

## Amendments to SRC Chapter 530 (Fairview Mixed-Use – FMU Zone)

### Sec. 530.001. Purpose.

The purpose of the Fairview Mixed-Use (FMU) Zone is to implement the mixed-use designation of the Salem Area Comprehensive Plan by establishing a master planning process through which allowed uses are identified and ~~development standards are for development within the zone are~~ established that:

- (a) Encourage innovative planning resulting in mixed-use development, improved protection of open spaces and natural features, and greater housing and transportation options;
- (b) Encourage the innovative integration of park and school uses;
- (c) Encourage developments that recognize the relationship between buildings, their use, open space, and infrastructure; providing varied opportunities for innovative and diversified living environments in line with the principles of sustainable development and sustainable business practices;
- (d) Support affordable housing options and mixed-income neighborhoods;
- (e) Facilitate the resourceful use of land through the arrangement of land uses, buildings, circulation systems, open space, and infrastructure;
- (f) Encourage economic opportunity;
- (g) Preserve, to the greatest extent possible, existing natural areas and open space that may not otherwise be protected through conventional development;
- (h) Recognize and preserve the historical and archeological significance of buildings, structures, and sites, and encourage historic resource designation of those buildings, structures, and sites that merit official recognition; and
- (i) Encourage energy conservation and improved air and water quality.

### Sec. 530.005. Definitions.

The following words, terms and phrases, when used in this chapter, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

*Building footprint* means the total area enclosed by the exterior walls of a building at ground level, exclusive of courtyards.

*Development* means the construction or demolition of a building or structure; or alterations or improvements to the land, including, but not limited to, grading, for the purposes of enhancing its economic value or productivity.

*Master plan* means a comprehensive long-range plan intended to guide the growth and development of a region and that includes analysis, recommendations, and proposals for the region's population, economy, housing, transportation, community facilities, natural resources, and land use.

*Mixed-use building* means a single building containing a combination of residential and non-residential ~~uses more than one type of land use such as, but not limited to, residential, office, manufacturing, retail, public, or entertainment.~~

*Natural open space* means open space consisting of natural landscape set aside for the purpose of preservation or conservation of natural resources, natural features, habitat, or scenic/aesthetic values. Natural open space may include paths and trails.

### Sec. 530.015. Development within the FMU zone.

All development within the FMU zone shall be undertaken pursuant to the ~~fairview~~ Fairview plan, a refinement plan, and the development standards set forth in this chapter.

## Sec. 530.020. Fairview plan.

The ~~fairview~~ Fairview plan is a master plan that identifies the goals and policies, ~~and serves as the guiding document,~~ for development within the FMU zone. ~~Unless otherwise provided in this chapter, the fairview plan controls all development proposed to be undertaken within the FMU zone.~~

- (a) *Applicability.* An approved ~~fairview~~ Fairview plan shall be required prior to the approval of any refinement plan.
- (b) *Procedure type.* An application for the ~~fairview~~ Fairview plan is processed as a Type III procedure under SRC chapter 300.
- (c) *Submittal requirements.* In addition to the submittal requirements for a Type III application under SRC chapter 300, an application for the ~~fairview~~ Fairview plan shall include the following in the form of map(s), text, or both, as applicable:
  - (1) A description of the purpose, main concepts, goals, policies, and general development guidelines for development within the FMU zone in light of the purpose of this chapter.
  - (2) ~~A~~ conceptual open space plan for the entire FMU zone identifying an integrated network of open spaces for the purpose of preserving and enhancing identified natural drainage patterns, significant trees and vegetation, and wetlands; responding to significant topographical features; and providing opportunities for active and passive recreation.
  - (3) A conceptual transportation and mobility plan for the entire FMU zone addressing the integration of pedestrian, transit, and vehicular use on the site and providing safe and efficient pedestrian, bicycle, and other non-single occupancy vehicle (SOV) mobility; promoting transit; and reducing SOV trips.
  - (4) A transportation impact analysis (TIA) of the major transportation and circulation elements intended to serve the FMU zone.
  - (5) A site analysis, which shall include the following:
    - (A) Identification of significant natural and built constraints of the site and surroundings;
    - (B) Identification of existing and potential transit connections;
    - (C) Identification of adjacent parcels and structures within 150 feet of the FMU zone boundary;
    - (D) On-site open space, recreational facilities, parks, and trails;
    - (E) Identification and delineation of existing natural resources, including, but not limited to, wetlands, as identified on the Local Wetlands Inventory, perennial and intermittent streams, and significant tree stands or groves. Proposed methods for the preservation or conservation of these resources shall be identified, with attention given to the Natural Resource Guidelines under 530.065;
    - (F) Identification of existing structures, roads, and other development;
    - (G) Identification of existing provisions for city infrastructure and utilities;
    - (H) Identification of area hydrology and water resources;
    - (I) Identification of existing topography and slope;
    - (J) General geologic character of the site;
    - (K) Identification of general soil types on the site;
    - (L) Identification and visual analysis of area viewsheds; and
    - (M) An inventory of buildings, structures, sites, objects, and known archeological sites which possess the criteria for historic resource designation under SRC chapter 230. The inventory shall identify any buildings, structures, sites, objects, or known archeological sites for which official historic resource designation will be sought. The inventory may identify any

