

1 **ORDINANCE BILL NO. 3-18**

2 AN ORDINANCE CHANGING THE SALEM AREA COMPREHENSIVE PLAN MAP  
3 DESIGNATION, NEIGHBORHOOD PLAN MAP DESIGNATION, AND ZONING MAP  
4 DESIGNATION OF CERTAIN PROPERTIES IN WEST SALEM; AMENDING SALEM  
5 REVISED CODE CHAPTERS 110, 111, 553, 606, 608, 609, 703, 806, AND 900; REPEALING  
6 CHAPTERS 607, 610, AND 611; AND CREATING CHAPTERS 525, 535, AND 556.

7 *The City of Salem ordains as follows:*

8 **Section 1.** SRC 110.025 is amended as follows:

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

10 **TABLE 110-1. ZONES**

Broad Zone Category	Zone	Abbreviation	SRC chapter
Agricultural	Exclusive Farm Use	EFU	500
Residential	Residential Agriculture	RA	510
	Single Family Residential	RS	511
	Duplex Residential	RD	512
	Multiple Family Residential-I	RM-I	513
	Multiple Family Residential-II	RM-II	514
	Multiple Family High-Rise Residential	RH	515
	Neighborhood Commercial	CN	520
	Commercial Office	CO	521
	Commercial Retail	CR	522
	Commercial General	CG	523
	Central Business District	CB	524
	<u>West Salem Central Business District</u>	<u>WSCB</u>	<u>525</u>

1	Mixed-Use	Fairview Mixed-Use	FMU	530
2		South Waterfront Mixed-Use	SWMU	531
3		Neighborhood Center Mixed-Use	NCMU	532
4		<u>Edgewater/Second Street Mixed-Use</u>	<u>ESMU</u>	<u>535</u>
5		<u>Corridor</u>		
6	Public	Public Amusement	PA	540
7		Public and Private Cemeteries	PC	541
8		Public and Private Educational Services	PE	542
9		Public and Private Health Services	PH	543
10		Public Service	PS	544
11		Capitol Mall	PM	545
12	Industrial and Employment	Employment Center	EC	550
13		Industrial Commercial	IC	551
14		Industrial Business Campus	IBC	552
15		Industrial Park	IP	553
16		General Industrial	IG	554
17		Intensive Industrial	II	555
18		<u>Second Street Craft Industrial Corridor</u>	<u>SCI</u>	<u>556</u>

24

25 (b) Unless otherwise specifically provided, wherever the broad zone category terms

26 "agricultural zone," "residential zone," "commercial zone," "mixed-use zone," "public

27 zone," or "industrial and employment zone" are used under the UDC, they shall be deemed

28 to refer to all zones falling under that broad zone category. For example, "residential zone"

29 includes the RA, RS, RD, RM-I, RM-II, and RH zones; "commercial zone" includes the

30 CN, CO, CR, CG, and CB zones; and "industrial and employment zone" includes the EC,

1 IC, IBC, IP, IG, and II zones.

2  
3 **Section 2.** SRC 111.001 is amended as follows:

4 **111.001. Definitions, generally.**

5 Unless the context otherwise specifically requires, terms used in the UDC shall have the meanings  
6 set forth in this chapter; provided, however:

7 (a) Where chapter specific definitions are included in another chapter of the UDC, those  
8 definitions are the controlling definitions; and

9 (b) Where a term is not defined within the UDC, the term shall have its ordinary accepted  
10 meaning within the context in which it is used. Webster's Third New Int'l Dictionary  
11 (unabridged ed. 2002) shall be the standard reference to ordinary accepted meanings.

12 *Abutting* means touching along a boundary or point.

13 *Accessory building or structure* means a building or structure that is incidental and  
14 subordinate to, and dependent upon, the principal use on the same premises.

15 *Accessory short-term rental* means a type of short-term rental which is operated as an  
16 accessory use to a household living use where a resident family rents guest rooms within their  
17 dwelling unit, or a guest house if applicable, when they are present as hosts, or rents their entire  
18 dwelling unit, including a guest house if applicable, during periods of time when they are away, to  
19 overnight guests on a daily or weekly basis for periods of less than 30 consecutive days.

20 *Adjacent* means near or close, but not necessarily contiguous with.

21 *Adjoin* means to abut.

22 *Adult day care center* means day care for adults in a nonresidential structure.

23 *Adult day care home* means day care for five or fewer adults provided in the home of the adult  
24 day care provider.

25 *Alley* means a public way not less than ten feet and not more than 20 feet in width that is  
26 primarily used as a secondary means of motor vehicle access to abutting property.

27 *Ambulance service facility* means a building used for the administrative offices of an  
28 ambulance service, the housing of emergency medical personnel, and the ordinary maintenance  
29 and repair of emergency vehicles and equipment.

1        *Ambulance station* means a building, or a specific portion of a building or development, that  
2 is utilized for the housing of on-call emergency medical ambulance personnel.

3        *Apartment* means a building that contains three or more dwelling units and which is designed,  
4 built, rented, leased, let or hired out to be occupied, or which is occupied as the home or residence  
5 of three or more families living independently of each other and doing their own cooking in the  
6 said building; or a building in condominium ownership containing three or more dwelling units.

7        *Arcade* means a continuous covered arched passageway located parallel to a building, street,  
8 or open space, and open and accessible to the public.

9        *Arterial street* means a major arterial street or minor arterial street.

10       *Buildable width* means the distance along the street right-of-way, exclusive of side setbacks,  
11 wetlands, and riparian corridors, that is sufficiently deep to accommodate a lot depth of 70 feet  
12 and meet setback requirements. Where a development fronts on a street which is curved, the  
13 buildable width shall be measured radial to the curve.

14       *Building* means any structure used or intended for supporting or sheltering any use or  
15 occupancy.

16       *Building articulation* means design emphasis given to walls, roofs, windows, balconies,  
17 entries, and other architectural features to divide buildings into smaller identifiable pieces, reduce  
18 the appearance of building bulk and mass, provide visual interest, and introduce elements of scale.

19       *Building Frontage* means the portion of a building occupying the front setback line. The  
20 front setback line is the line extending across the front of the site at the front setback distance.

21       *Building Official* means the Administrator of the Building and Safety Division of the  
22 Department of Community Development of the City, or the Building Official's designee.

23       *Building offset* means a change in vertical planes along the exterior facade of a building used  
24 to divide the building into smaller identifiable pieces and reduce the appearance of building bulk  
25 and mass. An offset that does not continue the entire length of the building, and therefore,  
26 configured as a "bump out," counts as one building offset. Decks or covers over entryways do not  
27 count as building offsets.

28       *Building offset interval* means the space between building offsets.

29       *Canopy tree* means a deciduous shade tree planted primarily for its high crown of foliage.

30

1        *Carport* means a permanent structure used for the parking or storage of vehicles which is  
2 unenclosed on two or more sides.

3        *Central Salem Development Program (CSDP) Area* means that area of the City within the  
4 following boundaries:

5            Beginning at the SE corner of 12th Street SE and Mission Street SE in Section 27  
6 Township 7 South Range 3 West in Marion County, Oregon; Thence Northerly along the East  
7 line of 12th Street SE to its intersection with the East Right-of-Way line of the Southern  
8 Pacific Railroad; Thence continuing Northerly along said East line of Railroad to the North  
9 side of "D" Street NE; Thence Westerly along the North side of "D" Street NE to the West  
10 Side of Fifth Street NE; Thence Northerly along the West side of Fifth Street NE to the North  
11 side of Market Street NE; Thence Easterly along the North side of Market Street NE to an  
12 Alley running between Fifth Street NE and Church Street NE; Thence Northerly along Said  
13 Alley to the North side of Gaines Street NE; Thence Easterly along the North side of Gaines  
14 Street to the West side of Church Street NE; Thence Northerly along the West Side of Church  
15 Street to the North line of an Alley running between Hood Street NE and Shipping Street NE;  
16 Thence Westerly along the North side of Said Alley to the East bank of the Willamette River;  
17 Thence Southerly along the East Bank of the Willamette River and Willamette Slough to the  
18 Westerly projection of the South line of Mission Street SE; Thence running Easterly along the  
19 South side of Mission Street SE to the Place of Beginning (see Figure 111-3).

20        *Child* or *children* means a person under 13 years of age, or a person under 18 years of age  
21 who has special needs or disabilities and requires a level of care that is above normal for the child's  
22 age.

23        *Child day care center* means a facility that provides day care for 17 or more children.

24        *Child day care home* means day care for 16 or fewer children provided in the home of the  
25 child day care provider.

26        *City infrastructure* means public infrastructure providing vehicular and pedestrian  
27 transportation, City utilities, and parks.

28        *City utilities* means public improvements providing water, wastewater, and stormwater  
29 facilities.

1        *Collector street* means a street that allows traffic within an area or neighborhood to connect  
2 to an arterial street, and designated as such in the Salem Transportation System Plan. Collector  
3 streets shall have priority over local streets in the installation of any traffic control devices. Single  
4 family and duplex access onto collector streets may be limited according to Public Works Design  
5 Standards.

6        *Columnar tree* means a tree species that is tall and cylindrical or tapering.

7        *Common open space* means open area intended for shared use and enjoyment in a  
8 development. Common open space includes landscaping, walkways, play areas, swimming pools,  
9 roof gardens, or other open areas which provide active or passive recreational or visual amenities  
10 for residents. Common open space does not include parking areas, streets, or other areas designed  
11 for motor vehicle circulation or storage.

12        *Complex* means a group of buildings, structures, or other development that is functionally or  
13 conceptually integrated, regardless of the ownership of the development or underlying land, and  
14 regardless of whether located on one or more lots or parcels.

15        *Contiguous* means touching along a boundary or point. Unless otherwise provide under the  
16 UDC, any properties that are separated by public right-of-way shall not be considered contiguous.

17        *Corner lot* means a lot abutting two or more intersecting streets, where the interior angle  
18 formed by the intersection of the streets does not exceed 135 degrees; or a lot having two or more  
19 adjacent front lot lines in which the interior angle formed by the extensions of the front lot lines in  
20 the direction which they take at their intersections with the side lot lines forms an angle of 135  
21 degrees or less. In the event a street front lot line is a curve at its point of intersection with a side  
22 lot line, the tangent to the curve at that point shall be considered the direction of the front lot line  
23 (see Figure 111-1).

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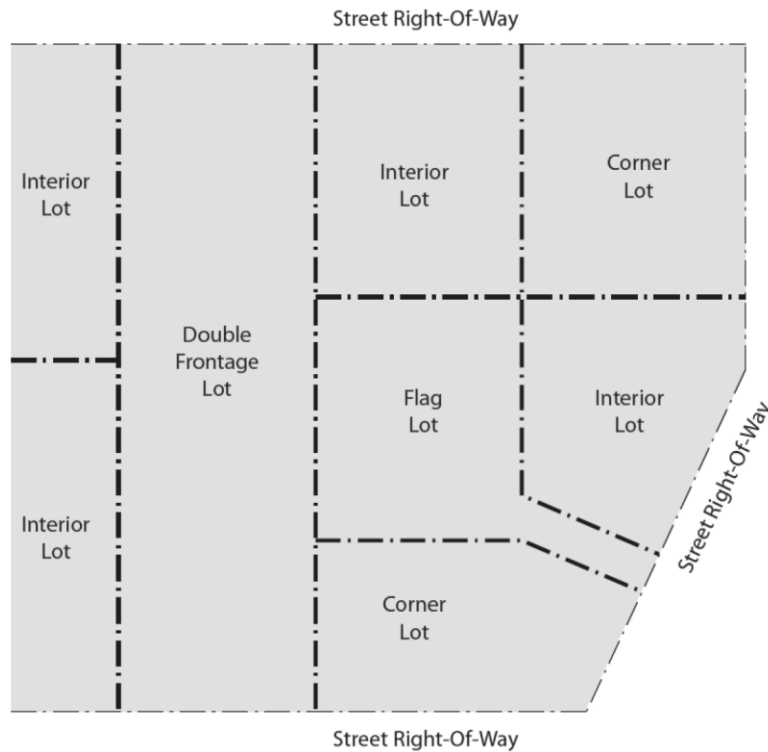
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FIGURE 111-1. LOT TYPES



*Cottage housing* means a development consisting of at least two or more attached and/or detached dwelling units on one lot as a legal nonconforming use as of May 15, 1979.

*Court apartment* means a dwelling unit which is one of three or more dwelling units contained in two or more buildings on the same lot.

*Crime prevention through environmental design* means specific measures taken to enhance the safety of residents and minimize the potential for crime through the physical design of a development.

*Cul-de-sac* means a dead end street having a turnaround area at the dead end.

*Curbline* means the line indicating the edge of the vehicular roadway within the overall right-of-way.

*dbh* means the diameter of a tree measured in inches at a height of 4.5 feet above grade. When a fork in the trunk occurs at or above 4.5 feet, the dbh is the smallest diameter at 4.5 feet or below. When the fork occurs below 4.5 feet, or the tree splits into multiple stems at ground level, each stem is considered a separate tree trunk and is measured accordingly. The term "dbh" is also known as "diameter at breast height."

1 *Dead-end street* means a street which terminates without a turnaround area and is intended to  
2 continue through at some future time.

3 *Development* means to construct or alter a structure, to make alterations or improvements to  
4 the land or to make a change in use or appearance of land, to divide or reconfigure land, or to  
5 create, alter, or terminate a right of access. The term "development" does not include:

- 6 (a) Maintenance and repair, usual and necessary for the continuance of an existing use;
- 7 (b) Reasonable emergency procedures necessary for the safety or operation of property; or
- 8 (c) Interior or exterior remodeling that does not increase the square footage or height of a  
9 structure, or substantially alter the appearance of a structure.

10 *Development site* means an individual lot or multiple contiguous lots accommodating a single  
11 development or a complex.

12 *Double frontage lot* means a lot that has frontage on two streets that do not intersect at the  
13 lot's boundaries (see Figure 111-1).

14 *Downhill lot* means a hillside lot which slopes downhill from the front lot line.

15 *Downtown Parking District* means that certain district, established under SRC chapter 7,  
16 which provides for the financing and administration of programs for economic promotion and  
17 public parking for motor vehicles in the Central Business District of the City (see Figure 111-4).

18 *Drive-through* means a facility where goods or services are provided to a patron of a business  
19 while in their motor vehicle, and typically including queuing lanes leading to drive-up service  
20 windows or service areas. A drive-through does not include motor vehicle services, as set forth in  
21 SRC 400.055(b).

22 *Driveway* means an area providing vehicular access to a site that begins at the property line  
23 and extends into the site; or an area providing vehicular circulation between parking areas on a site  
24 (see Figure 111-2). A driveway does not include maneuvering areas or drive aisles within parking  
25 areas.

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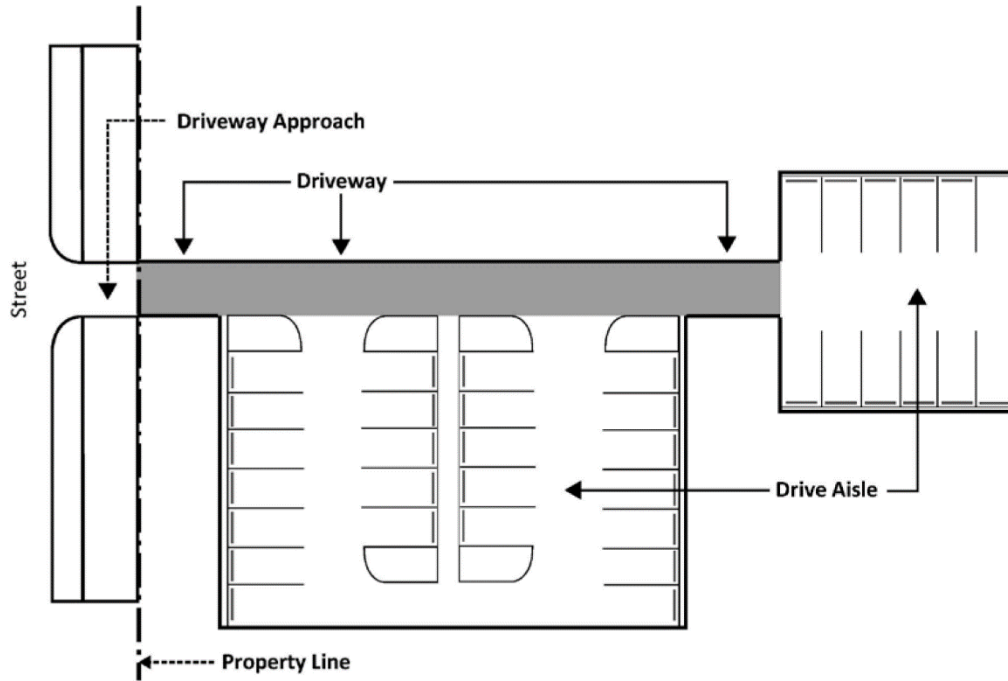
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FIGURE 111-2. DRIVEWAY



*Duplex* means 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.

*Dwelling* means a building, or portion thereof, which contains one or two dwelling units.

*Dwelling unit* means a single independent unit providing complete living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking, and sanitation. For the purposes of this definition, "independent" means the dwelling unit:

- (a) 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;
- (b) Includes a kitchen area with a sink and an approved electrical service connection for a stove or range; and
- (c) Does not have a direct interior connection to any other dwelling unit, but may have fire-separated access to a common facility shared with any other dwelling unit.

*Employees* means all persons, including proprietors, performing work on a premises for compensation. For purposes of SRC chapter 806, employees include all persons, including

1 proprietors, performing work on a premises for compensation during the largest shift at peak  
2 season.

3 *Excavation* means any act by which earth, sand, gravel, rock, or any similar material is dug  
4 into, cut, quarried, uncovered, removed, displaced, relocated, or bulldozed, including the  
5 conditions resulting therefrom.

6 *Existing wildlife rehabilitation facility* means any building, structure, or land which is  
7 occupied or being used by a wildlife rehabilitator who is licensed by the Oregon Department of  
8 Fish and Wildlife and actively engaged in wildlife rehabilitation as of July 14, 1994.

9 *Facade* means the vertical plane of one exterior side of a building.

10 *Family* means:

- 11 (a) An individual;
- 12 (b) Two or more persons related by blood, marriage, domestic partnership, legal adoption,  
13 or guardianship;
- 14 (c) Two or more persons with disabilities, as defined in the Fair Housing Amendments Act  
15 of 1988, who need not be related by blood, marriage, domestic partnership, legal  
16 adoption, or guardianship living together in a dwelling unit; or
- 17 (d) A group of not more than five persons who need not be related by blood, marriage, legal  
18 adoption, or guardianship living together in a dwelling unit.

19 *Fence* means an unroofed structure used as an enclosure, barrier, or restriction to light, sight,  
20 air, or passage.

21 *Fill* or *backfill* means a deposit of earth or other natural or manmade material placed by  
22 artificial means.

23 *Finished grade* means the final grade upon completion of excavation, fill, or paving.

24 *Flag lot* means a lot that is set back from the street at the rear or at the side of another lot, with  
25 vehicular access to the street provided by a flag lot accessway (see Figure 111-1).

26 *Flag lot accessway* means a portion of a lot that provides legal access from a street to one or  
27 more flag lots. An accessway may be through fee-simple ownership as part of a flag lot or by an  
28 access easement with associated reciprocal and irrevocable access rights for all lots using the  
29 accessway.

1        *Floor area* means the area within the exterior walls of a building or structure, or portion  
2 thereof, exclusive of vent shafts and courts. The floor area of an unenclosed building or structure,  
3 or portion thereof, is the usable area under the horizontal projection of the roof or floor above.

4        *Floor area ratio (FAR)* means a measure of the intensity of a development, expressed as a  
5 ratio of total building floor area to total lot area.

6        *Frontage* means that portion of real property which abuts a street, whether or not access to the  
7 property is accorded thereby, and whether or not a building or structure faces the street. In context,  
8 when coupled with the term "alley," the term "frontage" has the same meaning with respect to an  
9 abutting alley.

