospitals	The greater of 4 spaces or 1 per 30 beds	
Outpatient Medical Services and Laboratories	The greater of 4 spaces or 1 per 3,500 sq. ft.	
Education Services		
Day Care	4	
Basic Education	2 per classroom	Applicable to Elementary Schools
Dasic Education	4 per classroom	Applicable to all other Basic Education.

ORDINANCE 10-17 – Page 106 **OREGON**

COUNCIL OF THE CITY OF SALEM,

1		Table 806-8: Minimum Bicycle Parking	
2	Use	Minimum Number of Spaces Required (1)	Limitations & Qualifications
3 4 5		The greater of the following: 4 spaces; or 1 per 3,500 sq. ft. for first 50,000 sq. ft.; plus	Amaliachla to succetional and
6	Doct Cocondoms and Adult	1 per 7,000 sq. ft. for 50,000 to 100,000 sq.	Applicable to vocational and trade schools.
7	Post-Secondary and Adult Education	ft.; plus	
8		1 per 14,000 sq. ft. for remaining square footage over 100,000 sq. ft.	
9 10		The greater of 4 spaces or 1 per 10,000 sq. ft.	Applicable to all other Post- Secondary and Adult Education.
	Civic Services		
11	Governmental Services	1 per 5,000 sq. ft.	
12 13		The greater of the following: 4 spaces; or 1 per 3,500 sq. ft. for first 50,000 sq. ft.;	
14		plus	
15	Social Services	1 per 7,000 sq. ft. for 50,000 to 100,000 sq. ft.;	
16		plus 1 per 14,000 sq. ft. for remaining square	
17		footage over 100,000 sq. ft.	
18	Governmental Maintenance Services and Construction	4	
19	Public Safety		
20	Emergency Services	None	Applicable to ambulance stations.
21	Emergency Services	1 per 5,000 sq. ft.	Applicable to all other Emergency Services.
22	Detention Facilities	1 per 50 beds.	
	Military Installations	1 per 5,000 sq. ft.	
23	Funeral and Related Service		
24		The greater of the following: 4 spaces; or	
25		1 per 3,500 sq. ft. for first 50,000 sq. ft.;	
26	Cemeteries	plus 1 per 7,000 sq. ft. for 50,000 to 100,000 sq.	
27		ft.; plus	
28		1 per 14,000 sq. ft. for remaining square	
29	Funeral and Cremation	footage over 100,000 sq. ft. 1 per 50 seats or 100 feet of bench length in	
30	Services Services	the chapel.	

ORDINANCE 10-17 – Page 107 **COUNCIL OF THE CITY OF SALEM, OREGON**

1		Table 806-8: Minimum Bicycle Parking						
2	Use	Minimum Number of Spaces Required (1)	Limitations & Qualifications					
3	Construction Contracting, Repair, Maintenance, and Industrial Services							
4 5	Building and Grounds Services and Construction Contracting;	4						
6		The greater of the following:						
7		4 spaces; or 1 per 3,500 sq. ft. for first 50,000 sq. ft.; plus						
8 9	General Repair Services	1 per 7,000 sq. ft. for 50,000 to 100,000 sq. ft.;						
10		plus 1 per 14,000 sq. ft. for remaining square footage over 100,000 sq. ft.						
11	Cleaning Plants	1 per 10,000 sq. ft.						
12		The greater of the following: 4 spaces; or						
13		1 per 10,000 sq. ft. for first 50,000 sq. ft.;						
14	Industrial Services	plus 1 per 20,000 sq. ft. for 50,000 to 100,000 sq.						
15		ft.;						
1617		1 per 30,000 sq. ft. for remaining square footage over 100,000 sq. ft.						
18	Wholesale Sales, Storage, a	and Distribution						
	General Wholesaling;	1 per 15,000 sq. ft.						
19	Heavy Wholesaling							
20		The greater of the following: 4 spaces; or:						
21		1 per 10,000 sq. ft. for first 50,000 sq. ft.; plus						
22	Warehousing and Distribution	1 per 20,000 sq. ft. for 50,000 to 100,000 sq.						
23		ft.; plus						
24		1 per 30,000 sq. ft. for remaining square footage over 100,000 sq. ft.						
25	Self Service Storage	None						
26	Manufacturing							
27	General Manufacturing	The greater of the following:						
28	Concrui Municipaling	4 spaces; or: 1 per 10,000 sq. ft. for first 50,000 sq. ft.;						
29		r						

ORDINANCE 10-17 – Page 108 **OREGON**

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COUNCIL OF THE CITY OF SALEM,