buildings, structures, or sites designated by the applicant as "historically significant" that may be adaptively reused or renovated, but for which historic resource designation will not be sought.

- (d) *Criteria.* The ~~fairview~~ Fairview plan shall be approved if all of the following criteria are met:
- (1) The plan conforms to the applicable provisions of the Salem Area Comprehensive Plan.
  - (2) The plan is compatible with adjoining land uses.
  - (3) The plan is physically feasible, given consideration of existing or proposed infrastructure and public services.
  - (4) The plan conforms to the following goals:
    - (A) Encourage mixed-use development, improved protection of open spaces and natural features, and greater housing and transportation options;
    - (B) Encourage the innovative integration of park and school uses;
    - (C) Encourage the principles of sustainable development and sustainable business practices;
    - (D) Support affordable housing options and mixed-income neighborhoods;
    - (E) Facilitate the resourceful use of land through the efficient arrangement of land uses, buildings, circulation systems, open space and infrastructure;
    - (F) Encourage economic opportunities that comply with and support business practices;
    - (G) Recognize the historic significance of buildings, structures, and sites, including archaeological sites, through appropriate means, including, but not limited to, obtaining official historic resource designation; and
    - (H) Encourage energy conservation and improved air and water quality.

### **Sec. 530.025. Amendments to the ~~fairview~~ Fairview plan.**

(a) *Applicability.* An amendment to the Fairview plan is an amendment to the text and/or supporting documents of the plan. Except as provided under SRC 530.030 for the approval of refinement plans, No no amendment to the ~~fairview~~ Fairview plan shall be made without receiving approval as set forth in this section.

~~(b) Classes.~~

- ~~(1) Minor amendment. A minor amendment is any amendment to the fairview plan that does not result in a substantial change to the fairview plan.~~
- ~~(2) Major amendment. A major amendment is any amendment to the fairview plan that results in a substantial change to the fairview plan. A substantial change to the fairview plan includes, but is not limited to, one that:
  - ~~(A) Varies or changes a fairview plan policy;~~
  - ~~(B) Increases or decreases the number of proposed residential units per acre by more than 20 percent or exceeds the maximum number of dwelling units permitted within the FMU zone;~~
  - ~~(C) Changes designated buffers, perimeter landscaping, or significant natural resource areas delineated in the fairview plan that were established to adapt the FMU zone to specific site characteristics or mitigate development impacts on the site and surrounding area;~~
  - ~~(D) Varies the building height, FAR, lot coverage, or building setbacks by more than 20 percent of that delineated in the adopted fairview plan;~~
  - ~~(E) Results in a significant change in the purpose, scope, main concepts, goals, policies, or general development guidelines of the fairview plan;~~~~