10       *Garage* means a building or portion thereof used for the parking or storage of vehicles.

11       *Grade* means the lowest point of elevation of the ground or paved surface excluding stairwells  
12 and area wells at the point's contact with a building's foundation, a property line, or a street,  
13 depending upon the context.

14       *Grading* means the act of excavating and filling.

15       *Guest house* means an accessory building maintained for the purpose of providing temporary  
16 and gratuitous living accommodations, but dependent upon the main dwelling for cooking or  
17 bathroom facilities, or both.

18       *Guest room* means any room or rooms used or intended to be used by a guest for sleeping  
19 purposes.

20       *Habitable space* means space within a structure for living, sleeping, eating, or cooking.  
21 Bathrooms, closets, halls, storage or utility space, and similar areas are not considered habitable  
22 space.

23       *Hillside lot* means a lot having an average cross slope of 15 percent or more and that is  
24 residentially zoned or developed for uses falling under household living.

25       *Household pet* means a domesticated animal that is kept in the home for pleasure rather than  
26 for a commercial purpose such as breeding, boarding, grooming, or medical care. Common  
27 household pets include cats, dogs, hamsters, gerbils, guinea pigs, canaries, parakeets, parrots,  
28 turtles, lizards, and tropical fish.

29       *Infill lot* means a residential flag lot created by the partition of land after February 8, 2006.

30       *Interior lot* means any lot, other than a corner lot or double frontage lot (see Figure 111-1).

1        *Interior lot line* means a lot line that is not adjacent to a street.

2        *Land division* means the act of dividing land to create lots or parcels. A property line  
3 adjustment is not a land division.

4        *Land use action* means the City's process of reviewing an application for a land use or limited  
5 land use decision.

6        *Livestock* means:

7        (a) One or more members of any species of cattle, swine, sheep, goat, horse or other equine,  
8 llama, alpaca or related ruminant, or poultry, excluding chickens, regardless of the  
9 purpose for which they may be kept; and

10       (b) Any species of rabbit, bee, fur-bearing animal, or chicken kept for sale, for sale of  
11 byproducts, for livestock increase, or for value increase.

12       *Loading space* means an off-street space for the parking of a vehicle while loading or  
13 unloading.

14       *Local street* means a street not designated as a collector, minor arterial, major arterial, or  
15 parkway in the Salem Transportation System Plan. A local street primarily serves to provide direct  
16 access to abutting land and offers the lowest level of traffic mobility.

17       *Lot* means a single unit of land that is created by a subdivision of land. Except where otherwise  
18 stated, the term "lot" includes the term "parcel."

19       *Lot line* means one of the property lines forming the exterior boundaries of a lot.

20       *Major arterial* means a street for moving large volumes of intra-city and regional traffic, and  
21 designated as such in the Salem Transportation System Plan. A fully improved major arterial  
22 serves as the main radial, and provides peripheral routes through the City. The ultimate cross-  
23 sectional width of a major-arterial is multi-lane, as shown in the Salem Transportation System  
24 Plan.

25       *Manufactured dwelling* means a residential trailer, mobile home, or manufactured home. A  
26 manufactured dwelling does not include any building or structure constructed to conform to the  
27 Oregon Structural Specialty Code or the One and Two Family Dwelling Code adopted pursuant to  
28 ORS 455.100 to 455.450 and 455.610 to 455.630, or any unit identified as a recreational vehicle  
29 by the manufacturer.

30

1           *Manufactured dwelling park* means any place where four or more manufactured dwellings are  
2 located on a development site and intended for residential use. The term "manufactured dwelling  
3 park" does not include a lot or lots located within a subdivision being rented or leased for  
4 occupancy by no more than one manufactured dwelling per lot if the subdivision was approved  
5 pursuant to SRC chapter 205.

6           *Manufactured home* means a structure constructed for movement on the public highways that  
7 has sleeping, cooking, and plumbing facilities, that is intended for human occupancy, that is being  
8 used for residential purposes, and that was constructed after June 15, 1976, and in accordance with  
9 federal manufactured housing construction and safety standards and regulations in effect at the  
10 time of construction.

11           *Marijuana* means the plant Cannabis family Cannabaceae, any part of the plant Cannabis  
12 family Cannabaceae and the seeds of the plant Cannabis family Cannabaceae. The term  
13 "marijuana" does not include industrial hemp, as defined in ORS 571.300.

14           *Marijuana production* means the commercial manufacture, planting, cultivation, growing, or  
15 harvesting of marijuana for wholesale or retail trade. The manufacture, planting, cultivation,  
16 growing or harvesting of marijuana for personal use, or as a state registered medical marijuana  
17 grower for up to four state registered patients, as allowed by state law is not included in this  
18 definition.

19           *Minor arterial* means a street providing primarily intra-area and inter-neighborhood access,  
20 and designated as such in the Salem Transportation System Plan. A fully improved minor arterial  
21 has a minimum of two travel lanes with left-turn pockets and center left-turn lanes.

22           *Mobile home* means a structure constructed for movement on the public highways that has  
23 sleeping, cooking, and plumbing facilities, that is intended for human occupancy, that is being  
24 used for residential purposes, that was constructed between January 1, 1962, and June 15, 1976,  
25 and met the construction requirements of Oregon mobile home law in effect at the time of  
26 construction.

27           *Native vegetation* means plant species which are indigenous to Oregon and appropriate to  
28 local site conditions such as hydrology, soils, light availability, and slope aspect.

29           *Natural grade* means the grade of the land in an undisturbed state.  
30

1        *Neighborhood* means a localized area within the City with a development pattern that provides  
2 infrastructure and services which meets the needs of persons residing or working in the area. A  
3 neighborhood encompasses a larger area than vicinity.

4        *Neighborhood association* means a neighborhood organization that is officially recognized as  
5 provided in SRC chapter 64.

6        *Nightclub* means an establishment open at night that provides music and space for dancing,  
7 and usually serves alcohol.

8        *Nuisance vegetation* means native and non-native plant species with a tendency to dominate  
9 plant communities, or which are considered harmful to humans, and which are designated as  
10 nuisance vegetation in the tree and vegetation technical manual.

11        *Office complex* means a group of businesses falling primarily under the business and  
12 professional services use category that form a centralized unit and that have a joint parking area  
13 available for use by patrons of any single business.

14        *Off-street parking area* means an area of a development site used for short-term off-street  
15 parking of vehicles. An off-street parking area includes aisles and maneuvering areas within the  
16 parking area.

17        *Open space* means land designated to preserve community livability, significant plant  
18 materials, and natural resources.

19        *Owner* means the owner of record of real property as shown on the latest tax rolls or deed  
20 records of the county, and includes a person who furnishes evidence that the person is purchasing  
21 property under a written recorded or unrecorded land sale contract.

22        *Parcel* means a single unit of land that is created by a partition of land.

23        *Parking space* means a designated space in a parking area for the parking of one motor vehicle.

24        *Parking structure* means a structure, or portion thereof, that provides two or more levels of  
25 parking.

26        *Parkway* means a street for moving large volumes of both intra-city traffic and regional traffic  
27 at higher speeds, and designated as such in the Salem Transportation System Plan. A fully  
28 improved parkway is a divided highway with a minimum of four travel lanes and extremely limited  
29 access.

1        *Partition* means dividing land to create not more than three parcels of land within a calendar  
2 year, but does not include:

- 3        (a) Dividing land as a result of a lien foreclosure, foreclosure of a recorded contract for the  
4 sale of real property, or the creation of cemetery lots;
- 5        (b) A property line adjustment;
- 6        (c) Dividing land as a result of the recording of a subdivision or condominium plat;
- 7        (d) Selling or granting by a person to a public agency or public body of property for state  
8 highway, county road, city street or other right-of-way purposes if the road or right-of-  
9 way complies with the applicable comprehensive plan and ORS 215.213(2)(p) to (r) and  
10 215.283(2)(q) to (s). However, any property sold or granted for state highway, county  
11 road, city street or other right-of-way purposes shall continue to be considered a single  
12 unit of land until the property is further subdivided or partitioned; or
- 13        (e) Selling or granting by a public agency or public body of excess property resulting from  
14 the acquisition of land by the state, a political subdivision, or special district for highways,  
15 county roads, city streets, or other right-of-way purposes when the sale or grant is part of  
16 a property line adjustment incorporating the excess right-of-way into adjacent property.  
17 The property line adjustment shall be approved or disapproved by the applicable local  
18 government. If the property line adjustment is approved, it shall be recorded in the deed  
19 records of the county where the property is located.

20        *Pedestrian connection* means a continuous, unobstructed, and reasonably direct route between  
21 two points that is intended and suitable for pedestrian use.

22        *Pedestrian pathway* means any sidewalk, footpath, or trail which provides on-site pedestrian  
23 access and circulation.

24        *Pedestrian scale* means site and building design elements that are dimensionally less than  
25 those intended to accommodate automobile traffic, flow, and buffering. Examples include  
26 ornamental lighting of limited height; bricks, pavers or other modules of paving with small  
27 dimensions; a variety of planting and landscaping materials; arcades or awnings that reduce the  
28 height of walls; and signage and signpost details that can only be perceived from a short distance.

29        *Planning Administrator* means the Administrator of the Planning Division, Department of  
30 Community Development of the City, or the Planning Administrator's designee.

1           *Plaza* means an area generally open to the public on a controlled basis, and usually adjoining  
2 and connecting directly to a sidewalk, pedestrian walkway, transit stop, or building entrance, that  
3 provides a place for individuals to sit, stand, or rest. Plazas typically include low walls or planters  
4 and landscaping to create a semi-enclosed space and to buffer and separate the plaza from  
5 adjoining parking lots and vehicle maneuvering areas. Plazas also typically include amenities such  
6 as seating, art, and fountains.

7           *Primary building entrance* means the principal pedestrian entrance into a building. A building  
8 may have more than one primary building entrance. A primary building entrance does not include  
9 a service or employee-only entrance.

10          *Private open space* means a semi-enclosed area which is intended for use by the occupants of  
11 an individual dwelling unit. Private open spaces may include porches, patios, balconies, terraces,  
12 roof top gardens, verandas, and decks.

13          *Property line* means the boundary line between two units of land.

14          *Public right-of-way or right-of-way* means the present and future streets, roadways, alleys,  
15 public highways, avenues, and pedestrian ways in the City, which may be held by the City in fee,  
16 easement, or dedication.

17          *Public utilities* means privately owned improvements providing the following services:  
18 natural gas; electricity; telephone, internet, and other electronic data or communication services;  
19 and cable television.

20          *Recreational vehicle* means:

- 21          (a) A vehicle, with or without motive power, that is designed for sport or recreational use,  
22             or human occupancy on an intermittent basis, such as motor homes, off-road vehicles,  
23             dune buggies, boats, snowmobiles, and other similar vehicles; or  
24          (b) A portable vehicular structure designed for sport or recreation use, or for human  
25             occupancy on an intermittent basis, that is capable of being towed or transported on the  
26             highway by a motor vehicle, such as travel trailers, fifth-wheel trailers, campers, and other  
27             similar portable vehicular structures.

28          *Recycling depot* means a building, or portion thereof, not more than 1,000 square feet in floor  
29 area used for the collection, sorting, and temporary storage of waste and discarded materials which  
30 may be reprocessed elsewhere into usable raw materials. The term "recycling depot" does not



1 include a structure maintained solely to provide shelter for no more than three types of recyclable  
2 material, such as paper, tin cans, and bottles, deposited by members of the public and collected at  
3 regular intervals for further transfer or processing elsewhere.

4 *Resident family* means a family who occupies a dwelling unit as their primary residence on a  
5 non-transient long-term basis for 30 or more consecutive days. A resident family must be either  
6 the owner or the tenant of the dwelling unit.

7 *Residential facility* means as defined under ORS 197.660, a residential care, residential  
8 training, or residential treatment facility, as those terms are defined in ORS 443.400, that provides  
9 residential care alone or in conjunction with treatment or training or a combination thereof for six  
10 to 15 individuals who need not be related. Staff persons required to meet licensing requirements  
11 shall not be counted in the number of facility residents, and need not be related to each other or to  
12 any resident of the residential facility.

13 *Residential home* means as defined under ORS 197.660, a residential treatment or training  
14 home, as defined in ORS 443.400, a residential facility registered under ORS 443.480 to 443.500,  
15 or an adult foster home licensed under ORS 443.705 to 443.825 that provides residential care alone  
16 or in conjunction with treatment or training or a combination thereof for five or fewer individuals  
17 who need not be related. Staff persons required to meet licensing requirements shall not be counted  
18 in the number of facility residents, and need not be related to each other or to any resident of the  
19 residential home.

20 *Residential trailer* means a structure constructed for movement on the public highways that  
21 has sleeping, cooking, and plumbing facilities, that is intended for human occupancy, that is being  
22 used for residential purposes, and that was constructed before January 1, 1962.

23 *Riparian corridor* means the area adjacent to a waterway, consisting of the area of transition  
24 from an aquatic ecosystem to a terrestrial ecosystem. The riparian corridor boundary is measured:

- 25 (a) 50 feet horizontally from the top of bank on each side of a waterway with less than 1,000  
26 cubic feet per second average annual stream flow; and  
27 (b) 75 feet horizontally from the top of bank on each side of a waterway with 1,000 or more  
28 cubic feet per second average annual stream flow (Willamette River).

29 *Riparian restoration* means actions undertaken to improve degraded, or recover lost,  
30 ecological or habitat functions in the area adjacent to a waterway in the zone of transition from an

1 aquatic ecosystem to a terrestrial ecosystem, determined by the City to provide net ecological  
2 benefits, not reduce the stream's capacity to convey flood flows in a floodplain or floodway, nor  
3 pose an impediment to fish passage.

4 *R-VIS* means the percentage of light in the visible spectrum, 380 to 780 nanometers, that is  
5 reflected from the glass surface. The term "R-VIS" is also known as "visible light reflectance."

6 *Scrap and waste materials dealers* means establishments primarily engaged in the assembling,  
7 breaking up, sorting, and wholesale distribution of scrap and waste materials.

8 *Screening* means a method of blocking or obscuring view of an area through the use of  
9 fencing, walls, berms, densely planted vegetation, of a combination thereof.

10 *Setback* means the distance between a building, accessory structure, vehicle use area, or other  
11 structure or area and a property line, special setback line, flag lot accessway, easement, or other  
12 specified point.

13 *Shopping center* means a group of businesses falling primarily under the retail sales and  
14 service use category that form a centralized unit and that have a joint parking area available for  
15 use by patrons of any single business.

16 *Short-term rental* means short-term commercial lodging where a single family dwelling unit,  
17 or guest room(s) within a single family dwelling unit, are rented to overnight guests on a daily or  
18 weekly basis for periods of less than 30 consecutive days. For purposes of this definition, a  
19 dwelling unit within a condominium is considered a single family dwelling unit.

20 *Single family dwelling* means a detached freestanding dwelling unit located on its own lot.

21 *Solid waste disposal site* means land used for disposal of solid waste, including lumber; tile;  
22 bricks; concrete rubble; siding; roofing; asphalt; structural metal work; plaster and gypsum board;  
23 mortar stones; concrete blocks; pipe; plumbing fixtures; electrical wiring and fixtures; and  
24 shredded or split tires. A solid waste disposal site does not include land used for the disposal of  
25 leaves, prunings, and grass clippings; household appliances; machinery; motor vehicles and parts,  
26 other than shredded or split tires; or any putrescible substance. Solid waste disposal sites do not  
27 involve the collection or storage of items for sale or reuse in any form.

28 *Solid waste transfer station* means a fixed or mobile facility normally used as an adjunct of a  
29 solid waste collection system or resource recovery system between a collection route and a  
30

1 disposal site, including, but not limited to, a large hopper, railroad gondola, or barge. See ORS ch.  
2 459 and OAR ch. 340.

3 *Story* means the horizontal division of a building, making up the area between two adjacent  
4 levels, but excluding that portion of the building that comprises the horizontal division that is the  
5 roof, unless that area includes living space.

6 *Stream enhancement* means to modify the stream channel width, length, depth, alignment,  
7 location, profile, bank shape, or in-stream structures for the purpose of improving ecological or  
8 habitat functions determined by the City to be degraded or lost in the immediate project area,  
9 specific stream corridor, or watershed.

10 *Street* means a public or private way that is created to provide ingress or egress to one or more  
11 lots, parcels, areas, or tracts of land, excluding a private way that is created to provide ingress or  
12 egress to land in conjunction with the use of the land for forestry, mining, or agricultural purposes.  
13 The term "street" includes the terms "highway," "thoroughfare," "parkway," "throughway," "road,"  
14 "avenue," "boulevard," "lane," "court," "place," "loop," "drive," "circle," and other such terms. The  
15 term "street" does not include alleys or flag lot accessways.

16 *Street tree* means a tree planted in proximity to a street in order to provide canopy over the  
17 street, to provide shade, and soften the street environment.

18 *Structural alteration* means any alteration, addition, or removal of any structural member of  
19 a building, other than a minor alteration. As used in this definition:

20 *Minor alteration* means the alteration, replacement, or repair of a structural member so  
21 as not to alter structural integrity or the manner in which structural integrity was achieved  
22 before the alteration, replacement, or repair;

23 *Structural integrity* means the capacity of the building and its component parts, other than  
24 non-bearing walls, fixtures, electrical systems, plumbing systems, mechanical systems,  
25 openings, and ornamental appendages, to withstand the forces, stresses, and loads which are  
26 contemplated in the Oregon Structural Specialty Code for the type of construction involved;  
27 and

28 *Structural member* means any component part of a building which contributes to  
29 structural integrity.

1           *Structure* means that which is built or constructed; an edifice or building of any kind; or any  
2 piece of work artificially built up or composed of parts joined together in some definite manner;  
3 any of which is an addition to or fixture on real property. The term "structure" does not include  
4 paving, or mobile homes.

5           *Subject property* means the real property that is the subject of any land use proceeding. For  
6 notification purposes, subject property includes not only the real property that is the subject of the  
7 land use proceeding for which notice is required, but also any contiguous property in which the  
8 applicant or owner holds a legal or equitable interest.

9           *Temporary* means unless otherwise provided under the UDC, a limited duration more than  
10 two hours but less than six months, and which does not involve the construction or alteration of  
11 any permanent structure.

12           *Townhouse* means a dwelling unit constructed in a row of two or more attached units, where  
13 each dwelling unit is located on its own lot and shares a common side wall or walls with the  
14 adjacent units. A townhouse is also called a rowhouse.

15           *Turnaround area* means a paved area of a sufficient size and configuration that a motor vehicle  
16 having a curb-to-curb turning radius of 30 feet or less may maneuver around to head in the opposite  
17 direction without having to move in reverse more than once.

18           *T-VIS* means the percentage of light in the visible spectrum, 380 to 780 nanometers, that is  
19 transmitted through the glass. The term "T-VIS" is also known as "visible light transmittance."

20           *Unit of land* means a lot, parcel, or other tract of land described by a metes and bounds, which  
21 is lawfully established and which has been recorded. A lot, parcel, or tract is lawfully established  
22 only if:

- 23           (a) The lot or parcel was created in compliance with all applicable legal requirements for a  
24 land division in effect at the time it was created; or
- 25           (b) The lot, parcel, or tract has been validated pursuant to SRC 205.060.

26           *Uphill lot* means a hillside lot which slopes uphill from the front lot line.

27           *Use standard* means any standard or condition imposed by the UDC, or a decision in a land  
28 use action, which regulates, restricts, prohibits, or allows the conduct of a use. A use standard does  
29 not include a development standard.

1        *Utility* or *utilities* means water; wastewater; stormwater facilities; natural gas; electricity;  
2 telephone, internet, and other electronic data or communication services; and cable television. As  
3 the context requires, the term "utility" or "utilities" may include City utilities or public utilities.

4        *Vehicle display area* means an area of a development site where motor vehicles, recreational  
5 vehicles, trailers, boats, or other vehicles are displayed for sale or lease.