Use	Minimum Number of Spaces Required (1)	Limitations & Qualifications
Heavy Manufacturing	plus 1 per 20,000 sq. ft. for 50,000 to 100,000 sq. ft.; plus	
	1 per 30,000 sq. ft. for remaining square footage over 100,000 sq. ft.	
Printing		
Transportation Facilities		
	The greater of the following:	
Aviation Facilities	4 spaces; or: 1 per 10,000 sq. ft. for first 50,000 sq. ft.; plus	
Passenger Ground Transportation Facilities	1 per 20,000 sq. ft. for 50,000 to 100,000 sq. ft.; plus 1 per 30,000 sq. ft. for remaining square footage over 100,000 sq. ft.	
Marine Facilities	2	Applicable to marinas.
	The greater of the following:	
	4 spaces; or: 1 per 10,000 sq. ft. for first 50,000 sq. ft.;	
	plus 1 per 20,000 sq. ft. for 50,000 to 100,000 sq.	Applicable to all other Marine Facilities.
	ft.; plus	
	1 per 30,000 sq. ft. for remaining square footage over 100,000 sq. ft.	
Utilities		
Basic Utilities	The greater of the following:	
	4 spaces; or:	
	1 per 10,000 sq. ft. for first 50,000 sq. ft.;	
	plus 1 per 20,000 sq. ft. for 50,000 to 100,000 sq.	
Waste Related Facilities	1 per 20,000 sq. ft. for 50,000 to 100,000 sq. ft.;	
Fuel Dealers	plus 1 per 30,000 sq. ft. for remaining square footage over 100,000 sq. ft.	
Wireless Communication	None	

ORDINANCE 10-17 – Page 109 **COUNCIL OF THE CITY OF SALEM, OREGON**

1		Table 806-8: Minimum Bicycle Parking				
2	Use	Minimum Number of Spaces Required (1)	Limitations & Qualifications			
3						
4	Petroleum and Natural Gas Production;					
5	,					
6						
7		4				
8						
9	Surface Mining					
0						
1	Farming, Forestry, and An	imal Services				
2	Agriculture	2	Applicable when retail sales			
3	Forestry		are involved.			
5		The greater of the following:				
4		4 spaces; or:				
5		1 per 10,000 sq. ft. for first 50,000 sq. ft.;				
,	Agriculture and Forestry	plus				
6	Services	1 per 20,000 sq. ft. for 50,000 to 100,000 sq. ft.;				
7		plus				
′		1 per 30,000 sq. ft. for remaining square				
8		footage over 100,000 sq. ft.				
9	Keeping of Livestock and		A 11 11 1 . 11 4			
9	Other Animals	2	Applicable when retail sales			
0	Animal Services		are involved.			
1	Other Uses					
	Temporary Uses	None				
2	Home Occupations	None				
3	Accessory Dwelling Unit	<u>None</u>				
4	(1) Unless otherwise provided, when required bicycle parking is expressed in terms of a number of spaces per a square footage, the square footage shall equal the gross floor area.					

square footage, the square footage shall equal the gross floor area.

Section 30. SRC 806.075 is amended to read as follows:

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806.075. Amount of Off-Street Loading. Unless otherwise provided under the UDC, off-street loading shall be provided in amounts not less than those set forth in Table 806-9.

TABLE 806-9

MINIMUM OFF-STREET LOADING; DIMENSIONS

ORDINANCE 10-17 – Page 110 **COUNCIL OF THE CITY OF SALEM, OREGON**

1	Table 806-9: Minimum Off-Street Loading; Dimensions						
2	Use Category/Use		m Number of	Di	mensio	ns	Limitations &
3	Ose Category/Ose	Spaces	Required (1)	Width	Length	Height	Qualifications
4	<u>Use:</u> ■ Single Family						
5	Two FamilyCommercial Parking						
6	Park-and-Ride Facility						
7	Parks and Open SpaceCemeteries						
8	Basic Utilities		None	N/A	N/A	N/A	
9	Wireless Communication Facilities						
10	AgricultureForestry						
11	Temporary Uses						
12	Home OccupationsAccessory Dwelling Units						
13		None	0 to 49 dwelling units	N/A	N/A	N/A	
14		1	50 to 99 dwelling units	12 ft.	19 ft.	12 ft.	If a recreational or service building is
15 16	<u>Use:</u> ■ Multiple Family	2	100 to 199 dwelling units	12 ft.	19 ft.	12 ft.	provided, at least one of the required loading
17			200 or more				spaces shall be located in conjunction with the
18		3	dwelling units	12 ft.	19 ft.	12 ft.	recreational or service building.
19		None	Less than	N/A	N/A	N/A	C
20	Use Category:		5,000 sq. ft.				
21 22	Business and Professional Services	1	5,000 to 60,000 sq. ft.	12 ft.	19 ft.	12 ft.	
23	<u>Use:</u> ■ Outpatient Medical	2	60,001 to 250,000 sq.	12 ft.	19 ft.	12 ft.	
24	Services and Laboratories	_	ft.				T 1 11/2 1
25	Governmental ServicesSocial Services						For each additional 100,000 square feet, or
26		Additional Spaces	Greater than 250,000 sq.	12 ft.	19 ft.	12 ft.	any portion thereof, of building area over
27	Animal Services	Required	ft.	12 10.	1716.	1210.	250,000 sq. ft., one
28							additional loading space is required.
29 30	<u>Use Category:</u> ■ Group Living ■ Lodging	None	Less than 5,000 sq. ft.	N/A	N/A	N/A	