- ~~(F) Cumulatively results in a significant change in the purpose, scope, main concepts, goals, policies, or general development guidelines of the fairview plan as a consequence of more than one non-substantial change submitted concurrently; or~~
- ~~(G) Results in a significant change in pedestrian or vehicular traffic circulation within the FMU zone or in the surrounding area.~~
- (b) Standing to initiate Fairview plan amendment. An amendment to the Fairview plan may only be initiated by an owner of property within the FMU zone, or that owner's agent, the Council, or the Planning Commission.
- (c) Procedure type. An amendment to the Fairview plan is processed as a Type III procedure under SRC chapter 300, unless the amendment is initiated by the City. An amendment to the Fairview plan initiated by the City is processed as a Type IV procedure under SRC chapter 300.
  - ~~(1) Minor amendment. A minor amendment is processed as a Type II procedure under SRC chapter 300.~~
  - ~~(2) Major amendment. A major amendment is processed as a Type III procedure under SRC chapter 300, unless the amendment is initiated by the City. A major amendment initiated by the City is processed as a Type IV procedure under SRC chapter 300.~~
- (d) Submittal requirements. In addition to the submittal requirements for a Type II or Type III application under SRC chapter 300, an application for an ~~minor or major~~ amendment to the ~~fairview~~ Fairview plan shall include:
  - (1) The specific amendment proposed; and
  - (2) A statement documenting the need for the amendment.
- (e) Criteria.
  - ~~(1) Minor amendment. A minor amendment shall be approved if all of the following criteria are met:~~
    - ~~(A) The proposed amendment does not substantially change the fairview plan.~~
    - ~~(B) The proposed amendment will not unreasonably impact surrounding existing or potential uses or development.~~
  - ~~(2) Major amendment. An major amendment to the Fairview plan shall be approved if all of the following criteria are met:~~
    - ~~(1)(A) The proposed amendment conforms to the applicable provisions of the Salem Area Comprehensive Plan.~~
    - ~~(2)(B) The proposed amendment is compatible with adjoining land uses and will not unreasonably impact surrounding existing or potential uses or development.~~
    - ~~(3)(C) The proposed amendment is physically feasible, given consideration of existing or proposed infrastructure and public services.~~
    - ~~(4)(D) The proposed amendment conforms to the following goals:~~
      - ~~(A)(i) Encourage mixed-use development, improved protection of open spaces and natural features, and greater housing and transportation options;~~
      - ~~(B)(ii) Encourage the innovative integration of park and school uses;~~
      - ~~(C)(iii) Encourage the principles of sustainable development and sustainable business practices;~~
      - ~~(D)(iv) Support affordable housing options and mixed-income neighborhoods;~~
      - ~~(E)(v) Facilitate the resourceful use of land through the efficient arrangement of land uses, buildings, circulation systems, open space and infrastructure;~~
      - ~~(F)(vi) Encourage economic opportunities that comply with and support business practices;~~

- (G)(vii) Recognize the historic significance of buildings, structures, and sites, including archaeological sites, through appropriate means, including, but not limited to, obtaining official historic resource designation; and
- (H)(viii) Encourage energy conservation and improved air and water quality.

### **Sec. 530.030. Refinement plans.**

Refinement plans are detailed regulatory plans that further refine and implement the ~~fairview~~-Fairview plan in specific areas of the FMU zone based on more detailed site planning, design, and engineering than was conducted with the Fairview Plan. Refinement plans act as amendments to the Fairview plan for the specific affected area of the FMU zone and become the controlling document for development within the refinement plan area. Standards and processes stipulated in an approved refinement plan supersede the standards and processes of the UDC and shall be used as review criteria for any specific development proposal within the area covered by the refinement plan.