6        *Vehicle storage area* means an area of a development site used for the storage of motor  
7 vehicles, utility trailers, recreational vehicles, boats, aircraft, or other vehicles.

8        *Vehicle use area* means an area of a development site used for parking, storage, display,  
9 loading, maneuvering, access, or circulation of vehicles. A vehicle use area includes off-street  
10 parking areas, vehicle storage areas, vehicle display areas, loading areas, driveways, and drive-  
11 through lanes.

12        *Vertical window* means a window with a vertical dimension greater than its horizontal  
13 dimension.

14        *Vicinity* means land that is surrounding, near, or within close proximity of a particular place.  
15 Vicinity is smaller in size than a neighborhood.

16        *Vision clearance area* means the area adjacent to the intersection of a street, alley, flag lot  
17 accessway, or driveway where an unobstructed clear field of vision is required to ensure safe  
18 visibility for vehicular, bicycle, and pedestrian traffic.

19        *Wetland* means an area inundated or saturated by surface water or groundwater at a frequency  
20 and duration sufficient to support, and under normal circumstances does support, a prevalence of  
21 vegetation typically adapted for life in saturated soil conditions.

22        *Wetland restoration* means to restore former wetlands, create new wetlands, or enhance  
23 existing wetlands for the purpose of improving ecological or habitat functions. Restoration means  
24 to reestablish wetland hydrology to a former wetland. Creation means to successfully convert an  
25 area that has never been a wetland to wetland conditions. Enhancement means the alteration and/or  
26 active management of degraded wetlands for the sustainable recovery or improvement of lost or  
27 degraded wetland functions and values.

28        *Wildlife* means any animal defined as wildlife under ORS ch. 496.

29        *Wildlife rehabilitation* means the restoration of injured, sick, or immature wildlife, except  
30 cougars, wolves, and bears, that are native to Oregon to a condition where they are capable of

1 being released into the wild or, if incapable of survival on their own, retained for educational  
2 purposes or transferred to an organization, educational institution, museum, publicly funded zoo,  
3 or other facility as determined by the Oregon Department of Fish and Wildlife.

4 *Wildlife rehabilitator* means an individual who is licensed as a wildlife rehabilitator by the  
5 Oregon Department of Fish and Wildlife and actively engaged in wildlife rehabilitation.

6 *Wildlife rehabilitation facility* means any building, structure, or land being used for the  
7 purpose of wildlife rehabilitation.

8 *Zero side yard dwelling* means a detached dwelling unit located on its own lot and constructed  
9 contiguous to one, but not both, interior side lot lines.

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FIGURE 111-3. CENTRAL SALEM DEVELOPMENT PROGRAM AREA

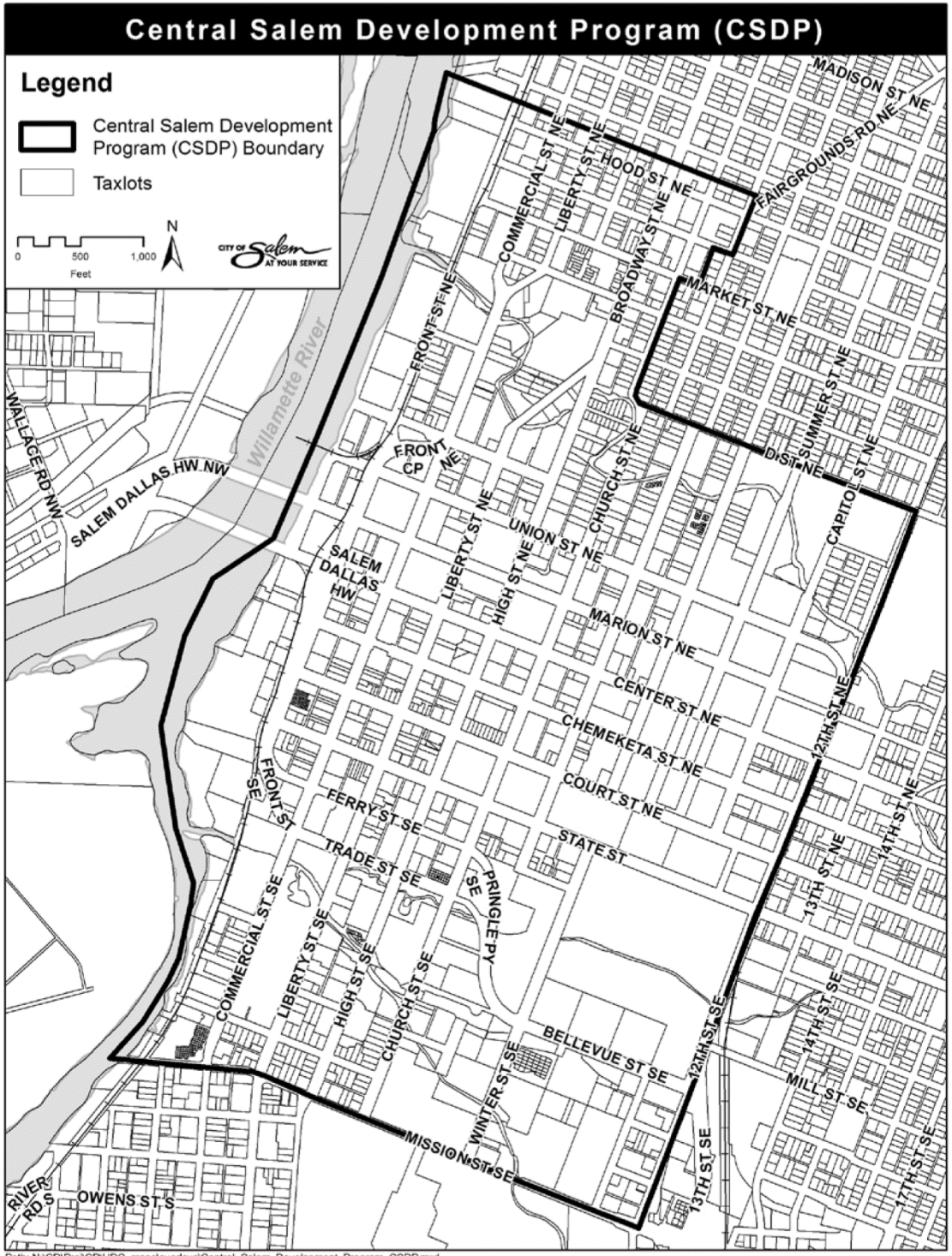
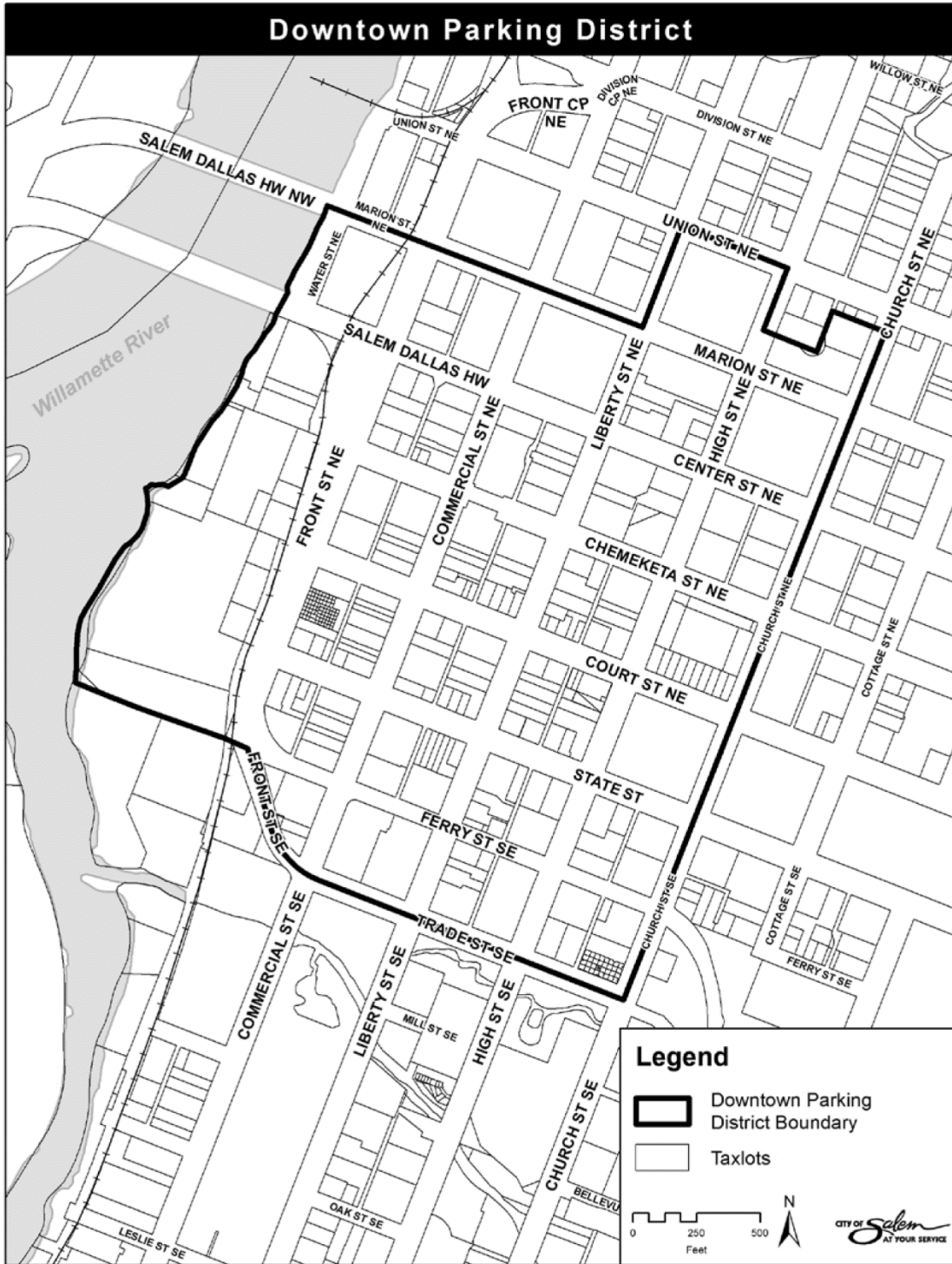


FIGURE 111-4. DOWNTOWN PARKING DISTRICT



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1 **Section 3.** SRC Chapter 525 is added as follows:

2 **525.001. Purpose.** The purpose of the West Salem Central Business District (WSCB) zone is to  
3 implement the Central Business District comprehensive plan map designation through the  
4 identification of allowed uses and establishment of development standards that promote a mix of  
5 residential, commercial, and civic uses developed in a manner that creates a walkable, thriving,  
6 and attractive central business district in West Salem.

7 **525.005. Uses.**

8 (a) Except as otherwise provided in this section, the permitted (P), special (S),  
9 conditional (C), and prohibited (N) uses in the WSCB zone are set forth in Table 525-1.

10  
11 **TABLE 525-1**  
12 **USES**

13 **Table 525-1: Uses**

<u>Use</u>	<u>Status</u>	<u>Limitations &amp; Qualifications</u>
<b><u>Household Living</u></b>		
<u>Single Family</u>	<u>P</u>	<u>The following Single Family activities:</u> <ul style="list-style-type: none"><li>▪ <u>Townhouse.</u></li><li>▪ <u>Residential Home, as defined under ORS 197.660.</u></li></ul>
	<u>N</u>	<u>All other Single Family.</u>
<u>Two Family</u>	<u>P</u>	
<u>Multiple Family</u>	<u>P</u>	
<b><u>Group Living</u></b>		
<u>Room and Board</u>	<u>P</u>	<u>Room and Board serving 5 or fewer persons.</u>
	<u>C</u>	<u>Room and Board serving 6 to 75 persons.</u>
	<u>N</u>	<u>All other Room and Board.</u>
<u>Residential Care</u>	<u>P</u>	
<u>Nursing Care</u>	<u>P</u>	
<b><u>Lodging</u></b>		

**Table 525-1: Uses**

<u>Use</u>	<u>Status</u>	<u>Limitations &amp; Qualifications</u>
<u>Short-Term Commercial Lodging</u>	<u>P</u>	
<u>Long-Term Commercial Lodging</u>	<u>P</u>	
<u>Non-Profit Shelters</u>	<u>P</u>	The following Non-Profit Shelter activities: <ul style="list-style-type: none"> <li>▪ <u>Non-Profit Shelters serving 5 or fewer persons.</u></li> <li>▪ <u>Non-Profit Shelters for victims of domestic violence serving 10 or fewer persons.</u></li> </ul>
	<u>C</u>	<u>Non-Profit Shelters serving 6 to 75 persons.</u>
	<u>N</u>	<u>All other Non-Profit Shelters.</u>
<b><u>Retail Sales and Services</u></b>		
<u>Eating and Drinking Establishments</u>	<u>P</u>	
<u>Retail Sales</u>	<u>P</u>	
<u>Personal Services</u>	<u>P</u>	
<u>Postal Services and Retail Financial Services</u>	<u>P</u>	
<b><u>Business and Professional Services</u></b>		
<u>Office</u>	<u>P</u>	
<u>Audio/Visual Media Production</u>	<u>P</u>	
<u>Laboratory Research and Testing</u>	<u>P</u>	
<b><u>Motor Vehicle, Trailer, and Manufactured Dwelling Sales and Service</u></b>		
<u>Motor Vehicle and Manufactured Dwelling and Trailer Sales</u>	<u>N</u>	

**Table 525-1: Uses**

<u>Use</u>	<u>Status</u>	<u>Limitations &amp; Qualifications</u>
<u>Motor Vehicle Services</u>	<u>N</u>	
<u>Commercial Parking</u>	<u>P</u>	
<u>Park-and-Ride Facilities</u>	<u>P</u>	
<u>Taxicabs and Car Services</u>	<u>N</u>	
<u>Heavy Vehicle and Trailer Sales</u>	<u>N</u>	
<u>Heavy Vehicle and Trailer Service and Storage</u>	<u>N</u>	
<b><u>Recreation, Entertainment, and Cultural Services and Facilities</u></b>		
<u>Commercial Entertainment - Indoor</u>	<u>P</u>	
<u>Commercial Entertainment - Outdoor</u>	<u>P</u>	<u>The following Commercial Entertainment – Outdoor activities:</u> <ul style="list-style-type: none"> <li>▪ <u>Outdoor swimming pools</u></li> </ul>
	<u>N</u>	<u>All other Commercial Entertainment – Outdoor</u>
<u>Major Event Entertainment</u>	<u>N</u>	
<u>Recreational and Cultural Community Services</u>	<u>P</u>	
<u>Parks and Open Space</u>	<u>P</u>	
<u>Non-Profit Membership Assembly</u>	<u>P</u>	
<u>Religious Assembly</u>	<u>P</u>	
<b><u>Health Services</u></b>		
<u>Medical Centers/Hospitals</u>	<u>N</u>	
<u>Outpatient Medical Services and Laboratories</u>	<u>P</u>	

**Table 525-1: Uses**

<u>Use</u>	<u>Status</u>	<u>Limitations &amp; Qualifications</u>
<b><u>Educational Services</u></b>		
<u>Day Care</u>	<u>P</u>	
<u>Basic Education</u>	<u>P</u>	
<u>Post-Secondary and Adult Education</u>	<u>P</u>	
<b><u>Civic Services</u></b>		
<u>Governmental Services</u>	<u>P</u>	
<u>Social Services</u>	<u>P</u>	
<u>Governmental Maintenance Services and Construction</u>	<u>N</u>	
<b><u>Public Safety</u></b>		
<u>Emergency Services</u>	<u>P</u>	
<u>Detention Facilities</u>	<u>N</u>	
<u>Military Installations</u>	<u>N</u>	
<b><u>Funeral and Related Services</u></b>		
<u>Cemeteries</u>	<u>N</u>	
<u>Funeral and Cremation Services</u>	<u>P</u>	
<b><u>Construction Contracting, Repair, Maintenance, and Industrial Services</u></b>		
<u>General Repair Services</u>	<u>N</u>	
<u>Building and Grounds Services and Construction Contracting</u>	<u>N</u>	
<u>Cleaning Plants</u>	<u>N</u>	
<u>Industrial Services</u>	<u>N</u>	
<b><u>Wholesale Sales, Storage, and Distribution</u></b>		
<u>General Wholesaling</u>	<u>N</u>	

**Table 525-1: Uses**

<u>Use</u>	<u>Status</u>	<u>Limitations &amp; Qualifications</u>
<u>Heavy Wholesaling</u>	<u>N</u>	
<u>Warehousing and Distribution</u>	<u>N</u>	
<u>Self-Service Storage</u>	<u>N</u>	
<b><u>Manufacturing</u></b>		
<u>General Manufacturing</u>	<u>P</u>	<u>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.</u>
	<u>N</u>	<u>All other General Manufacturing.</u>
<u>Heavy Manufacturing</u>	<u>N</u>	
<u>Printing</u>	<u>P</u>	
<b><u>Transportation Facilities</u></b>		
<u>Aviation Facilities</u>	<u>C</u>	<u>Helicopter landing areas, with or without passenger terminal facilities.</u>
	<u>N</u>	<u>All other Aviation Facilities.</u>
<u>Passenger Ground Transportation Facilities</u>	<u>P</u>	
<u>Marine Facilities</u>	<u>P</u>	
<b><u>Utilities</u></b>		
<u>Basic Utilities</u>	<u>C</u>	<u>Reservoirs; water storage facilities.</u>
	<u>P</u>	<u>All other Basic Utilities.</u>
<u>Wireless Communication Facilities</u>	<u>Allowed</u>	<u>Wireless Communication Facilities are allowed, subject to SRC Chapter 703.</u>
<u>Drinking Water Treatment Facilities</u>	<u>C</u>	
<u>Power Generation Facilities</u>	<u>C</u>	

**Table 525-1: Uses**

<u>Use</u>	<u>Status</u>	<u>Limitations &amp; Qualifications</u>
<u>Data Center Facilities</u>	<u>N</u>	
<u>Fuel Dealers</u>	<u>N</u>	
<u>Waste-Related Facilities</u>	<u>C</u>	The following Waste-Related Facilities: <ul style="list-style-type: none"> <li>▪ <u>Recycling depots.</u></li> <li>▪ <u>Solid waste transfer stations.</u></li> </ul>
	<u>N</u>	<u>All other Waste-Related Facilities.</u>
<b><u>Mining and Natural Resource Extraction</u></b>		
<u>Petroleum and Natural Gas Production</u>	<u>N</u>	
<u>Surface Mining</u>	<u>N</u>	
<b><u>Farming, Forestry, and Animal Services</u></b>		
<u>Agriculture</u>	<u>N</u>	<u>Marijuana Production</u>
	<u>P</u>	<u>All other Agriculture</u>
<u>Forestry</u>	<u>P</u>	
<u>Agriculture and Forestry Services</u>	<u>P</u>	
<u>Keeping of Livestock and Other Animals</u>	<u>N</u>	
<u>Animal Services</u>	<u>N</u>	<u>Wildlife Rehabilitation Facility</u>
	<u>P</u>	
<b><u>Other Uses</u></b>		
<u>Home Occupations</u>	<u>S</u>	<u>Home Occupations, subject to SRC 700.020.</u>

**(b) Prohibited Uses.** Notwithstanding Table 525-1, any permitted, special, or conditional use within the WSCB District shall be a prohibited use if developed with a drive-through.

1  
2 **(c) Continued Uses.** Land uses existing within the WSCB zone prior to [EFFECTIVE  
3 DATE OF ORDINANCE], which would otherwise be made non-conforming by this  
4 Chapter, are hereby deemed continued uses.