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ORDINANCE 10-17 – Page 111 COUNCIL OF THE CITY OF SALEM,

Use Category/Use		m Number of	Dimensions		ns	Limitations &
Use Category/Use	Spaces Required (1)		Width Length Height		Height	Qualifications
Retail Sales and ServiceEducation Services	1	5,000 to 60,000 sq. ft.	12 ft.	30 ft.	14 ft.	
Use: Commercial Entertainment – Indoor Commercial Entertainment – Outdoor Major Event Entertainment Recreation and Cultural	2	60,001 to 250,000 sq. ft.	12 ft.	30 ft.	14 ft.	
Community Services Non-Profit Membership Assembly Religious Assembly Medical Centers/Hospitals Emergency Services Funeral and Cremation Services General Repair Services Agriculture and Forestry Services	Additiona l Spaces Required	Greater than 250,000 sq. ft.	12 ft.	30 ft.	14 ft.	For each additional 100,000 square feet, or any portion thereof, of building area over 250,000 sq. ft., one additional loading space is required.
Use Category: Wholesale Sales, Storage,	None	Less than 5,000 sq. ft.	N/A	N/A	N/A	
 wholesale Sales, Storage, and Distribution Manufacturing Transportation Facilities 	1	5,000 to 100,000 sq. ft.	12 ft.	40 ft.	14 ft.	
 Mining and Natural Resource Extraction 	3	100,001 to 240,000 sq. ft.	12 ft.	40 ft.	14 ft.	
Use: ■ Motor Vehicle and Manufactured Dwelling	5	240,001 to 320,000 sq. ft.	12 ft.	40 ft.	14 ft.	
and Trailer Sales;Motor Vehicle Services;Taxicabs and Car	6	320,001 to 400,000 sq. ft.	12 ft.	40 ft.	14 ft.	
Services; • Heavy Vehicle and Trailer Sales;	7	400,000 to 490,000 sq. ft.	12 ft.	40 ft.	14 ft.	
Heavy Vehicle and Trailer Service and StorageGovernmental	8	490,001 to 580,000 sq. ft.	12 ft.	40 ft.	14 ft.	

ORDINANCE 10-17 – Page 112 **COUNCIL OF THE CITY OF SALEM, OREGON**

(1) Unless otherwise provided, when required loading is expressed in terms of a number of spaces per a square footage, the square footage shall equal the gross floor area.

(a) Off-Street Parking Used for Loading. An off-street parking area meeting the requirements of this Chapter may be used in place of a required off-street loading space when the use or activity does not require a delivery vehicle which exceeds a maximum combined vehicle and load rating of 8,000 pounds and the off-street parking area is located within 25 feet of the building or the use or activity that it serves.

Section 31. Codification. In preparing this ordinance for publication and distribution, the City Recorder shall not alter the sense, meaning, effect or substance of this ordinance, but within such limitations, may:

- (a) Renumber sections and parts of sections of the ordinance;
- **(b)** Rearrange sections;

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- (c) Change reference numbers to agree with renumbered chapters, sections or other parts;
- (d) Delete references to repealed sections;
- (e) Substitute the proper subsection, section or chapter, or other division numbers;
- (f) Change capitalization and spelling for the purpose of uniformity;
- (g) Add headings for purposes of grouping like sections together for ease of reference; and

ORDINANCE 10-17 – Page 113 **COUNCIL OF THE CITY OF SALEM, OREGON**

1	(h) Correct manifest clerical	l, grammatical or typographical e	rrors.					
2	Section 32. Severability. E	Each section of this ordinance, and	d any part thereof, is					
3	severable, and if any part of this ordinance is held invalid by a court of competent							
4	jurisdiction, the remainder of	f this ordinance shall remain in fu	all force and effect.					
5								
6	PASSED by the City Council this _	day of	, 2017.					
7		ATTEST:						
8								
9		City Recorder						
10		Approved by City Attorney:						
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12	Checked by: E. Kim							
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