- (a) *Applicability.* An approved refinement plan shall be required prior to development within the FMU zone.
- (b) *Minimum refinement plan area.* The area subject to a refinement plan shall contain no less than 40 acres.
- (c) *Procedure type.* An application for a refinement plan is processed as a Type III procedure under SRC chapter 300.
- (d) *Submittal requirements.* In addition to the submittal requirements for a Type III application under SRC chapter 300, an application for a refinement plan shall include the following in the form of map(s), text, or both, as applicable:
  - (1) An illustrative site plan;
  - (2) An identification of those land uses allowed under SRC 530.040 that are proposed to be allowed in the refinement plan area;
  - (3) A general allocation and identification of major proposed land uses, including residential by density range, nonresidential, open space, and recreational land uses;
  - (4) The name, location, and width of existing streets located within the refinement plan area;
  - (5) The name, location, and width of proposed streets located within the refinement plan area;
  - (6) Typical street cross-sections;
  - (7) Detailed standards governing development within the refinement plan area, such as performance standards and standards for development densities, building and accessory structure height, floor area and FAR, open space, lot area and lot coverage, parking, landscaping, and other site improvements;
  - (8) Standards for the conservation, development, or utilization of natural resources, including surface water, soils, vegetation, and wildlife;
  - (9) An identification and inventory of all wetland and riparian resources and all intermittent and perennial waterways;
  - (10) An identification and inventory of all trees regulated under SRC chapter 808;
  - (11) Where applicable, the proposed methods of protection or conservation of natural features, historic structures, and view sheds;
  - (12) Proposed method for the perpetual maintenance of any common open space and common facilities;
  - (13) Standards and responsibilities for maintenance of infrastructure and whether the infrastructure is to be public or private;

- (14) Standards for phasing and construction of streets proposed within the refinement plan area, or needed for servicing the area, as identified in the required studies submitted with the refinement plan;
  - (15) Location and extent of proposed provision for sewage disposal, effluent use, stormwater drainage, and utilities;
  - (16) Standards for the phasing and construction of sewage disposal, effluent use, stormwater drainage, solid waste disposal, and public utilities, as identified in the required studies submitted with the refinement plan;
  - (17) A phasing plan for the following, as applicable:
    - (A) The preservation of site features established by the ~~fairview~~Fairview plan;
    - (B) The development of the refinement plan area; and
    - (C) The construction, dedication, and provision of infrastructure and public services;
  - (18) A draft form of financial assurances to be recorded prior to refinement plan approval;
  - (19) A detailed explanation of how and to what extent the refinement plan is to supplement or supersede city standards;
  - (20) Standards for the interpretation of the refinement plan regulations and requirements;
  - (21) Development design guidelines and applicable approval process;
  - (22) General landscape plan;
  - (23) General drainage plan;
  - (24) An update to the traffic impact analysis (TIA) approved for the ~~fairview~~Fairview plan that includes trip generation factors for various modes, estimated trips per day by land use, proposed vehicular access and circulation plan, and traffic impacts by mode on adjacent development;
  - (25) Impacts on existing structures and other development;
  - (26) Impacts on existing infrastructure and public services; and
  - (27) Location of any buildings, structures, sites, objects, or known archeological sites identified in the ~~fairview~~Fairview plan inventory of buildings, structures, sites, objects, or known archeological sites which possess the criteria for historic resource designation under SRC chapter 230, or which have been designated as "historically significant" in the ~~fairview~~Fairview plan inventory pursuant to SRC 530.020(c)(5)(M).
- (e) *Criteria.* A refinement plan shall be approved if all of the following criteria are met:
- (1) The refinement plan substantially conforms ~~is consistent~~ with the ~~fairview plan~~*Fairview Training Center Redevelopment Master Plan*, provided that any plans or drawings depicting the layout of the development, including, but not limited to, the location of streets, City utilities, paths/trails, open space, buildings, or specific uses are conceptual in nature and may be revised by the refinement plan in substantial conformance with the applicable sustainable land use principles of the plan.
  - (2) The refinement plan conforms with the applicable provisions of the Salem Area Comprehensive Plan.
  - (3) The refinement plan is compatible with adjoining land uses and will not unreasonably impact surrounding existing or potential uses or development.
  - (4) The refinement plan is physically feasible, given consideration of existing or proposed infrastructure and public services.
  - (5) The refinement plan conforms to all applicable standards of the UDC, except where alternative standards are proposed.