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

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

9 **(B) Such alteration, enlargement, or rebuilding of a continued development**  
10 **complies with the standards set forth in SRC 525.010(a).**

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

13 **(3) A determination by the Building Official that the building or structure housing a**  
14 **continued use is derelict or dangerous, as defined in SRC 50.600 and 56.230, shall**  
15 **terminate the continued use status conferred by this subsection and the property may**  
16 **thereafter only be used for uses allowed in the WSCB zone.**

17 **525.010. Development Standards.** Development within the WSCB zone must comply with the  
18 **development standards set forth in this section.**

19 **(a) Continued Development.** Buildings and structures existing within the WSCB  
20 **zone on [EFFECTIVE DATE OF ORDINANCE], which would otherwise be made**  
21 **non-conforming by this chapter, are hereby deemed continued development.**

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

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

29 **(B) Accessory Structures.** Existing accessory structures on the same property  
30 **as a continued single family use may be structurally altered or enlarged, or**

1 rebuilt following damage or destruction, and new accessory structures to a  
2 continued use may be constructed, provided such alteration, enlargement,  
3 rebuilding, or new accessory structure construction conforms to the  
4 development standards of the Single Family Residential (RS) zone set forth in  
5 SRC Chapter 511, except the lot size and dimensions standards, and to all other  
6 applicable provisions of the UDC.

7 **(C) Option to Rebuild in Same Location.** Notwithstanding SRC  
8 525.010(a)(1)(A)&(B), any continued development housing a continued single  
9 family use or associated accessory structure rebuilt following damage or  
10 destruction may either be located on the same location on the lot as the original  
11 building or structure, or in compliance with the setbacks of the Single Family  
12 Residential (RS) zone set forth in SRC 511.010(b).

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

17 **(A) Minor Alterations.** Exterior alterations to buildings that alter an existing  
18 building façade area facing a public street right-of-way by less than 20 percent  
19 are exempt from all of the development standards in this chapter. Such  
20 alterations shall not increase the building façade’s nonconformity to the design  
21 standards of SRC 525.020.

22 **(B) Minor Additions.** Additions to buildings that alter or enlarge an existing  
23 building façade area facing a public street right-of-way by less than 20 percent  
24 are exempt from all of the development standards in this chapter except for  
25 street frontage, interior setbacks, parking, landscaping, and maximum height  
26 standards. Such additions shall not increase the building façade’s nonconformity  
27 to the design standards of SRC 525.020.

28 **(C) Major Alterations.** Exterior alterations to buildings that alter an existing  
29 building façade area facing a public street right-of-way by between 20 percent  
30 and 60 percent shall decrease that building façade’s nonconformity to all design



standards of SRC 525.020. Such alterations are exempt from all other development standards in this chapter.

**(D) Major Additions.** Additions to buildings that enlarge an existing building façade area facing a public street right-of-way by between 20 percent and 60 percent shall comply with at least two of the four design review standards of SRC 525.020 and all applicable development standards in this chapter except for setback abutting a street and the parking location standards of SRC 525.010(g)(1).

**(E) Substantial Alterations.** Exterior alterations to buildings that alter an existing building façade area facing a public street right-of-way by more than 60 percent shall meet all applicable design review guidelines or standards of this chapter. Such alterations are exempt from all other development standards in this chapter.

**(F) Substantial Additions or Redevelopment.** Additions to buildings that enlarge an existing building façade area facing a public street right-of-way by more than 60 percent shall meet all applicable development standards and design review guidelines or standards in this chapter. Continued development that is rebuilt following damage or destruction shall meet all applicable development standards and design review guidelines or standards in this chapter.

**(b) Grade Separated Street Frontage**

Portions of property street frontage that are separated from the grade of the street with a road ramp above the grade of the property line abutting the street are exempt from setbacks abutting a street, off-street parking location, and design review requirements.

**(c) Lot Standards.** Lots within the WSCB zone shall conform to the standards set forth in Table 525-2.

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**TABLE 525-2**  
**LOT STANDARDS**

<b><u>Table 525-2: Lot Standards</u></b>		
<b><u>Requirement</u></b>	<b><u>Standard</u></b>	<b><u>Limitations and Qualifications</u></b>
<b><u>LOT AREA</u></b>		
<u>All Uses</u>	<u>None</u>	
<b><u>LOT WIDTH</u></b>		
<u>All Uses</u>	<u>None</u>	
<b><u>LOT DEPTH</u></b>		
<u>All Uses</u>	<u>None</u>	
<b><u>STREET FRONTAGE</u></b>		
<u>All Other Uses</u>	<u>Min. 16 ft.</u>	

(d) **Setbacks.** Setbacks within the WSCB zone shall be provided as set forth in Table 525-3.

**TABLE 525-3**  
**SETBACKS**

<b><u>Table 525-3: Setbacks</u></b>		
<b><u>Requirement</u></b>	<b><u>Standard</u></b>	<b><u>Limitations &amp; Qualifications</u></b>
<b><u>ABUTTING STREET</u></b>		
<b><u>Buildings</u></b>		
<u>All uses</u>	<u>0 ft.</u>	<u>Maximum setback of up to 10 feet is permitted if the space is used for pedestrian amenities.</u>  <u>This setback shall not apply from Wallace Road or side street frontages within 60 feet of Wallace Road.</u>

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**Table 525-3: Setbacks**

<u>Requirement</u>	<u>Standard</u>	<u>Limitations &amp; Qualifications</u>
	<u>Min. 0 ft. / Max. 60 ft.</u>	<u>This setback shall apply from Wallace Road NW.</u>  <u>Where a minimum of 50 percent of the buildable width of a lot is already occupied by buildings, or portions of buildings, located within 60 feet of the Wallace Road right-of-way, the maximum setback shall not apply.</u>
<b><u>Accessory Structures</u></b>		
<u>Accessory to Single Family, Two Family, and Multiple Family</u>	<u>None</u>	<u>Applicable to accessory structures not more than 4 ft. in height.</u>
	<u>0 ft. or 10 ft.</u>	<u>Applicable to accessory structures greater than 4 ft. in height.</u>
<u>Accessory to all other uses</u>	<u>0 ft. or 10 ft.</u>	<u>Not applicable to transit stop shelters.</u>
<b><u>Vehicle Use Areas</u></b>		
<u>All uses</u>	<u>Per SRC Chapter 806</u>	
<b><u>INTERIOR FRONT</u></b>		
<b><u>Buildings</u></b>		
<u>All uses</u>	<u>Zone-to-Zone Setback (Table 525-4)</u>	
<b><u>Accessory Structures</u></b>		
<u>Accessory to all uses</u>	<u>Zone-to-Zone Setback (Table 525-4)</u>	
<b><u>Vehicle Use Areas</u></b>		
<u>All uses</u>	<u>Per SRC Chapter 806</u>	

<b>Table 525-3: Setbacks</b>		
<b><u>Requirement</u></b>	<b><u>Standard</u></b>	<b><u>Limitations &amp; Qualifications</u></b>
<b><u>INTERIOR SIDE</u></b>		
<b><u>Buildings</u></b>		
<u>All uses</u>	<u>Zone-to-Zone Setback</u> (Table 525-4)	
<b><u>Accessory Structures</u></b>		
<u>Accessory to all uses</u>	<u>Zone-to-Zone Setback</u> (Table 525-4)	
<b><u>Vehicle Use Areas</u></b>		
<u>All uses</u>	<u>Zone-to-Zone Setback</u> (Table 525-4)	
<b><u>INTERIOR REAR</u></b>		
<b><u>Buildings</u></b>		
<u>All uses</u>	<u>Zone-to-Zone Setback</u> (Table 525-4)	
<b><u>Accessory Structures</u></b>		
<u>Accessory to all uses</u>	<u>Zone-to-Zone Setback</u> (Table 525-4)	
<b><u>Vehicle Use Areas</u></b>		
<u>All uses</u>	<u>Zone-to-Zone Setback</u> (Table 525-4)	

**TABLE 525-4**  
**ZONE-TO-ZONE SETBACKS**

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**Table 525-4: Zone-to-Zone Setbacks**

<u>Abutting Zone</u>	<u>Type of Improvement</u>	<u>Setback (1)</u>	<u>Landscaping &amp; Screening</u>
<u>EFU</u>	<u>Buildings and Accessory Structures</u>	<u>Min. 5 ft.</u>	<u>Type A</u>
	<u>Vehicle Use Areas</u>		
<u>Residential Zone</u>	<u>Buildings and Accessory Structures</u>	<u>Min. 10 ft.</u>	<u>Type B</u>
	<u>Vehicle Use Areas</u>		
<u>Mixed-Use Zone</u>	<u>Buildings and Accessory Structures</u>	<u>None</u>	<u>NA</u>
	<u>Vehicle Use Areas</u>	<u>Min. 5 ft.</u>	<u>Type A</u>
<u>Commercial Zone</u>	<u>Buildings and Accessory Structures</u>	<u>None</u>	<u>NA</u>
	<u>Vehicle Use Areas</u>	<u>Min. 5 ft.</u>	<u>Type A</u>
<u>Public Zone</u>	<u>Buildings and Accessory Structures</u>	<u>None</u>	<u>NA</u>
	<u>Vehicle Use Areas</u>	<u>Min. 5 ft.</u>	<u>Type A</u>
<u>Industrial and Employment Zone: EC, IC, IBC, and IP</u>	<u>Buildings and Accessory Structures</u>	<u>None</u>	
	<u>Vehicle Use Areas</u>	<u>Min. 5 ft.</u>	<u>Type A</u>
<u>Industrial and Employment Zone: IG and II</u>	<u>Buildings and Accessory Structures</u>	<u>Min 10 ft.</u>	<u>Type C</u>
	<u>Vehicle Use Areas</u>		

**Limitations and Qualifications**

(1) Zone-to-Zone setbacks are not required abutting an alley.

**(e) Lot Coverage; Height.** Buildings and accessory structures within the WSCB zone shall conform to the lot coverage and height standards set forth in Table 525-5.

**TABLE 525-5**  
**LOT COVERAGE; HEIGHT**

<b><u>Table 525-5: Lot Coverage; Height</u></b>		
<b><u>Requirement</u></b>	<b><u>Standard</u></b>	<b><u>Limitations &amp; Qualifications</u></b>
<b><u>LOT COVERAGE</u></b>		
<b><u>Buildings and Accessory Structures</u></b>		
<u>All uses</u>	<u>No Max.</u>	
<b><u>REAR YARD COVERAGE</u></b>		
<b><u>Buildings</u></b>		
<u>All uses</u>	<u>No Max.</u>	
<b><u>Accessory Structures</u></b>		
<u>Accessory to all uses</u>	<u>No Max.</u>	
<b><u>HEIGHT</u></b>		
<b><u>Buildings</u></b>		
<u>All uses</u>	<u>Max. 70 ft.</u>	
<b><u>Accessory Structures</u></b>		
<u>Accessory to Single Family, Two Family, and Multiple Family</u>	<u>Max. 15 ft.</u>	
<u>Accessory to all other uses</u>	<u>Max. 70 ft.</u>	

**(f) Landscaping.** Landscaping within the WSCB zone shall be provided as set forth in this subsection.

**(1) Setbacks.** Required setbacks shall be landscaped. Landscaping shall conform to the standards set forth in SRC Chapter 807.

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

3           (g) Pedestrian Access. All development, other than development of Single Family and  
4           Two Family uses, shall comply with the following pedestrian access standards:

5           (1) A pedestrian connection shall be provided from the public sidewalk to the  
6           primary building entrance.

7           (2) A pedestrian connection through the parking area to the primary building  
8           entrance shall be provided when that parking area contains more than 12 parking  
9           spaces.

10          (3) On development sites with multiple buildings, pedestrian connections shall be  
11          provided to connect the buildings. Pedestrian connections shall be the most  
12          practical, direct route.

13          (4) Pedestrian connections shall be paved, a minimum of 5 feet in width, and  
14          defined by visual contrast or tactile finish texture.

15          (5) Wheel stops or extended curbs shall be provided along required pedestrian  
16          connections to prevent the encroachment of vehicles onto pedestrian connections.

17          (h) Off-Street Parking.

18          (1) Within a single development site, off-street surface parking areas and vehicle  
19          maneuvering areas shall be located behind or beside buildings and structures. Off-  
20          street surface parking areas and vehicle maneuvering areas shall not be located  
21          between a building or structure and a street.

22          (2) Within the WSCB zone, the minimum number of off-street parking spaces  
23          required for dwelling units in a multiple family development shall be 1 per dwelling  
24          unit.

25          525.015. Design Review. Design review under SRC Chapter 225 is required for development  
26          within the WSCB Zone as follows:

27          (a) Except as otherwise provided in this section, design review according to the design  
28          review guidelines or the design review standards set forth in SRC 525.020 is required  
29          for all development within the WSCB Zone.

1 (b) Multiple family development shall only be subject to design review according to the  
2 design review guidelines or the design review standards set forth in SRC 525.020.

3 **525.020. Design Review Guidelines and Design Review Standards.**

4 **(a) Building Orientation and Design.**

5 **(1) Design Review Guidelines.**

6 (A) Buildings shall create safe, pleasant, and active pedestrian  
7 environments.

8 (B) Weather protection, in the form of awnings or canopies appropriate to  
9 the design of the building, shall be provided along ground floor building  
10 facades adjacent to a street in order to create a comfortable and inviting  
11 pedestrian environment.

12 **(2) Design Review Standards.**

13 (A) A primary building entrance shall be provided for each building facade  
14 facing and adjacent to a street. If a building has frontage on more than one  
15 street, a single primary building entrance may be provided at the corner of  
16 the building where the streets intersect.

17 (B) Ground floor building facades facing and adjacent to a street shall  
18 include transparent windows on a minimum of 65 percent of the ground  
19 floor facade. The windows shall not be mirrored or treated in such a way as  
20 to block visibility into the building. The windows shall have a minimum  
21 Visible Transmittance (VT) of 37 percent.

22 (C) Weather protection, in the form of awnings or canopies, shall be  
23 provided along a minimum of 90 percent of the length of the ground floor  
24 building façade adjacent to a street. Awnings or canopies shall have a  
25 minimum clearance height above the sidewalk of 8 feet, and may encroach  
26 into the street right-of-way as provided in SRC 76.160.

27 **(b) Site Access.**

28 **(1) Design Review Guidelines.**



1                    (A) For properties with Wallace Road frontage, vehicle access onto  
2                    Wallace Road shall be minimized when access to parking is available from a  
3                    local street.

4                    **(2) Design Review Standards.**

5                    (A) For properties with Wallace Road frontage, new driveway approaches  
6                    onto Wallace Road shall not be constructed when access to parking is  
7                    available from a local street.

8                    **525.025. Other Provisions.** In addition to the standards set forth in the Chapter, development  
9                    within the WSCB zone must comply with all other applicable development standards of the  
10                   UDC, including but not limited to the following chapters:

- 11                   (a) Floodplain Overlay Zone SRC Chapter 601
- 12                   (b) General Development Standards SRC Chapter 800
- 13                   (c) Public Improvements SRC Chapter 802
- 14                   (d) Streets and Right-of-Way Improvements SRC Chapter 803
- 15                   (e) Driveway Approaches SRC Chapter 804
- 16                   (f) Vision Clearance SRC Chapter 805
- 17                   (g) Off-Street Parking, Loading, and Driveways SRC Chapter 806
- 18                   (h) Landscaping and Screening SRC Chapter 807
- 19                   (i) Preservation of Trees and Vegetation SRC Chapter 808
- 20                   (j) Wetlands SRC Chapter 809
- 21                   (k) Landslide Hazards SRC Chapter 810
- 22                   (l) Sign Code SRC Chapter 900

23                   **Section 4.** SRC Chapter 535 is added as follows:

24                   **535.001. Purpose.** The purpose of the Edgewater/Second Street Mixed-Use Corridor (ESMU)  
25                   zone is to implement the Mixed Use comprehensive plan map designation, identify allowed uses,  
26                   and establish development standards that promote pedestrian-oriented mixed-use development in  
27                   keeping with a “main street” character along both Edgewater Street and Second Street NW.

28                   **535.005. Uses.**

- 29                   (a) Except as otherwise provided in this section, the permitted (P), special (S),  
30                   conditional (C), and prohibited (N) uses in the ESMU zone are set forth in Table 535-1.

**TABLE 535-1**

**USES**

**Table 535-1: Uses**

<u>Use</u>	<u>Status</u>	<u>Limitations &amp; Qualifications</u>
<b><u>Household Living</u></b>		
<u>Single Family</u>	<u>P</u>	
<u>Two Family</u>	<u>P</u>	
<u>Multiple Family</u>	<u>P</u>	
<b><u>Group Living</u></b>		
<u>Room and Board</u>	<u>P</u>	<u>Room and Board serving 5 or fewer persons.</u>
	<u>C</u>	<u>Room and Board serving 6 to 75 persons.</u>
	<u>N</u>	<u>All other Room and Board.</u>
<u>Residential Care</u>	<u>P</u>	
<u>Nursing Care</u>	<u>P</u>	
<b><u>Lodging</u></b>		
<u>Short-Term Commercial Lodging</u>	<u>P</u>	
<u>Long-Term Commercial Lodging</u>	<u>P</u>	
<u>Non-Profit Shelters</u>	<u>P</u>	<u>The following Non-Profit Shelter activities:</u> <ul style="list-style-type: none"> <li>▪ <u>Non-Profit Shelters serving 5 or fewer persons.</u></li> <li>▪ <u>Non-Profit Shelters for victims of domestic violence serving 10 or fewer persons.</u></li> </ul>
	<u>C</u>	<u>Non-Profit Shelters serving 6 to 75 persons.</u>
	<u>N</u>	<u>All other Non-Profit Shelters.</u>
<b><u>Retail Sales and Services</u></b>		
<u>Eating and Drinking Establishments</u>	<u>P</u>	

**Table 535-1: Uses**

<u>Use</u>	<u>Status</u>	<u>Limitations &amp; Qualifications</u>
<u>Retail Sales</u>	<u>P</u>	
<u>Personal Services</u>	<u>P</u>	
<u>Postal Services and Retail Financial Services</u>	<u>P</u>	
<b><u>Business and Professional Services</u></b>		
<u>Office</u>	<u>P</u>	
<u>Audio/Visual Media Production</u>	<u>P</u>	
<u>Laboratory Research and Testing</u>	<u>P</u>	
<b><u>Motor Vehicle, Trailer, and Manufactured Dwelling Sales and Service</u></b>		
<u>Motor Vehicle and Manufactured Dwelling and Trailer Sales</u>	<u>N</u>	
<u>Motor Vehicle Services</u>	<u>N</u>	
<u>Commercial Parking</u>	<u>P</u>	
<u>Park-and-Ride Facilities</u>	<u>P</u>	
<u>Taxicabs and Car Services</u>	<u>N</u>	
<u>Heavy Vehicle and Trailer Sales</u>	<u>N</u>	
<u>Heavy Vehicle and Trailer Service and Storage</u>	<u>N</u>	
<b><u>Recreation, Entertainment, and Cultural Services and Facilities</u></b>		
<u>Commercial Entertainment – Indoor</u>	<u>C</u>	<u>Nightclubs, located within 200 feet of a residential zone.</u>
	<u>P</u>	<u>All other Commercial Entertainment – Indoor.</u>

**Table 535-1: Uses**

<u>Use</u>	<u>Status</u>	<u>Limitations &amp; Qualifications</u>
	<u>N</u>	<u>Privately owned camps, campgrounds, and recreational vehicle parks.</u>
<u>Commercial Entertainment - Outdoor</u>	<u>C</u>	<u>The following Commercial Entertainment – Outdoor activities:</u> <ul style="list-style-type: none"> <li>▪ <u>Amusement parks.</u></li> <li>▪ <u>Drive-in movie theaters.</u></li> </ul>
	<u>P</u>	<u>All other Commercial Entertainment – Outdoor.</u>
<u>Major Event Entertainment</u>	<u>N</u>	
<u>Recreational and Cultural Community Services</u>	<u>P</u>	
<u>Parks and Open Space</u>	<u>P</u>	
<u>Non-Profit Membership Assembly</u>	<u>P</u>	
<u>Religious Assembly</u>	<u>P</u>	
<b><u>Health Services</u></b>		
<u>Medical Centers/Hospitals</u>	<u>N</u>	
<u>Outpatient Medical Services and Laboratories</u>	<u>P</u>	
<b><u>Educational Services</u></b>		
<u>Day Care</u>	<u>P</u>	
<u>Basic Education</u>	<u>P</u>	
<u>Post-Secondary and Adult Education</u>	<u>P</u>	
<b><u>Civic Services</u></b>		
<u>Governmental Services</u>	<u>P</u>	
<u>Social Services</u>	<u>P</u>	