- (6) The refinement plan conforms to the following goals:
  - (A) Encourage mixed-use development, improved protection of open spaces and natural features, and greater housing and transportation options;
  - (B) Encourage the innovative integration of park and school uses;
  - (C) Encourage the principles of sustainable development and sustainable business practices;
  - (D) Support affordable housing options and mixed-income neighborhoods;
  - (E) Facilitate the resourceful use of land through the efficient arrangement of land uses, buildings, circulation systems, open space and infrastructure;
  - (F) Encourage economic opportunities that comply with and support business practices;
  - (G) Recognize the historic significance of buildings, structures, and sites, including archaeological sites, through appropriate means, including, but not limited to, obtaining official historic resource designation; and
  - (H) Encourage energy conservation and improved air and water quality.

**Sec. 530.035. Amendments to refinement plans.**

(a) *Applicability.* An amendment to a refinement plan is an amendment to the text and/or supporting documents of a refinement plan. No amendment to a refinement plan shall be made without receiving approval as set forth in this section. An amendment to a refinement plan does not include an application requesting a variance or adjustment to deviate from the development standards of a refinement plan for a particular property.

(b) *Classes.*

- (1) *Minor amendment.* A minor amendment is any amendment to ~~a the text and/or supporting documents of a refinement plan~~ that does not result in a substantial change to the ~~refinement~~ plan.
- (2) *Major amendment.* A major amendment to a refinement plan is any amendment to ~~a the text and/or supporting documents of a refinement plan~~ that results in a substantial change to the ~~refinement~~ plan. A substantial change to a refinement plan ~~includes, but is not limited to,~~ is one that:

- (A) Changes the uses allowed within the refinement plan;
- (B) Varies or changes a ~~fairview-refinement~~ plan policy;
- (C) Increases or decreases the number of proposed residential units per acre by more than 20 percent or exceeds the maximum number of dwelling units permitted within the FMU zone;
- (D) Changes designated buffers, perimeter landscaping, or significant natural resource areas that were established to adapt the ~~FMU zone~~ refinement plan to specific site characteristics or mitigate development impacts on the site and surrounding area;
- (E) ~~Varies the~~ Changes building height, FAR, lot coverage, building setbacks, or other development standards by more than 20 percent of that delineated in the refinement plan;
- (F) Cumulatively results in a significant change in the purpose, scope, main concepts, goals, policies, or general development guidelines and standards of the refinement plan, as a consequence of more than one non-substantial change submitted concurrently; or
- (G) Results in a significant change in pedestrian or vehicular traffic circulation within the ~~FMU zone~~ refinement plan or in the surrounding area.

(c) *Standing to initiate refinement plan amendment.* A minor amendment or major amendment to a refinement plan may only be initiated by an owner of property within the refinement plan, or that owner’s agent, the Council, or the Planning Commission.

(c) *Procedure type.*

- (1) *Minor amendment.* A minor amendment is processed as a Type II procedure under SRC chapter 300.

- (2) *Major amendment.* A major amendment is processed as a Type III procedure under SRC chapter 300, unless the amendment is initiated by the City. A major amendment initiated by the City is processed as a Type IV procedure under SRC chapter 300.
- (d) *Submittal requirements.* In addition to the submittal requirements for a Type II or Type III application under SRC chapter 300, an application for a minor or major amendment to a refinement plan shall include:
- (1) The specific amendment proposed; and
  - (2) A statement documenting the need for the amendment.
- (e) *Criteria.*
- (1) *Minor amendment.* A minor amendment shall be approved if all of the following criteria are met:
    - (A) The proposed amendment does not substantially change the refinement plan.
    - (B) The proposed amendment will not unreasonably impact surrounding existing or potential uses or development.
  - (2) *Major amendment.* A major amendment shall be approved if all of the following criteria are met:
    - (A) The proposed amendment conforms to the applicable provisions of the Salem Area Comprehensive Plan.
    - (B) The proposed amendment is compatible with adjoining land uses and will not unreasonably impact surrounding existing or potential uses or development.
    - (C) The proposed amendment is physically feasible, given consideration of existing or proposed infrastructure and public services.
    - (D) The proposed amendment conforms to the following goals:
      - (i) Encourage mixed-use development, improved protection of open spaces and natural features, and greater housing and transportation options;
      - (ii) Encourage the innovative integration of park and school uses;
      - (iii) Encourage the principles of sustainable development and sustainable business practices;
      - (iv) Support affordable housing options and mixed-income neighborhoods;
      - (v) Facilitate the resourceful use of land through the efficient arrangement of land uses, buildings, circulation systems, open space and infrastructure;
      - (vi) Encourage economic opportunities that comply with and support business practices;
      - (vii) Recognize the historic significance of buildings, structures, and sites, including archaeological sites, through appropriate means, including, but not limited to, obtaining official historic resource designation; and
      - (viii) Encourage energy conservation and improved air and water quality.

**Sec. 530.040. Uses.**

- (a) Except as otherwise provided in this section, the permitted (P), special (S), conditional (C), and prohibited (N) uses in the FMU zone are set forth in Table 530-1.

TABLE 530-1. USES					
Use	Status				Limitations & Qualifications
	LI	MI	AU	VC	
<b>Household Living</b>					
Single family	P	P	P	P	The following single family activities: ■ Single family detached dwelling. ■ Residential home, as defined under ORS 197.660.



	N	P	P	P	Townhouse.
	N	P	P	P	Dwelling unit for a caretaker on the premises being cared for or guarded.
	S	S	S	S	Manufactured home, subject to SRC 700.025.
	N	N	N	N	All other single family.
Two family	N	P	P	P	
Three family	N	P	P	P	
Four family	N	P	P	P	
Multiple family	N	P	P	P	
<b>Group Living</b>					
Room and board	N	P	P	P	Room and board serving 5 or fewer persons.
	N	N	N	N	All other room and board.
Residential care	N	P	P	P	Residential facility, as defined under ORS 197.660.
	N	N	P	P	All other residential care.
Nursing care	N	P	P	P	
<b>Lodging</b>					
Short-term commercial lodging	N	P	P	P	Short-term rentals.
	N	N	P	P	All other short-term commercial lodging.
Long-term commercial lodging	N	P	P	P	
Nonprofit shelters	N	N	N	N	
<b>Retail Sales and Service</b>					
Eating and drinking establishments	N	P	P	P	
Retail sales	N	P	P	P	
Personal services	N	P	P	P	
Postal services and retail financial services	N	P	P	P	
<b>Business and Professional Services</b>					
Office	N	P	P	P	
Audio/visual media production	N	P	P	P	
Laboratory research and testing	N	P	P	P	
<b>Motor Vehicle, Trailer, and Manufactured Dwelling Sales and Services</b>					
Motor vehicle and manufactured dwelling and trailer sales	N	N	N	N	Manufactured dwelling and prefabricated structure sales.
	N	N	P	P	Motor vehicle, recreational vehicle, and trailer rental.
	N	N	C	C	All other motor vehicle and manufactured dwelling and trailer sales.
Motor vehicle services	N	N	P	P	
Commercial parking	N	N	P	P	
Park-and-ride facilities	N	N	P	P	
Taxicabs and car services	N	N	P	P	
Heavy vehicle and trailer sales	N	N	C	N	
Heavy vehicle and trailer service and storage	N	N	P	N	
<b>Recreation, Entertainment, and Cultural Services and Facilities</b>					
Commercial entertainment—indoor	N	C	C	C	Nightclubs, located within 200 feet of a residential zone.