**Table 535-1: Uses**

<u>Use</u>	<u>Status</u>	<u>Limitations &amp; Qualifications</u>
<u>Governmental Maintenance Services and Construction</u>	<u>N</u>	
<b><u>Public Safety</u></b>		
<u>Emergency Services</u>	<u>P</u>	
<u>Detention Facilities</u>	<u>N</u>	
<u>Military Installations</u>	<u>N</u>	
<b><u>Funeral and Related Services</u></b>		
<u>Cemeteries</u>	<u>N</u>	
<u>Funeral and Cremation Services</u>	<u>P</u>	
<b><u>Construction Contracting, Repair, Maintenance, and Industrial Services</u></b>		
<u>General Repair Services</u>	<u>N</u>	
<u>Building and Grounds Services and Construction Contracting</u>	<u>N</u>	
<u>Cleaning Plants</u>	<u>N</u>	
<u>Industrial Services</u>	<u>N</u>	
<b><u>Wholesale Sales, Storage, and Distribution</u></b>		
<u>General Wholesaling</u>	<u>N</u>	
<u>Heavy Wholesaling</u>	<u>N</u>	
<u>Warehousing and Distribution</u>	<u>N</u>	
<u>Self-Service Storage</u>	<u>N</u>	
<b><u>Manufacturing</u></b>		
<u>General Manufacturing</u>	<u>P</u>	<u>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.</u>

**Table 535-1: Uses**

<u>Use</u>	<u>Status</u>	<u>Limitations &amp; Qualifications</u>
	<u>N</u>	<u>All other General Manufacturing.</u>
<u>Heavy Manufacturing</u>	<u>N</u>	
<u>Printing</u>	<u>P</u>	
<b><u>Transportation Facilities</u></b>		
<u>Aviation Facilities</u>	<u>N</u>	
<u>Passenger Ground Transportation Facilities</u>	<u>P</u>	<u>The following Passenger Ground Transportation Facilities:</u> <ul style="list-style-type: none"> <li>▪ <u>Local and suburban passenger transportation.</u></li> <li>▪ <u>Intercity and rural highway passenger transportation</u></li> </ul>
	<u>N</u>	<u>All other Passenger Ground Transportation Facilities.</u>
<u>Marine Facilities</u>	<u>N</u>	
<b><u>Utilities</u></b>		
<u>Basic Utilities</u>	<u>C</u>	<u>Reservoirs; water storage facilities.</u>
	<u>P</u>	<u>All other Basic Utilities.</u>
<u>Wireless Communication Facilities</u>	<u>Allowed</u>	<u>Wireless Communication Facilities are allowed, subject to SRC Chapter 703.</u>
<u>Drinking Water Treatment Facilities</u>	<u>C</u>	
<u>Power Generation Facilities</u>	<u>C</u>	
<u>Data Center Facilities</u>	<u>N</u>	
<u>Fuel Dealers</u>	<u>N</u>	
<u>Waste-Related Facilities</u>	<u>N</u>	
<b><u>Mining and Natural Resource Extraction</u></b>		
<u>Petroleum and Natural Gas Production</u>	<u>N</u>	
<u>Surface Mining</u>	<u>N</u>	

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**Table 535-1: Uses**

<u>Use</u>	<u>Status</u>	<u>Limitations &amp; Qualifications</u>
<b><u>Farming, Forestry, and Animal Services</u></b>		
<u>Agriculture</u>	<u>N</u>	
<u>Forestry</u>	<u>N</u>	
<u>Agriculture and Forestry Services</u>	<u>P</u>	
<u>Keeping of Livestock and Other Animals</u>	<u>N</u>	
<u>Animal Services</u>	<u>N</u>	<u>Wildlife Rehabilitation Facility</u>
	<u>P</u>	
<b><u>Other Uses</u></b>		
<u>Home Occupations</u>	<u>S</u>	<u>Home Occupations are allowed subject to SRC 700.020; provided however, notwithstanding SRC 700.020(d), onsite sales associated with professional services, artists, and craftspeople is permitted.</u>
<u>Accessory Dwelling Unit</u>	<u>S</u>	<u>Accessory Dwelling Units, subject to SRC 700.007.</u>

**(b) Prohibited Uses.** Notwithstanding Table 535-1, any permitted, special, or conditional use within the ESMU zone shall be a prohibited use if developed with a drive-through.

**(c) Continued Uses.** Land uses existing within the ESMU zone prior to [EFFECTIVE DATE OF ORDINANCE], which would otherwise be made non-conforming by this Chapter, are hereby deemed continued uses.

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

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

3           (B) Such alteration, enlargement, or rebuilding of a continued development  
4           complies with the standards set forth in SRC 535.010(a).

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

7           (3) A determination by the Building Official that the building or structure housing a  
8           continued use is derelict or dangerous, as defined in SRC 50.600 and 56.230, shall  
9           terminate the continued use status conferred by this subsection and the property may  
10          thereafter only be used for uses allowed in the ESMU zone.

11          **535.010. Development Standards.** Development within the ESMU zone must comply with the  
12          development standards set forth in this section.

13           (a) **Continued Development.** Buildings and structures existing within the ESMU  
14           zone on [EFFECTIVE DATE OF ORDINANCE], but which would otherwise be  
15           made non-conforming development by this chapter, are hereby deemed continued  
16           development.

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

18           (A) **Buildings.** Continued Development housing a single family use may be  
19           structurally altered or enlarged, or rebuilt following damage or destruction,  
20           provided such alteration, enlargement, or rebuilding conforms to development  
21           standards of the Single Family Residential (RS) zone set forth in SRC Chapter  
22           511 and to all other applicable provisions of the UDC, except for lot size and  
23           dimension standards in SRC Chapter 511.

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



1 **(C) Option to Rebuild in Same Location.** Notwithstanding SRC  
2 535.015(a)(1)(A)&(B), any continued development housing a single family use  
3 or associated accessory structure rebuilt following damage or destruction may  
4 either be located on the same location on the lot as the original building or  
5 structure, or in compliance with the setbacks of the Single Family Residential  
6 (RS) zone set forth in SRC 511.010(b).

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

11 **(A) Minor Alterations.** Exterior alterations to buildings that alter an existing  
12 building façade area facing a public street right-of-way by less than 20 percent  
13 are exempt from all of the development standards in this chapter. Such  
14 alterations and shall not increase the building façade’s nonconformity to the  
15 design standards of SRC 535.020.

16 **(B) Minor Additions.** Additions to buildings that expand or alter an existing  
17 building façade area facing a public street right-of-way by less than 20 percent  
18 are exempt from all of the development standards in this chapter except for  
19 street frontage, interior setbacks, parking for existing buildings, number of  
20 spaces required, landscaping, and maximum height standards. Such additions  
21 shall not increase the building façade’s nonconformity to the design standards of  
22 SRC 535.020.

23 **(C) Major Alterations.** Exterior alterations to buildings that alter an existing  
24 building façade area facing a public street right-of-way by between 20 percent  
25 and 60 percent shall decrease that building façade’s nonconformity to all design  
26 standards of SRC 535.020. Such alterations are exempt from all other  
27 development standards in this chapter.

28 **(D) Major Additions.** Additions to buildings that enlarge an existing building  
29 façade area facing a public street right-of-way by between 20 percent and 60  
30 percent shall comply with all applicable design review guidelines or standards

1 of SRC 535.020, including the alternative standards for existing buildings if  
2 applicable, and all applicable development standards in this chapter except for  
3 setback abutting a street, building frontage, and the location of parking  
4 standards.

5 **(E) Substantial Alterations.** Exterior alterations to buildings that alter an  
6 existing building façade area facing a public street right-of-way by more than 60  
7 percent shall meet all applicable design review guidelines or standards of this  
8 chapter. Such alterations are exempt from all other development standards in  
9 this chapter.

10 **(F) Substantial Additions or Redevelopment.** Additions to buildings that  
11 enlarge an existing building façade area facing a public street right-of-way by  
12 more than 60 percent shall meet all applicable development standards and  
13 design review guidelines or standards in this chapter. Continued development  
14 that is rebuilt following damage or destruction shall meet all applicable  
15 development standards and design review guidelines or standards in this  
16 chapter.

17 **(b) Grade Separated Street Frontage**

18 Portions of property street frontage that are separated from the grade of the street with a  
19 road ramp above the grade of the property line abutting the street are exempt from  
20 setbacks abutting a street, building frontage standards, off-street parking location  
21 standards, and design review guidelines and standards for building location, orientation,  
22 and design.

23 **(c) Lot Standards.** Lots within the ESMU zone shall conform to the standards set  
24 forth in Table 535-2.

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**TABLE 535-2**  
**LOT STANDARDS**

<b><u>Table 535-2: Lot Standards</u></b>		
<b><u>Requirement</u></b>	<b><u>Standard</u></b>	<b><u>Limitations and Qualifications</u></b>
<b><u>LOT AREA</u></b>		
<u>All Uses</u>	<u>None</u>	
<b><u>LOT WIDTH</u></b>		
<u>All Uses</u>	<u>None</u>	
<b><u>LOT DEPTH</u></b>		
<u>All Uses</u>	<u>None</u>	
<b><u>STREET FRONTAGE</u></b>		
<u>All Other Uses</u>	<u>Min. 16 ft.</u>	

(d) **Setbacks.** Setbacks within the ESMU zone shall be provided as set forth in Table 535-3.

**TABLE 535-3**  
**SETBACKS**

<b><u>Table 535-3: Setbacks</u></b>		
<b><u>Requirement</u></b>	<b><u>Standard</u></b>	<b><u>Limitations &amp; Qualifications</u></b>
<b><u>ABUTTING STREET</u></b>		
<b><u>Buildings and Accessory Structures</u></b>		
<u>Single Family, Two Family, and Multiple Family</u>	<u>None</u>	
<u>All other uses</u>	<u>0 ft.</u>	<u>Setback greater than 0 feet, up to a maximum setback of up to 10 feet, is permitted if the space is used for pedestrian amenities.</u>

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**Table 535-3: Setbacks**

<u>Requirement</u>	<u>Standard</u>	<u>Limitations &amp; Qualifications</u>
		<u>Applicable to Single Family, Two Family, and Multiple Family that is part of a mixed-use development.</u>  <u>Not applicable to transit stop shelters.</u>
<b><u>Vehicle Use Areas</u></b>		
<u>All uses</u>	<u>Per SRC Chapter 806</u>	
<b><u>INTERIOR FRONT</u></b>		
<b><u>Buildings</u></b>		
<u>Single Family</u>	<u>None</u>	
<u>All other uses</u>	<u>Zone-to-Zone Setback</u> <u>(Table 535-4)</u>	
<b><u>Accessory Structures</u></b>		
<u>Accessory to Single Family</u>	<u>None</u>	
<u>Accessory to all other uses</u>	<u>Zone-to-Zone Setback</u> <u>(Table 535-4)</u>	
<b><u>Vehicle Use Areas</u></b>		
<u>All uses</u>	<u>Per SRC Chapter 806</u>	
<b><u>INTERIOR SIDE</u></b>		
<b><u>Buildings</u></b>		
<u>Single Family</u>	<u>None</u>	
<u>All other uses</u>	<u>Zone-to-Zone Setback</u> <u>(Table 535-4)</u>	
<b><u>Accessory Structures</u></b>		
<u>Accessory to Single Family</u>	<u>None</u>	

<b>Table 535-3: Setbacks</b>		
<b><u>Requirement</u></b>	<b><u>Standard</u></b>	<b><u>Limitations &amp; Qualifications</u></b>
<u>Accessory to all other uses</u>	<u>Zone-to-Zone Setback</u> (Table 535-4)	
<b><u>Vehicle Use Areas</u></b>		
<u>All uses</u>	<u>Zone-to-Zone Setback</u> (Table 535-4)	
<b><u>INTERIOR REAR</u></b>		
<b><u>Buildings</u></b>		
<u>Single Family</u>	<u>None</u>	
<u>All other uses</u>	<u>Zone-to-Zone Setback</u> (Table 535-4)	
<b><u>Accessory Structures</u></b>		
<u>Accessory to Single Family</u>	<u>None</u>	
<u>Accessory to all other uses</u>	<u>Zone-to-Zone Setback</u> (Table 535-4)	
<b><u>Vehicle Use Areas</u></b>		
<u>All uses</u>	<u>Zone-to-Zone Setback</u> (Table 535-4)	

**TABLE 535-4**  
**ZONE-TO-ZONE SETBACKS**

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**Table 535-4: Zone-to-Zone Setbacks**

<u><b>Abutting Zone</b></u>	<u><b>Type of Improvement</b></u>	<u><b>Setback (1)</b></u>	<u><b>Landscaping &amp; Screening</b></u>
<u>EFU</u>	<u>Buildings and Accessory Structures</u>	<u>None</u>	<u>NA</u>
	<u>Vehicle Use Areas</u>	<u>Min. 5 ft.</u>	<u>Type A</u>
<u>Residential Zone</u>	<u>Buildings and Accessory Structures</u>	<u>Min. 20 ft. (2)</u>	<u>Type C</u>
	<u>Vehicle Use Areas</u>	<u>Min. 15 ft.</u>	
<u>Mixed-Use Zone</u>	<u>Buildings and Accessory Structures</u>	<u>None</u>	<u>NA</u>
	<u>Vehicle Use Areas</u>	<u>Min. 5 ft.</u>	<u>Type A</u>
<u>Commercial Zone</u>	<u>Buildings and Accessory Structures</u>	<u>None</u>	<u>NA</u>
	<u>Vehicle Use Areas</u>	<u>Min. 5 ft.</u>	<u>Type A</u>
<u>Public Zone</u>	<u>Buildings and Accessory Structures</u>	<u>None</u>	<u>NA</u>
	<u>Vehicle Use Areas</u>	<u>Min. 5 ft.</u>	<u>Type A</u>
<u>Industrial and Employment Zone: EC, IC, IBC, and IP</u>	<u>Buildings and Accessory Structures</u>	<u>Min. 5 ft.</u>	<u>Type A</u>
	<u>Vehicle Use Areas</u>		
<u>Industrial and Employment Zone: IG and II</u>	<u>Buildings and Accessory Structures</u>	<u>Min 10 ft.</u>	<u>Type C</u>
	<u>Vehicle Use Areas</u>		

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**Limitations and Qualifications**

(1) Zone-to-Zone setbacks are not required abutting an alley.

(2) Notwithstanding Qualification (1) above, Zone-to-Zone setbacks for buildings and structures are required abutting an alley when the abutting zone across the alley is residential. Vehicle use areas remain under Qualification (1), and do not require a Zone-to-Zone setback abutting an alley when the abutting zone across the alley is residential.

**(e) Lot Coverage; Height.** Buildings and accessory structures within the ESMU zone shall conform to the lot coverage, height, and building frontage standards set forth in Table 535-5.

**TABLE 535-5**  
**LOT COVERAGE; HEIGHT**

<b><u>Table 535-5: Lot Coverage; Height</u></b>		
<b><u>Requirement</u></b>	<b><u>Standard</u></b>	<b><u>Limitations &amp; Qualifications</u></b>
<b><u>LOT COVERAGE</u></b>		
<b><u>Buildings and Accessory Structures</u></b>		
<u>All uses</u>	<u>No Max.</u>	
<b><u>REAR YARD COVERAGE</u></b>		
<b><u>Buildings</u></b>		
<u>All uses</u>	<u>No Max.</u>	
<b><u>Accessory Structures</u></b>		
<u>Accessory to all uses</u>	<u>No Max.</u>	
<b><u>HEIGHT</u></b>		
<b><u>Buildings</u></b>		
<u>All uses</u>	<u>Max. 50 ft.</u>	
<b><u>Accessory Structures</u></b>		

**Table 535-5: Lot Coverage; Height**

<u>Requirement</u>	<u>Standard</u>	<u>Limitations &amp; Qualifications</u>
<u>Accessory to Single Family, Two Family, and Multiple Family</u>	<u>Max. 15 ft.</u>	
<u>Accessory to all other uses</u>	<u>Max. 50 ft.</u>	
<b><u>BUILDING FRONTAGE</u></b>		
<u>All uses</u>	<u>Min. 50%</u>	<u>Applies to development sites along Edgewater Street and Second Street, between Rosemont Avenue and Wallace Road, except that where a development site has frontage on Edgewater Street or Second Street and a side street, the minimum building frontage requirement does not apply to the side street frontage.</u>

**(f) Landscaping.** Landscaping within the ESMU zone shall be provided as set forth in this subsection.

**(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 vehicle use areas, may count towards meeting this requirement.

**(g) Pedestrian Access.** All development, other than development of Single Family and Two Family uses, shall comply with the following pedestrian access standards:

**(1)** A pedestrian connection shall be provided from the public sidewalk to the primary building entrance.



1 (2) A pedestrian connection through the parking area to the primary building  
2 entrance shall be provided when that parking area contains more than 12 parking  
3 spaces.

4 (3) On development sites with multiple buildings, pedestrian connections shall be  
5 provided to connect the buildings. Pedestrian connections shall be the most  
6 practical, direct route.

7 (4) Pedestrian connections shall be paved, a minimum of 5 feet in width, and  
8 defined by visual contrast or tactile finish texture.

9 (5) Wheel stops or extended curbs shall be provided along required pedestrian  
10 connections to prevent the encroachment of vehicles onto pedestrian connections.

11 **(h) Project Enhancements.** All development, other than development of Single Family  
12 and Two Family uses, shall include four or more of the following project enhancements:

13 (1) Closure of one driveway approach on Edgewater Street;

14 (2) Joint parking agreement under SRC 806.020(a)(5) or implementation of a plan  
15 to satisfy off-street parking requirements through alternative modes of  
16 transportation under SRC 806.015(e)(2);

17 (3) Cast iron or wrought iron fencing adjacent to Edgewater Street or Second Street;

18 (4) Pedestrian connections that are:

19 (A) Constructed with pavers, scored or colored cement, and/or stamped asphalt;

20 (B) Elevated above the parking area and driveway; or

21 (C) Defined with landscaping or building features such as canopies, awnings, or  
22 arcades;

23 (5) Replacement of existing surface parking areas with new development of  
24 buildings or structures;

25 (6) Provision of one or more of the following pedestrian-oriented design features on  
26 property adjacent to Edgewater Street or Second Street:

27 (A) Pedestrian scale lighting not more than 16 feet in height; or

28 (B) Plazas or other outdoor spaces open to the public;

1 (7) A minimum of 7 percent interior landscaping within parking areas not more than  
2 50,000 square feet in size; or a minimum of 10 percent interior landscaping within  
3 parking areas greater than 50,000 square feet in size;

4 (8) Installation of landscaping and irrigation using a plan designed by an Oregon  
5 landscape architect;

6 (9) Development of a mixed-use building;

7 (10) Construction of a building where at least 75 percent of the building frontage is  
8 constructed contiguous to the minimum building setback line;

9 (11) Provision of underground, structured, or tuck-under parking. For purposes of  
10 this paragraph, “tuck-under parking” means parking placed at grade with a building  
11 constructed above it;

12 (12) Construction of one or more buildings at least two stories in height;

13 (13) Construction of planter bays, each a minimum of 50 square feet in size, to meet  
14 minimum interior parking area landscaping requirements;

15 (14) Construction of planter bays below the surface grade of parking areas to  
16 accommodate surface water runoff; or

17 (15) Use of native plant materials to meet minimum landscaping requirements.

18 (i) Dwelling Unit Density. Dwelling unit density within the ESMU zone shall conform  
19 to the standards set forth in Table 535-6. Dwelling unit density cannot be varied or  
20 adjusted.