	N	P	P	P	All other commercial entertainment—indoor.
Commercial entertainment—outdoor	N	P	P	P	
Major event entertainment	N	N	N	N	
Recreational and cultural community services	N	P	P	P	
Parks and open space	P	P	P	P	
Nonprofit membership assembly	N	P	P	P	
Religious assembly	N	P	P	P	
<b>Health Services</b>					
Medical centers/hospitals	N	N	N	N	
Outpatient medical services and laboratories	N	P	P	P	
<b>Educational Services</b>					
Day care	<del>N</del> <u>P</u>	P	P	P	The following day care activities: ■ Child day care home. ■ <del>Adult day care home.</del>
	<u>N</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>Adult day care home.</u>
	N	N	P	P	All other day care.
Basic education	N	P	P	P	
Post-secondary and adult education	N	N	P	P	
<b>Civic Services</b>					
Governmental services	N	P	P	P	
Social services	N	N	P	P	
Governmental maintenance services and construction	N	N	N	N	
<b>Public Safety</b>					
Emergency services	N	N	P	P	The following emergency services activities: ■ Ambulance station. ■ Ambulance service facility.
	N	P	P	P	All other emergency services.
Detention facilities	N	N	N	N	
Military installations	N	P	P	P	
<b>Funeral and Related Services</b>					
Cemeteries	N	P	P	P	
Funeral and cremation services	N	N	P	P	
<b>Construction Contracting, Repair, Maintenance, and Industrial Services</b>					
General repair services	N	N	P	P	
Building and grounds services and construction contracting	N	N	P	N	
Cleaning plants	N	P	P	P	
Industrial services	N	N	P	N	
<b>Wholesale Sales, Storage, and Distribution</b>					
General wholesaling	N	N	P	N	
Heavy wholesaling	N	N	N	N	
Warehousing and distribution	N	N	P	P	
Self-service storage	N	N	P	P	
<b>Manufacturing</b>					
General manufacturing	N	C	P	C	
Heavy manufacturing	N	N	N	N	
Printing	N	C	P	C	

<b>Transportation Facilities</b>					
Aviation facilities	N	N	N	N	
Passenger ground transportation facilities	P	P	P	P	Transit stop shelters.
	N	N	P	P	All other passenger ground transportation facilities.
Marine facilities	N	N	N	N	
<b>Utilities</b>					
Basic utilities	P	P	P	P	
Wireless communication facilities	Allowed				Wireless communication facilities are allowed, subject to SRC chapter 703.
Drinking water treatment facilities	N	N	N	N	
Power generation facilities	N	N	N	N	
Data center facilities	N	N	P	N	
Fuel dealers	N	N	P	N	
Waste-related facilities	N	P	P	P	Recycling depot.
	N	N	N	N	All other waste-related facilities.
<b>Mining and Natural Resource Extraction</b>					
Petroleum and natural gas production	N	N	N	N	
Surface mining	N	N	N	N	
<b>Farming, Forestry, and Animal Services</b>					
Agriculture	N	N	N	N	Marijuana production.
	P	P	P	P	All other agriculture.
Forestry	N	P	P	N	
Agriculture and forestry services	N	N	P	N	
Keeping of livestock and other animals	N	N	N	N	
Animal services	N	P	P	P	Small animal veterinary services.
	N	N	N	N	All other animal services.
<b>Other Uses</b>					
Accessory short-term rentals	S	-	-	-	Accessory short-term rental, subject to SRC 700.006
Temporary uses	N	P	P	P	Residential sales/development office, subject to SRC 701.030.
	<u>N</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>Managed temporary village, subject to SRC 701.030, when located on the site of a religious assembly use.</u>
	<u>N</u>	<u>N</u>	<u>P</u>	<u>P</u>	<u>Managed temporary village, subject to SRC 701.030, when not located on the site of a religious assembly use.</u>
	<u>N</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>Emergency shelter, subject to SRC 701.025, when located on the site of a religious assembly use.</u>
	<u>N</u>	<u>N</u>	<u>P</u>	<u>P</u>	<u>Emergency shelter, subject to SRC 701.025, when not located on the site of a religious assembly use.</u>
Home occupations	S	S	S	S	Home occupations, subject to SRC 700.020.
Accessory dwelling units	P	P	P	P	
Taking of boarders or leasing of rooms by a resident family	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	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 2 in any dwelling unit.
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- (b) *Additional prohibited uses.* Notwithstanding Table 530-1, eating and drinking establishments otherwise permitted within the FMU zone shall be a prohibited use within the FMU zone if developed with a drive-through.