21  
22 **Table 535-6: Dwelling Unit Density**

<u>Use</u>	<u>Standard</u>		<u>Limitations &amp; Qualifications</u>
	<u>Minimum</u>	<u>Maximum</u>	
<u>Single Family, Two Family, and Multiple Family</u>	<u>8 dwelling units per acre</u>	<u>None</u>	

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**Table 535-6: Dwelling Unit Density**

<u>Use</u>	<u>Standard</u>		<u>Limitations &amp; Qualifications</u>
	<u>Minimum</u>	<u>Maximum</u>	
	<u>1 dwelling unit per acre</u>	<u>None</u>	<u>Applicable to Single Family, Two Family, and Multiple Family within a mixed-use building.</u>

**(j) Off-Street Parking.**

**(1) Locations of Parking.** Off-street surface parking areas and vehicle maneuvering areas shall be located behind or beside buildings and structures. Off-street surface parking areas and vehicle maneuvering areas shall not be located between a building or structure and a street.

**(2) Parking for Existing Buildings.** Except for new Single Family, Two Family, or Multiple Family uses, there is no minimum off-street parking requirement for development sites with buildings in existence as of [EFFECTIVE DATE OF ORDINANCE] and located between Rosemont Avenue and Wallace Road, provided there is no increase in building square footage and any existing parking is not reduced, except as necessary to comply with state and federal law, including the Americans with Disabilities Act.

**(3) Minimum Number of Spaces Required.** Within the ESMU zone, the minimum number of off-street parking spaces required for dwelling units in a multiple family development shall be 1 per dwelling unit.

**(k) Screening.** Concertina or barbed wire fencing shall not be located within 60 feet of the street right-of-way, unless such fencing is obstructed by a building or structure.

**535.015. Design Review.** Design review under SRC Chapter 225 is required for development within ESMU zone as follows:

**(a)** Except as otherwise provided in this section, design review according to the design review guidelines or the design review standards set forth in SRC 535.020 is required for all development within the ESMU zone.

1 (b) Design review according to the design review guidelines or the design review  
2 standards set forth in SRC 535.020 is not required for:

3 (1) Development of Single Family uses.

4 (2) Development of Two Family uses.

5 (c) Multiple family development, other than multiple family development within a  
6 mixed-use building, shall only be subject to design review according to the multiple  
7 family design review guidelines or the multiple family design review standards set forth  
8 in SRC Chapter 702.

9 (d) Multiple family development within a mixed-use building shall only be subject to  
10 design review according to the design review guidelines or the design review standards  
11 set forth in SRC 535.020.

12 **535.020. Design Review Guidelines and Design Review Standards.**

13 **(a) Building Orientation and Design.**

14 **(1) Design Review Guidelines.**

15 (A) Buildings facing Edgewater Street or Second Street shall  
16 create safe, pleasant, and active pedestrian environments.

17 (B) Ground floor building facades facing Edgewater Street and  
18 Second Street shall include transparent windows to ensure that the  
19 ground floor promotes a sense of interaction between activities in  
20 the building and activities in the public realm.

21 (C) Buildings shall be human scale and avoid long monotonous  
22 exterior walls. To minimize the appearance of bulk and divide  
23 overall building mass, building offsets and building articulation  
24 shall be provided throughout building facades.

25 (D) Weather protection, in the form of awnings or canopies  
26 appropriate to the design of the building, shall be provided along  
27 ground floor building facades adjacent to sidewalks or pedestrian  
28 connections in order to create a comfortable and inviting  
29 pedestrian environment.

30 **(2) Design Review Standards.**

1 (A) A primary building entrance shall be provided for each  
2 building facade facing a street. If a building has frontage on more  
3 than one street, a single primary building entrance may be  
4 provided at the corner of the building where the streets intersect.

5 **(i) Alternative Standard for Existing Buildings.**

6 Notwithstanding subsection (a)(2)(A) of this section, where  
7 a building existing on [EFFECTIVE DATE OF  
8 ORDINANCE], has a primary building entrance facing a  
9 street, such entrance may be relocated but not eliminated.

10 The relocated entrance must face a street.

11 **(B) Ground floor building facades facing Edgewater Street or**  
12 **Second Street shall include transparent windows on a minimum of**  
13 **65 percent of the ground floor facade. The windows shall not be**  
14 **mirrored or treated in such a way as to block visibility into the**  
15 **building. The windows shall have a minimum Visible**  
16 **Transmittance (VT) of 37 percent.**

17 **(i) Alternative Standard for Existing Buildings.**

18 Notwithstanding subsection (a)(2)(B) of this section, where  
19 a building existing on [EFFECTIVE DATE OF  
20 ORDINANCE], does not include transparent windows on a  
21 minimum of 65 percent of the ground floor facade facing  
22 Edgewater Street or Second Street, the percentage of  
23 transparent windows existing on the ground floor facade  
24 shall not be reduced. Additional windows meeting the  
25 transparency requirements of subsection (a)(2)(B) may be  
26 added without meeting the minimum ground floor facade  
27 window percentage of 65 percent.

28 **(C) Building offsets shall be provided for building frontages**  
29 **greater than 75 feet in width. Building frontages two or more**  
30 **stories in height may be constructed without required building**

1 offsets on the first floor, but all additional floors shall incorporate  
2 building offsets. Building offsets shall be a minimum 4 feet in  
3 depth and shall be provided at intervals of not more than 40 feet  
4 along the building frontage. Building offsets may extend into  
5 required setbacks.

6 (D) Weather protection, in the form of awnings or canopies, shall  
7 be provided along a minimum of 90 percent of the length of the  
8 ground floor building façade adjacent to sidewalks or pedestrian  
9 connections. Awnings or canopies shall have a minimum clearance  
10 height above the sidewalk of 8 feet, and may encroach into the  
11 street right-of-way as provided in SRC 76.160.

12 **(i) Alternative Standard for Existing Buildings.**

13 Notwithstanding subsection (a)(2)(D) of this section, where  
14 a building existing on [EFFECTIVE DATE OF  
15 ORDINANCE], does not include weather protection, in the  
16 form of awnings or canopies, along a minimum of 90  
17 percent of the length of the ground floor facade adjacent to  
18 sidewalks or pedestrian connections, the percentage of  
19 weather protection along the ground floor facade shall not  
20 be reduced. Additional weather protection meeting the  
21 sidewalk clearance requirements in subsection (a)(2)(D) of  
22 this section may be added without meeting the minimum  
23 weather protection standard of 90 percent.

24 **(b) Landscaping for Open Sales Areas.**

25 **(1) Design Review Guidelines.**

26 (A) Landscaping shall be utilized to provide adequate screening of  
27 open sales areas.

28 **(2) Design Review Standards.**

29 (A) Open sales areas for construction, communication, or  
30 recreational equipment, vehicles, boats, recreational vehicles, and

1 building materials shall be screened from Edgewater Street and  
2 Second Street with a minimum 3-foot tall sight-obscuring fence,  
3 masonry wall, or hedge, and a minimum 6-foot wide landscape  
4 strip. The fence, masonry wall, or hedge shall not encroach into the  
5 vision clearance area.

6 **(c) Design and Location of Off-Street Parking.**

7 **(1) Design Review Guidelines.**

8 (A) Parking structures located adjacent to Edgewater Street shall  
9 include space for ground floor commercial uses along their  
10 Edgewater Street frontage in order to create a safe, pleasant, and  
11 active pedestrian environment.

12 (B) Where possible, access to parking serving activities along  
13 Edgewater Street shall be provided from a local Street or an alley.

14 **(2) Design Review Standards.**

15 (A) Parking structures located adjacent to Edgewater Street shall  
16 include space for ground floor commercial uses along their entire  
17 Edgewater Street frontage.

18 (B) Where access to parking is available from a local street or  
19 alley, no new driveway approaches onto Edgewater Street shall be  
20 provided.

21 **535.025. Other Provisions.** In addition to the standards set forth in the Chapter, development  
22 within the ESMU zone must comply with all other applicable development standards of the  
23 UDC, including but not limited to the following chapters:

24 (a) Floodplain Overlay Zone SRC Chapter 601

25 (b) General Development Standards SRC Chapter 800

26 (c) Public Improvements SRC Chapter 802

27 (d) Streets and Right-of-Way Improvements SRC Chapter 803

28 (e) Driveway Approaches SRC Chapter 804

29 (f) Vision Clearance SRC Chapter 805

30 (g) Off-Street Parking, Loading, and Driveways SRC Chapter 806

1 (h) Landscaping and Screening SRC Chapter 807

2 (i) Preservation of Trees and Vegetation SRC Chapter 808

3 (j) Wetlands SRC Chapter 809

4 (k) Landslide Hazards SRC Chapter 810

5 (l) Sign Code SRC Chapter 900

6 **Section 5.** SRC Chapter 553 is amended as follows:

7 **553.005. Uses.**

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

10

<b>TABLE 553-1. USES</b>		
<b>Use</b>	<b>Status</b>	<b>Limitations &amp; Qualifications</b>
<b>Household Living</b>		
Single family	P	Dwelling unit for a caretaker on the premises being cared for or guarded.
	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	
<b>Group Living</b>		
Room and board	N	
Residential care	N	
Nursing care	N	
<b>Lodging</b>		

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Short-term commercial lodging	P	
Long-term commercial lodging	N	
Nonprofit shelters	N	
<b>Retail Sales and Service</b>		
Eating and drinking establishments	P	
Retail sales	P	<u>Retail sales is permitted, provided that the total building floor area devoted to retail sales does not exceed 30 percent of the total floor area of all buildings on the development site and the products sold are primarily products manufactured on-site.</u>
		<u>Notwithstanding the above paragraph, the following retail sales activities are permitted without the above limitation and qualification:</u> <ul style="list-style-type: none"> <li>■ News dealers and newsstands.</li> <li>■ Tobacco stores and stands.</li> <li>■ Caterers.</li> </ul>
	N	All other retail sales.
Personal services	N	
Postal services and retail financial services	P	Banks, credit unions, and other customer oriented facilities for financial institutions.
	N	All other postal services and retail financial services.
<b>Business and Professional Services</b>		

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Office	P	<p>The following office activities:</p> <ul style="list-style-type: none"> <li>■ Photofinishing laboratories.</li> <li>■ Headquarters of banks and other financial institutions.</li> <li>■ Insurance carriers and brokers. <ul style="list-style-type: none"> <li>■ Real estate.</li> <li>■ Communication services.</li> </ul> </li> <li>■ Engineering, architectural, and surveying services. <ul style="list-style-type: none"> <li>■ Accounting services.</li> </ul> </li> <li>■ Management and public relations services.</li> <li>■ Technical services provided by independent authors and artists. <ul style="list-style-type: none"> <li>■ Research.</li> <li>■ Music publishing.</li> <li>■ Actuarial consulting.</li> </ul> </li> <li>■ Environmental consultants. <ul style="list-style-type: none"> <li>■ Call centers.</li> </ul> </li> <li>■ Vocational trade schools.</li> </ul>
	N	All other office.
Audio/visual media production	P	
Laboratory research and testing	P	
<b>Motor Vehicle, Trailer, and Manufactured Dwelling Sales and Services</b>		
Motor vehicle and manufactured	N	

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dwelling and trailer sales		
Motor vehicle services	P	The following motor vehicle services activities: <ul style="list-style-type: none"> <li>■ Motorcycle repair.</li> <li>■ Gasoline service stations.</li> </ul>
	N	All other motor vehicle services.
Commercial parking	P	
Park-and-ride facilities	P	
Taxicabs and car services	N	
Heavy vehicle and trailer sales	N	
Heavy vehicle and trailer service and storage	P	
<b>Recreation, Entertainment, and Cultural Services and Facilities</b>		
Commercial entertainment—indoor	P	Health clubs, gyms, and membership sports and recreation clubs.
	N	All other commercial entertainment—indoor.
Commercial entertainment—outdoor	N	
Major event entertainment	N	

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Recreational and cultural community services	N	
Parks and open space	P	
Nonprofit membership assembly	N	
Religious assembly	N	
<b>Health Services</b>		
Medical centers/hospitals	N	
Outpatient medical services and laboratories	N	
<b>Educational Services</b>		
Day care	P	Child day care services.
	N	All other day care.
Basic education	N	
Post-secondary and adult education	P	Vocational trade schools.
	N	All other post-secondary and adult education.
<b>Civic Services</b>		
Governmental services	N	
Social services	N	

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Governmental maintenance services and construction	P	
<b>Public Safety</b>		
Emergency services	P	
Detention facilities	N	
Military installations	N	
<b>Funeral and Related Services</b>		
Cemeteries	N	
Funeral and cremation services	N	
<b>Construction Contracting, Repair, Maintenance, and Industrial Services</b>		
General repair services	P	
Building and grounds services and construction contracting	P	
Cleaning plants	P	
Industrial services	P	
<b>Wholesale Sales, Storage, and Distribution</b>		
General wholesaling	P	
Heavy wholesaling	C	<p>The following heavy wholesaling activities:</p> <ul style="list-style-type: none"> <li>■ Petroleum and petroleum products wholesalers.</li> <li>■ Chemicals and allied products wholesalers.</li> </ul>

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		<ul style="list-style-type: none"> <li>■ Firearms wholesalers.</li> <li>■ Wood products and timber wholesalers.</li> </ul>
	N	All other heavy wholesaling.
Warehousing and distribution	P	
Self-service storage	P	
<b>Manufacturing</b>		
General manufacturing	P	
Heavy manufacturing	N	<p>The following heavy manufacturing activities:</p> <ul style="list-style-type: none"> <li>■ Petroleum and coal products manufacturing.</li> <li>■ Primary metal manufacturing.</li> <li>■ Cement and concrete product manufacturing.</li> <li>■ Lime and gypsum product manufacturing.</li> </ul>
	C	All other heavy manufacturing activities.
Printing	P	
<b>Transportation Facilities</b>		
Aviation facilities	C	Helicopter landing areas, with or without passenger and freight terminal facilities.
	N	All other aviation facilities.
Passenger ground transportation facilities	P	
Marine facilities	N	

<b>Utilities</b>		
Basic utilities	P	
Wireless communication facilities	Allowed	Wireless communication facilities are allowed, subject to SRC chapter 703.
Drinking water treatment facilities	C	
Power generation facilities	C	
Data center facilities	P	
Fuel dealers	N	
Waste-related facilities	P	Recycling depots.
	C	Solid waste transfer stations.
	N	All other waste-related facilities.
<b>Mining and Natural Resource Extraction</b>		
Petroleum and natural gas production	C	
Surface mining	N	
<b>Farming, Forestry, and Animal Services</b>		
Agriculture	C	Marijuana production.
	P	All other agriculture.
Forestry	P	
Agriculture and forestry services	N	

1	Keeping of livestock	C	
2	and other animals		
3	Animal services	C	
4	<b>Other Uses</b>		
5	Home occupations	S	Home occupations, subject to SRC 700.020.
6	Accessory dwelling	S	Accessory dwelling units, subject to SRC 700.007.
7	units		

10 (b) Continued uses. Existing single family and two family uses, other than manufactured  
 11 dwellings, within the IP zone constructed prior to February 1, 1983, but which would  
 12 otherwise be made nonconforming by this chapter, are hereby deemed continued uses.

- 13 (1) Building or structures housing a continued use may be structurally altered or enlarged,  
 14 or rebuilt following damage or destruction, provided such alteration, enlargement, or  
 15 rebuilding complies with the standards set forth in SRC 553.010(g).  
 16 (2) Cease of occupancy of a building or structure for a continued use shall not preclude  
 17 future use of the building or structure for a residential use; provided, however, conversion  
 18 of the building or structure to a nonresidential use shall thereafter prevent conversion  
 19 back to a residential use.  
 20

21 **Section 6.** SRC Chapter 556 is added as follows:

22 **556.001. Purpose.** The purpose of the Second Street Craft Industrial Corridor (SCI) zone is to  
 23 implement the Industrial comprehensive plan map designation by allowing industrial uses and  
 24 some complementary commercial uses, and orienting new development toward Second Street  
 25 NW to activate the Second Street corridor between Patterson Street and Wallace Road NW.  
 26

27 **556.005. Uses.**

- 28 (a) Except as otherwise provided in this section, the permitted (P), special (S),  
 29 conditional (C), and prohibited (N) uses in the SCI zone are set forth in Table 556-1.  
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**TABLE 556-1**

**USES**

**Table 556-1: Uses**

<u>Use</u>	<u>Status</u>	<u>Limitations &amp; Qualifications</u>
<b><u>Household Living</u></b>		
<u>Single Family</u>	<u>P</u>	<p><u>Single Family is permitted, provided that it is:</u></p> <ul style="list-style-type: none"> <li>▪ <u>A dwelling unit for a caretaker on the premises being cared for or guarded; or</u></li> <li>▪ <u>Part of a live-work development. For purposes of this qualification, live-work development means a dwelling unit that is located in the same building with a commercial or industrial use allowed in the SCI zone, is occupied by at least one person engaged in that commercial or industrial use, and each commercial or industrial business on the site is paired with no more than one live-work dwelling unit.</u></li> </ul>
	<u>S</u>	<u>Manufactured home as a dwelling for a caretaker, subject to SRC 700.030.</u>
	<u>N</u>	<u>All other Single Family</u>

**Table 556-1: Uses**

<u>Use</u>	<u>Status</u>	<u>Limitations &amp; Qualifications</u>
<u>Two Family</u>	<u>P</u>	<u>Two Family is permitted, provided that it is part of a live-work development. For purposes of this qualification, live-work development means a dwelling unit that is located in the same building with a commercial or industrial use allowed in the SCI zone, is occupied by at least one person engaged in that commercial or industrial use, and each commercial or industrial business on the site is paired with no more than one live-work dwelling unit.</u>
<u>Multiple Family</u>	<u>P</u>	<u>Multiple Family is permitted, provided that it is part of a live-work development. For purposes of this qualification, live-work development means a dwelling unit that is located in the same building with a commercial or industrial use allowed in the SCI zone, is occupied by at least one person engaged in that commercial or industrial use, and each commercial or industrial business on the site is paired with no more than one live-work dwelling unit.</u>
<b><u>Group Living</u></b>		
<u>Room and Board</u>	<u>N</u>	
<u>Residential Care</u>	<u>N</u>	
<u>Nursing Care</u>	<u>N</u>	
<b><u>Lodging</u></b>		
<u>Short-Term Commercial</u>	<u>P</u>	<u>Short Term Rentals</u>
<u>Lodging</u>	<u>N</u>	<u>All other Short-Term Commercial Lodging.</u>
<u>Long-Term Commercial Lodging</u>	<u>N</u>	

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**Table 556-1: Uses**

<u>Use</u>	<u>Status</u>	<u>Limitations &amp; Qualifications</u>
Non-Profit Shelters	<u>N</u>	
<b><u>Retail Sales and Services</u></b>		
<u>Eating and Drinking Establishments</u>	<u>P</u>	
<u>Retail Sales</u>	<u>P</u>	<p><u>Retail sales is permitted, provided that the total building floor area of all retail sales establishments on any one development site may not exceed 30 percent of the total floor area of all buildings on the development site. In addition, individual retail sales establishments must meet one of the following standards:</u></p> <ol style="list-style-type: none"> <li>1) <u>Do not exceed 10,000 square feet in building floor area; or</u></li> <li>2) <u>The establishment may exceed 10,000 square feet in building floor area, provided that the products sold are primarily products manufactured on-site.</u></li> </ol>
<u>Personal Services</u>	<u>P</u>	<p><u>Personal services is permitted, provided that:</u></p> <ul style="list-style-type: none"> <li>▪ <u>The total building floor area of all personal services establishments on any one development site may not exceed 30 percent of the total floor area of all buildings on the development site; and</u></li> <li>▪ <u>In no case may a single personal services establishment exceed 10,000 square feet in building floor area.</u></li> </ul>

**Table 556-1: Uses**

<u>Use</u>	<u>Status</u>	<u>Limitations &amp; Qualifications</u>
<u>Postal Services and Retail Financial Services</u>	<u>P</u>	<p><u>Postal Services and Retail Financial Services is permitted, provided that:</u></p> <ul style="list-style-type: none"> <li>▪ <u>The total building floor area of all Postal Services and Retail Financial Services establishments on any one development site may not exceed 30 percent of the total floor area of all buildings on the development site; and</u></li> <li>▪ <u>In no case may a single Postal Services and Retail Financial Services establishment exceed 10,000 square feet in building floor area.</u></li> </ul>
<b><u>Business and Professional Services</u></b>		
<u>Office</u>	<u>P</u>	<p><u>Office is permitted, provided that:</u></p> <ul style="list-style-type: none"> <li>▪ <u>The total building floor area of all office establishments on any one development site may not exceed 30 percent of the total floor area of all buildings on the development site; and</u></li> <li>▪ <u>In no case may a single office establishment exceed 10,000 square feet in building floor area.</u></li> </ul>
<u>Audio/Visual Media Production</u>	<u>P</u>	
<u>Laboratory Research and Testing</u>	<u>P</u>	
<b><u>Motor Vehicle, Trailer, and Manufactured Dwelling Sales and Service</u></b>		

**Table 556-1: Uses**

<u>Use</u>	<u>Status</u>	<u>Limitations &amp; Qualifications</u>
<u>Motor Vehicle and Manufactured Dwelling and Trailer Sales</u>	<u>N</u>	
<u>Motor Vehicle Services</u>	<u>N</u>	<u>Gasoline service stations</u>
	<u>P</u>	<u>All other Motor Vehicle Services.</u>
<u>Commercial Parking</u>	<u>P</u>	
<u>Park-and-Ride Facilities</u>	<u>P</u>	
<u>Taxicabs and Car Services</u>	<u>P</u>	
<u>Heavy Vehicle and Trailer Sales</u>	<u>N</u>	
<u>Heavy Vehicle and Trailer Service and Storage</u>	<u>N</u>	<u>Truck stops</u>
	<u>P</u>	<u>All other Heavy Vehicle and Trailer Service and Storage.</u>
<b><u>Recreation, Entertainment, and Cultural Services and Facilities</u></b>		
<u>Commercial Entertainment – Indoor</u>	<u>P</u>	<u>The following Commercial Entertainment – Indoor activities:</u> <ul style="list-style-type: none"> <li>▪ <u>Health clubs and gyms</u></li> <li>▪ <u>Entertainment establishments.</u></li> <li>▪ <u>Membership sports and recreation clubs.</u></li> </ul>
	<u>N</u>	<u>All other Commercial Entertainment – Indoor.</u>
<u>Commercial Entertainment – Outdoor</u>	<u>P</u>	<u>The following Commercial Entertainment – Outdoor activities:</u> <ul style="list-style-type: none"> <li>▪ <u>Membership sports and recreation clubs</u></li> </ul>
	<u>N</u>	<u>All other Commercial Entertainment – Outdoor.</u>
<u>Major Event Entertainment</u>	<u>N</u>	

**Table 556-1: Uses**

<u>Use</u>	<u>Status</u>	<u>Limitations &amp; Qualifications</u>
<u>Recreational and Cultural Community Services</u>	<u>P</u>	<u>The following Recreational and Cultural Community Services activities:</u> <ul style="list-style-type: none"> <li>▪ <u>Art Museums and Art Centers</u></li> <li>▪ <u>Museums</u></li> </ul>
	<u>N</u>	<u>All other Recreational and Cultural Community Services</u>
<u>Parks and Open Space</u>	<u>P</u>	
<u>Non-Profit Membership Assembly</u>	<u>P</u>	
<u>Religious Assembly</u>	<u>P</u>	
<b><u>Health Services</u></b>		
<u>Medical Centers/Hospitals</u>	<u>N</u>	
<u>Outpatient Medical Services and Laboratories</u>	<u>P</u>	
<b><u>Educational Services</u></b>		
<u>Day Care</u>	<u>P</u>	<u>Child day care services</u>
	<u>N</u>	<u>All other day care</u>
<u>Basic Education</u>	<u>N</u>	
<u>Post-Secondary and Adult Education</u>	<u>P</u>	<u>Vocational trade schools</u>
	<u>N</u>	<u>All other Post-Secondary and Adult Education</u>
<b><u>Civic Services</u></b>		
<u>Governmental Services</u>	<u>P</u>	
<u>Social Services</u>	<u>N</u>	
<u>Governmental Maintenance Services and Construction</u>	<u>P</u>	
<b><u>Public Safety</u></b>		

**Table 556-1: Uses**

<u>Use</u>	<u>Status</u>	<u>Limitations &amp; Qualifications</u>
<u>Emergency Services</u>	<u>P</u>	
<u>Detention Facilities</u>	<u>N</u>	
<u>Military Installations</u>	<u>N</u>	
<b><u>Funeral and Related Services</u></b>		
<u>Cemeteries</u>	<u>N</u>	
<u>Funeral and Cremation Services</u>	<u>N</u>	
<b><u>Construction Contracting, Repair, Maintenance, and Industrial Services</u></b>		
<u>General Repair Services</u>	<u>P</u>	
<u>Building and Grounds Services and Construction Contracting</u>	<u>N</u>	<u>The following Buildings and Grounds Services and Construction Contracting activities:</u> <ul style="list-style-type: none"> <li>▪ <u>Disinfecting and pest control services</u></li> <li>▪ <u>Building cleaning and maintenance services.</u></li> </ul>
	<u>P</u>	<u>All other Buildings and Grounds Services and Construction Contracting</u>
<u>Cleaning Plants</u>	<u>P</u>	
<u>Industrial Services</u>	<u>P</u>	
<b><u>Wholesale Sales, Storage, and Distribution</u></b>		
<u>General Wholesaling</u>	<u>P</u>	
<u>Heavy Wholesaling</u>	<u>N</u>	<u>The following Heavy Wholesaling activities:</u> <ul style="list-style-type: none"> <li>▪ <u>Scrap and waste materials.</u></li> <li>▪ <u>Chemicals and allied products</u></li> </ul>
	<u>P</u>	<u>All other Heavy Wholesaling</u>
<u>Warehousing and Distribution</u>	<u>P</u>	
<u>Self-Service Storage</u>	<u>P</u>	
<b><u>Manufacturing</u></b>		

**Table 556-1: Uses**

<u>Use</u>	<u>Status</u>	<u>Limitations &amp; Qualifications</u>
<u>General Manufacturing</u>	<u>N</u>	<p>The following General Manufacturing activities are prohibited:</p> <ul style="list-style-type: none"> <li>▪ <u>Paperboard containers and boxes.</u></li> <li>▪ <u>Paper bag and coated and treated paper manufacturing.</u></li> <li>▪ <u>Drugs, cleaning agents, and personal care products.</u></li> <li>▪ <u>Batteries.</u></li> <li>▪ <u>Sign manufacturing</u></li> </ul>
	<u>P</u>	<u>All other General Manufacturing.</u>
<u>Heavy Manufacturing</u>	<u>N</u>	<p>The following Heavy Manufacturing activities are prohibited:</p> <ul style="list-style-type: none"> <li>▪ <u>Animal slaughtering and processing.</u></li> <li>▪ <u>Pulp, paper, and paperboard mills.</u></li> <li>▪ <u>Sawmills.</u></li> <li>▪ <u>Chemical manufacturing.</u></li> <li>▪ <u>Petroleum and coal products.</u></li> <li>▪ <u>Cement and concrete products.</u></li> <li>▪ <u>Foundries, smelting, and other similar activities.</u></li> <li>▪ <u>Ordnance, small arms, and ammunition.</u></li> </ul>
	<u>C</u>	<u>All other Heavy Manufacturing.</u>
<u>Printing</u>	<u>P</u>	
<b><u>Transportation Facilities</u></b>		
<u>Aviation Facilities</u>	<u>N</u>	
<u>Passenger Ground Transportation Facilities</u>	<u>P</u>	



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**Table 556-1: Uses**

<u>Use</u>	<u>Status</u>	<u>Limitations &amp; Qualifications</u>
<u>Marine Facilities</u>	<u>N</u>	
<b><u>Utilities</u></b>		
<u>Basic Utilities</u>	<u>P</u>	
<u>Wireless Communication Facilities</u>	<u>Allowed</u>	<u>Wireless Communication Facilities are allowed, subject to SRC Chapter 703.</u>
<u>Drinking Water Treatment Facilities</u>	<u>P</u>	
<u>Power Generation Facilities</u>	<u>P</u>	
<u>Data Center Facilities</u>	<u>N</u>	
<u>Fuel Dealers</u>	<u>N</u>	
<u>Waste-Related Facilities</u>	<u>P</u>	<u>Recycling depots</u>
	<u>N</u>	<u>All other Waste-Related Facilities</u>
<b><u>Mining and Natural Resource Extraction</u></b>		
<u>Petroleum and Natural Gas Production</u>	<u>N</u>	
<u>Surface Mining</u>	<u>N</u>	
<b><u>Farming, Forestry, and Animal Services</u></b>		
<u>Agriculture</u>	<u>N</u>	
<u>Forestry</u>	<u>N</u>	
<u>Agriculture and Forestry Services</u>	<u>N</u>	
<u>Keeping of Livestock and Other Animals</u>	<u>N</u>	
<u>Animal Services</u>	<u>P</u>	

1 (b) Prohibited Uses. Notwithstanding Table 556-1, any permitted, special, or  
2 conditional use within the SCI zone shall be a prohibited use if developed with a drive-  
3 through.

4 **556.010. Development Standards.** Development within the SCI zone must comply with the  
5 development standards set forth in this section.

6 (a) Continued Development. Buildings and structures existing within the SCI zone on  
7 [EFFECTIVE DATE OF ORDINANCE], which would otherwise be made non-  
8 conforming by this chapter, are hereby deemed continued development. Continued  
9 development may be structurally altered, enlarged, or rebuilt following damage or  
10 destruction, provided such alteration, enlargement, or rebuilding conforms to the  
11 following standards:

12 (1) Minor Alterations. Exterior alterations to buildings that alter an existing  
13 building façade area facing Second Street NW by less than 20 percent are exempt  
14 from all of the development standards in this chapter. Such alterations shall not  
15 increase the building façade’s nonconformity to the design standards of SRC  
16 556.020.

17 (2) Minor Additions. Additions to buildings that alter or enlarge an existing  
18 building façade area facing Second Street NW by less than 20 percent are exempt  
19 from all of the development standards in this chapter except for street frontage,  
20 setbacks abutting streets other than Second Street, interior setbacks, parking,  
21 landscaping, and maximum height standards. Such additions shall not increase the  
22 building façade’s nonconformity to the design standards of SRC 556.020.

23 (3) Major Alterations. Exterior alterations to buildings that alter an existing  
24 building façade area facing Second Street NW by between 20 percent and 60  
25 percent shall decrease that building façade’s nonconformity to all design standards  
26 of SRC 556.020. Such alterations are exempt from all other development standards  
27 in this chapter.

28 (4) Major Additions. Additions to buildings that enlarge an existing building  
29 façade area facing Second Street NW by between 20 percent and 60 percent shall  
30 comply with at least 2 of the 3 design standards of SRC 556.020. Major additions

1 must meet all other development standards in this chapter except for setback  
2 abutting a street and the parking location standard of SRC 556.010(i).

3 **(5) Substantial Alterations.** Exterior alterations to buildings that alter an existing  
4 building façade area facing Second Street NW by more than 60 percent shall meet  
5 all applicable design standards of SRC 556.020. Such alterations are exempt from  
6 all other development standards in this chapter.

7 **(6) Substantial Additions or Redevelopment.** Additions to buildings that enlarge  
8 an existing building façade area facing Second Street NW by more than 60 percent  
9 shall meet all applicable development and design standards in this chapter.

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

12 **(b) Grade Separated Street Frontage**

13 Portions of property street frontage that are separated from the grade of the street with a  
14 road ramp above the grade of the property line abutting the street are exempt from  
15 setbacks abutting a street, off-street parking location, and design review requirements.

16 **(c) Lot Standards.** Lots within the SCI zone shall conform to the standards set forth in  
17 Table 556-2.

18 **TABLE 556-2**

19 **LOT STANDARDS**

20 **Table 556-2: Lot Standards**

<b><u>Requirement</u></b>	<b><u>Standard</u></b>	<b><u>Limitations and Qualifications</u></b>
<b><u>LOT AREA</u></b>		
<u>All Uses</u>	<u>None</u>	
<b><u>LOT WIDTH</u></b>		
<u>All Uses</u>	<u>None</u>	
<b><u>LOT DEPTH</u></b>		
<u>All Uses</u>	<u>None</u>	
<b><u>STREET FRONTAGE</u></b>		
<u>All Other Uses</u>	<u>Min. 16 ft.</u>	

(d) **Setbacks.** Setbacks within the SCI zone shall be provided as set forth in Table 556-3.

**TABLE 556-3**

**SETBACKS**

**Table 556-3: Setbacks**

<u>Requirement</u>	<u>Standard</u>	<u>Limitations &amp; Qualifications</u>
<b><u>ABUTTING STREET</u></b>		
<b><u>Buildings and Accessory Structures</u></b>		
<u>All uses</u>	<u>0 ft.</u>	<u>Applicable to Second Street NW.</u>  <u>Setback greater than 0 feet, up to a maximum of 10 feet, is permitted if the space is used for pedestrian amenities.</u>  <u>Not applicable to transit stop shelters.</u>
	<u>None</u>	<u>Applicable to all other abutting streets.</u>  <u>Not applicable to transit stop shelters.</u>
<b><u>Vehicle Use Areas</u></b>		
<u>All uses</u>	<u>Per SRC Chapter 806</u>	
<b><u>INTERIOR FRONT</u></b>		
<b><u>Buildings</u></b>		
<u>All uses</u>	<u>Zone-to-Zone Setback</u> <u>(Table 556-4)</u>	
<b><u>Accessory Structures</u></b>		
<u>Accessory to all uses</u>	<u>Zone-to-Zone Setback</u> <u>(Table 556-4)</u>	

<b>Table 556-3: Setbacks</b>		
<b><u>Requirement</u></b>	<b><u>Standard</u></b>	<b><u>Limitations &amp; Qualifications</u></b>
<b><u>Vehicle Use Areas</u></b>		
<u>All uses</u>	<u>Per SRC Chapter 806</u>	
<b><u>INTERIOR SIDE</u></b>		
<b><u>Buildings</u></b>		
<u>All uses</u>	<u>Zone-to-Zone Setback</u> <u>(Table 556-4)</u>	
<b><u>Accessory Structures</u></b>		
<u>Accessory to all uses</u>	<u>Zone-to-Zone Setback</u> <u>(Table 556-4)</u>	
<b><u>Vehicle Use Areas</u></b>		
<u>All uses</u>	<u>Zone-to-Zone Setback</u> <u>(Table 556-4)</u>	
<b><u>INTERIOR REAR</u></b>		
<b><u>Buildings</u></b>		
<u>All uses</u>	<u>Zone-to-Zone Setback</u> <u>(Table 556-4)</u>	
<b><u>Accessory Structures</u></b>		
<u>Accessory to all uses</u>	<u>Zone-to-Zone Setback</u> <u>(Table 556-4)</u>	
<b><u>Vehicle Use Areas</u></b>		
<u>All uses</u>	<u>Zone-to-Zone Setback</u> <u>(Table 556-4)</u>	

**TABLE 556-4**  
**ZONE-TO-ZONE SETBACKS**

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**Table 556-4: Zone-to-Zone Setbacks**

<u><b>Abutting Zone</b></u>	<u><b>Type of Improvement</b></u>	<u><b>Setback (1)</b></u>	<u><b>Landscaping &amp; Screening</b></u>
<u>EFU</u>	<u>Buildings and Accessory Structures</u>	<u>Min. 10 ft.</u>	<u>Type A</u>
	<u>Vehicle Use Areas</u>		
<u>Residential Zone</u>	<u>Buildings and Accessory Structures</u>	<u>Min. 40 ft.</u>	<u>Type B</u>
	<u>Vehicle Use Areas</u>		
<u>Mixed-Use Zone</u>	<u>Buildings and Accessory Structures</u>	<u>None</u>	<u>NA</u>
	<u>Vehicle Use Areas</u>	<u>Min. 5 ft.</u>	<u>Type A</u>
<u>Commercial Zone</u>	<u>Buildings and Accessory Structures</u>	<u>None</u>	<u>NA</u>
	<u>Vehicle Use Areas</u>	<u>Min. 5 ft.</u>	<u>Type A</u>
<u>Public Zone</u>	<u>Buildings and Accessory Structures</u>	<u>None</u>	<u>NA</u>
	<u>Vehicle Use Areas</u>	<u>Min. 5 ft.</u>	<u>Type A</u>
<u>Industrial and Employment Zone: EC, IC, IBC, and IP</u>	<u>Buildings and Accessory Structures</u>	<u>None</u>	
	<u>Vehicle Use Areas</u>	<u>Min. 5 ft.</u>	<u>Type A</u>
<u>Industrial and Employment Zone: IG and II</u>	<u>Buildings and Accessory Structures</u>	<u>None</u>	
	<u>Vehicle Use Areas</u>	<u>Min. 5 ft.</u>	<u>Type A</u>
<u><b>Limitations and Qualifications</b></u>			
(1) Zone-to-Zone setbacks are not required abutting an alley.			

(e) **Lot Coverage; Height.** Buildings and accessory structures within the SCI zone shall conform to the lot coverage and height standards set forth in Table 556-5.

**TABLE 556-5**

**LOT COVERAGE; HEIGHT**

<b>Table 556-5: Lot Coverage; Height</b>		
<b>Requirement</b>	<b>Standard</b>	<b>Limitations &amp; Qualifications</b>
<b>LOT COVERAGE</b>		
<b>Buildings and Accessory Structures</b>		
All uses	No Max.	
<b>REAR YARD COVERAGE</b>		
<b>Buildings</b>		
All uses	No Max.	
<b>Accessory Structures</b>		
Accessory to all uses	No Max.	
<b>HEIGHT</b>		
<b>Buildings</b>		
All uses	Max. 70 ft.	
<b>Accessory Structures</b>		
Accessory to Single Family, Two Family, and Multiple Family	Max. 15 ft.	
Accessory to all other uses	Max. 70 ft.	

(f) **Landscaping.** Landscaping within the SCI zone shall be provided as set forth in this subsection.

(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.

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2 **(g) Pedestrian Access.** All development, other than development of Single Family and  
3 **Two Family uses, shall comply with the following pedestrian access standards:**

4 **(1) A pedestrian connection shall be provided from the public sidewalk to the**  
5 **primary building entrance.**

6 **(2) A pedestrian connection through the parking area to the primary building**  
7 **entrance shall be provided when that parking area contains more than 12 parking**  
8 **spaces.**

9 **(3) On development sites with multiple buildings, pedestrian connections shall be**  
10 **provided to connect the buildings. Pedestrian connections shall be the most**  
11 **practical, direct route.**

12 **(4) Pedestrian connections shall be paved, a minimum of 5 feet in width, and**  
13 **defined by visual contrast or tactile finish texture.**

14 **(5) Wheel stops or extended curbs shall be provided along required pedestrian**  
15 **connections to prevent the encroachment of vehicles onto pedestrian connections.**

16 **(h) Project Enhancements.** Development within the SCI Zone shall include two or  
17 **more of the following project enhancements:**

18 **(1) Joint parking agreement under SRC 806.020(a)(5), or implementation of a plan**  
19 **to satisfy off-street parking requirements through alternative modes of**  
20 **transportation under SRC 806.015(e)(2);**

21 **(2) Construction of a building placed no more than 10 feet from the right-of-way**  
22 **line of a public street other than Second Street NW, for a minimum of 50 percent of**  
23 **the building façade facing the street;**

24 **(3) Reuse of a portion of an existing building that is sited no more than 10 feet from**  
25 **the right-of-way line of a public street, that incorporates a building entrance**  
26 **available for use by the public with a direct connection to the public sidewalk on**  
27 **that street;**

28 **(4) Ground floor building facades facing a street other than Second Street NW**  
29 **include transparent windows on a minimum of 50 percent of the ground floor**  
30 **façade area. The windows shall not be mirrored or treated in such a way as to block**



1 visibility into the building. The windows shall have a minimum Visible  
2 Transmittance (VT) of 37 percent;

3 (5) Ground floor building facades facing a street other than Second Street NW  
4 include weather protection, in the form of awnings or canopies, along more than 50  
5 percent of the length of the ground floor building facade adjacent to sidewalks or  
6 pedestrian connections fronting the street;

7 (6) The development site includes no off-street parking areas located between  
8 buildings and streets;

9 (7) Replacement of existing surface parking areas with new development of  
10 buildings or structures;

11 (8) Construction of one or more buildings at least two stories in height;

12 **(i) Off-Street Parking Location.** Off-street surface parking areas and vehicle  
13 maneuvering areas shall not be located between a building or structure and Second  
14 Street NW.

15 **(j) Industrial Performance Standards.** Within the SCI zone, no land or structure shall  
16 be used or occupied unless maintained and operated in continuing compliance with all  
17 applicable standards adopted by the Oregon Department of Environmental Quality  
18 (DEQ), including the holding of all licenses and permits required by DEQ regulation,  
19 local ordinance, and state and federal law.

20 **556.015. Design Review.** Design review under SRC Chapter 225 is required for development  
21 within SCI zone as follows:

22 (a) Except as otherwise provided in this section, design review according to the design  
23 review guidelines or the design review standards set forth in SRC 556.020 is required  
24 for all development within the SCI zone.

25 **556.020. Design Review Guidelines and Design Review Standards.**

26 **(a) Building Orientation and Design.**

27 **(1) Design Review Guidelines.**

28 (A) Buildings facing Second Street shall create safe, pleasant, and  
29 active pedestrian environments.

1 (B) Ground floor building facades facing Second Street shall  
2 include transparent windows to ensure that the ground floor  
3 promotes a sense of interaction between activities in the building  
4 and activities in the public realm.

5 (C) Weather protection, in the form of awnings or canopies  
6 appropriate to the design of the building, shall be provided along  
7 ground floor building facades adjacent to sidewalks or pedestrian  
8 connections in order to create a comfortable and inviting  
9 pedestrian environment.

10 **(2) Design Review Standards.**

11 (A) A primary building entrance shall be provided for each  
12 building facade facing Second Street. If a building has frontage on  
13 more than one street, a single primary building entrance may be  
14 provided at the corner of the building where the streets intersect.

15 (B) Ground floor building facades facing Second Street shall  
16 include transparent windows on a minimum of 50 percent of the  
17 ground floor facade. The windows shall not be mirrored or treated  
18 in such a way as to block visibility into the building. The windows  
19 shall have a minimum Visible Transmittance (VT) of 37 percent.

20 **(i) Alternative Standard for Existing Buildings.**

21 Notwithstanding subsection (a)(1)(B)(ii) of this section, where  
22 a building existing on December 1, 2002, does not include  
23 transparent windows on a minimum of 50 percent of the  
24 ground floor facade facing Second Street, the percentage of  
25 transparent windows existing on the ground floor facade shall  
26 not be reduced. Additional windows meeting the transparency  
27 requirements of subsection (a)(1)(B)(ii) may be added without  
28 meeting the minimum ground floor facade window percentage  
29 of 50 percent.

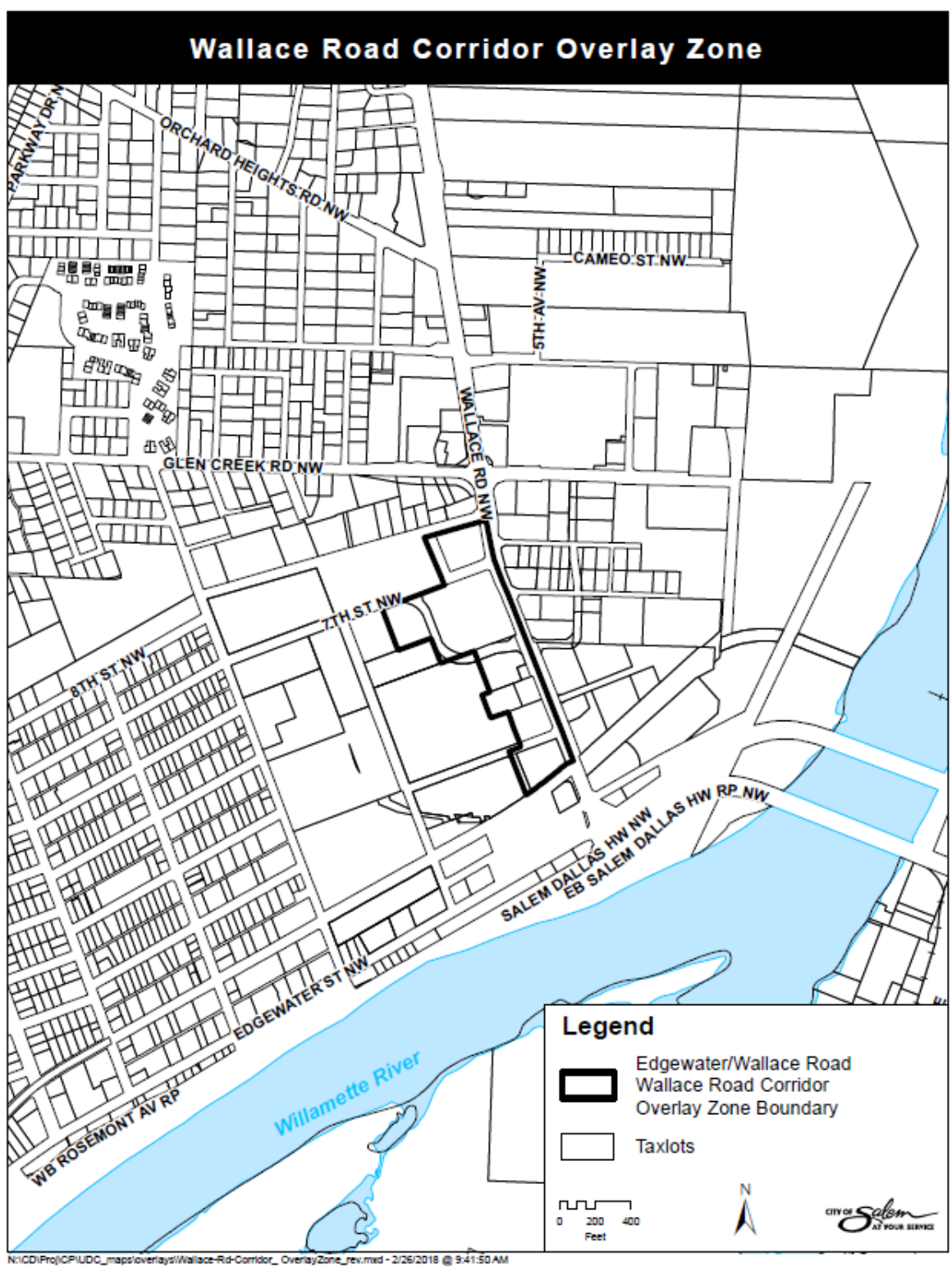
1                    (C) Weather protection, in the form of awnings or canopies, shall  
2                    be provided along a minimum of 90 percent of the length of the  
3                    ground floor building façade adjacent to sidewalks or pedestrian  
4                    connections facing Second Street NW. Awnings or canopies shall  
5                    have a minimum clearance height above the sidewalk of 8 feet, and  
6                    may encroach into the street right-of-way as provided in SRC  
7                    76.160.

8                    **556.025. Other Provisions.** In addition to the standards set forth in the Chapter, development  
9                    within the SCI zone must comply with all other applicable development standards of the UDC,  
10                   including but not limited to the following chapters:

- 11                    (a) Floodplain Overlay Zone SRC Chapter 601
- 12                    (b) General Development Standards SRC Chapter 800
- 13                    (c) Public Improvements SRC Chapter 802
- 14                    (d) Streets and Right-of-Way Improvements SRC Chapter 803
- 15                    (e) Driveway Approaches SRC Chapter 804
- 16                    (f) Vision Clearance SRC Chapter 805
- 17                    (g) Off-Street Parking, Loading, and Driveways SRC Chapter 806
- 18                    (h) Landscaping and Screening SRC Chapter 807
- 19                    (i) Preservation of Trees and Vegetation SRC Chapter 808
- 20                    (j) Wetlands SRC Chapter 809
- 21                    (k) Landslide Hazards SRC Chapter 810
- 22                    (l) Sign Code SRC Chapter 900

23                    **Section 7.** SRC Chapter 606, Figure 606-1, is amended as follows:  
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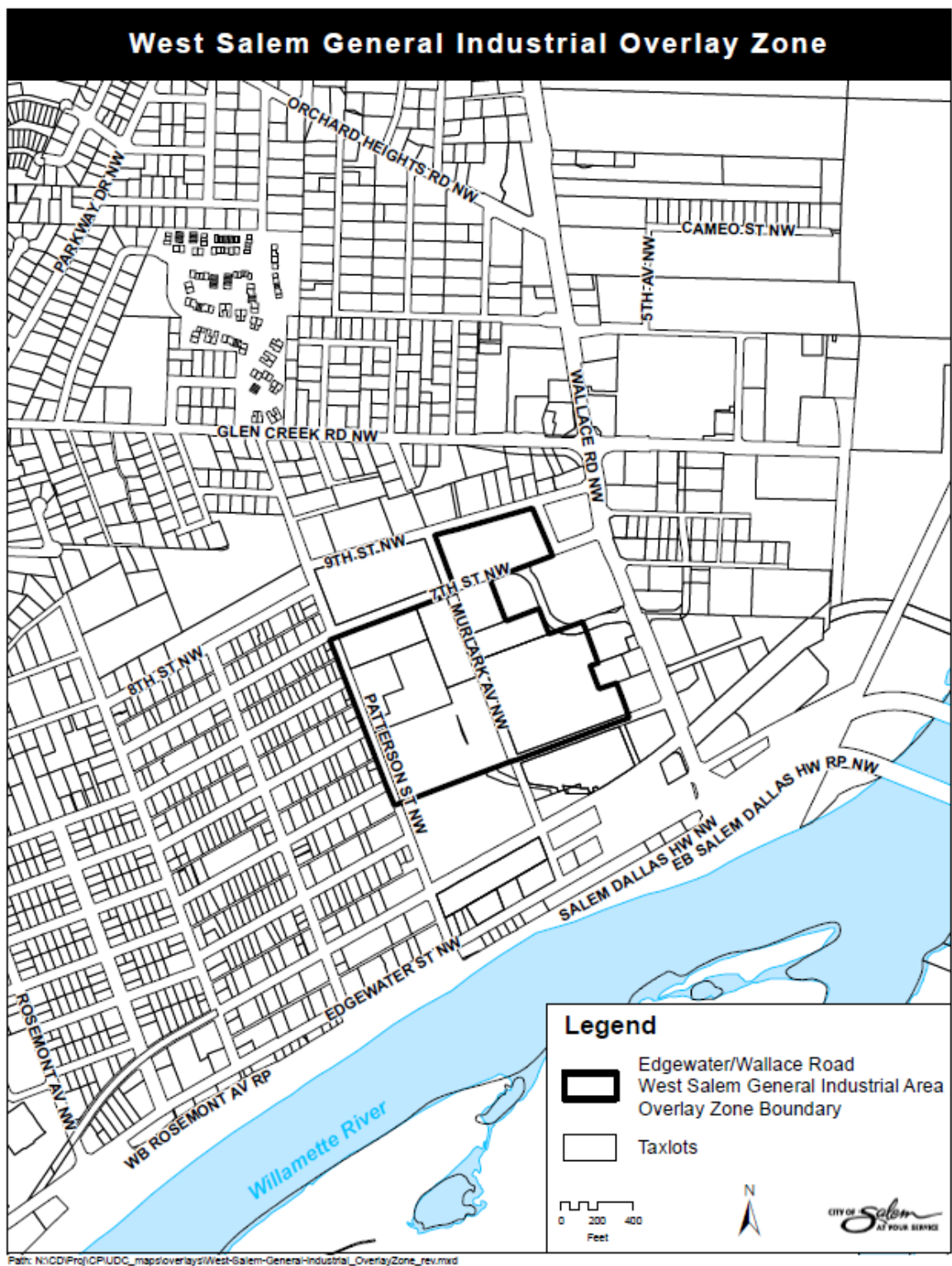


1 **Section 8.** SRC Chapter 607 is repealed.

2 **Section 9.** SRC Chapter 608, Figure 608-1, is amended as follows:

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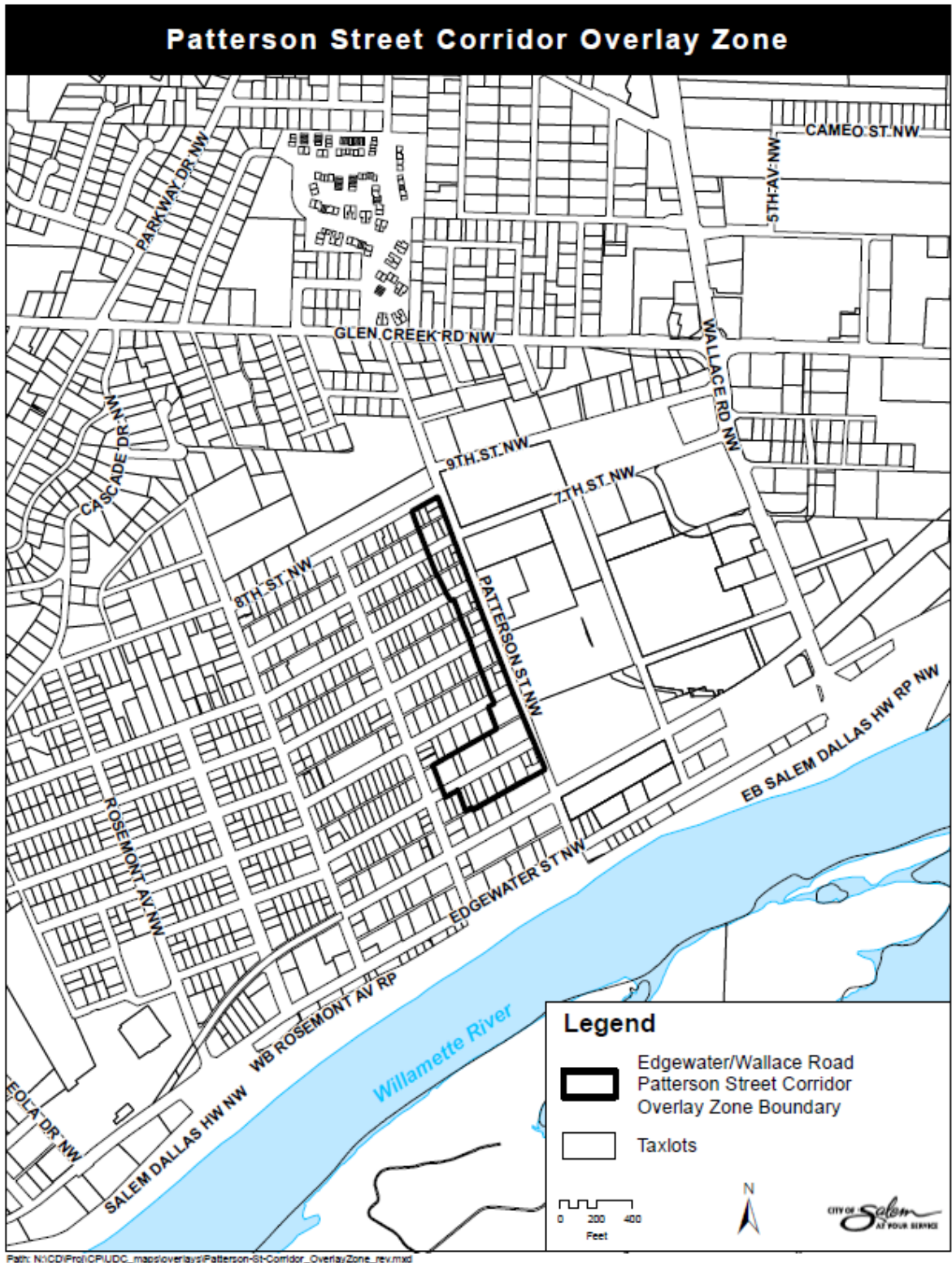
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1 **Section 10.** SRC Chapter 609, Figure 609-1, is amended as follows:

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2 **Section 11.** SRC Chapter 610 is repealed.

3 **Section 12.** SRC Chapter 611 is repealed.

4 **Section 13.** SRC Chapter 703 is amended as follows:

5 **703.070. - Support tower development standards.**

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

8 (a) *Height.*

9 (1) Except as provided in subsection (a)(2) of this section, support towers shall comply  
10 with the height limitations in Table 703-1.

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

Zone	Maximum Height
EFU	35 ft.
RA	50 ft.
RS	50 ft.
RD	50 ft.
RMI	70 ft.
RMII	70 ft.
RH	70 ft.
<u>ESMU</u>	<u>70 ft.</u>
FMU	70 ft.
SWMU	70 ft.
NCMU	35 ft.
CN	35 ft.
CO	70 ft.

1	<b>CR</b>	100 ft.
2	<b>CG</b>	100 ft.
3		
4	<b><u>WSCB</u></b>	<u>100 ft.</u>
5	<b>CB</b>	Not applicable*
6	<b>IC</b>	120 ft.
7		
8	<b>IBC</b>	120 ft.
9	<b>IP</b>	120 ft.
10	<b><u>SCI</u></b>	<u>120 ft.</u>
11	<b>EC</b>	120 ft.
12		
13	<b>IG</b>	120 ft.
14	<b>II</b>	120 ft.
15	<b>PA</b>	70 ft.
16	<b>PC</b>	35 ft.
17	<b>PE</b>	70 ft.
18	<b>PH</b>	70 ft.
19	<b>PS</b>	70 ft.
20	<b>PM</b>	70 ft.
21		
22		

\* New support towers are not allowed in the CB zone pursuant to 703.030(c)(2).

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

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

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

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

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

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

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

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

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

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

18 (h) *Collocation.*

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

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

27 (i) *Access.*

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

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

3 **Section 14.** SRC Chapter 806 is amended as follows:

4 **806.010. - Proximity of off-street parking to use or activity served.** Required off-street  
5 parking shall be located on the same development site as the use or activity it serves or in the  
6 following locations:

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

1           ~~(f)~~(g) *Exception.* Notwithstanding subsections (a) through (d) of this section, where required  
2           off-street parking is to be located off-site from the use or activity it serves, it shall only  
3           be located in a zone where the use or activity it serves is allowed, or where commercial  
4           parking is allowed.

5    **Section 15.** SRC 900.090 is amended as follows:

6    **900.090. - Electronic display signs.**

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

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

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

11       (1) *Zones.*

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

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

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

- 1 (3) *Brightness.* All electronic display signs must be constructed, be operated, or otherwise  
2 function in such a way as to not exceed the provisions of this subsection.
- 3 (A) At the time of installation, electronic display signs may be illuminated to a degree  
4 of brightness that is no greater than 7,500 nits between sunrise and sunset and that is  
5 no greater than 1,000 nits between sunset and sunrise; provided, however, that an  
6 electronic display sign comprised solely of one color shall not exceed the following  
7 levels:
- 8 (i) For a display comprised of red only, 3,150 nits between sunrise and sunset, and  
9 450 between sunset and sunrise;
- 10 (ii) For a display comprised of green only, 6,300 nits between sunrise and sunset,  
11 and 900 nits between sunset and sunrise;
- 12 (iii) For a display comprised of amber only, 4,690 nits between sunrise and sunset,  
13 and 670 nits between sunset and sunrise.
- 14 (B) All electronic display signs must be maintained and operated to meet the following  
15 brightness standards:
- 16 (i) No sign shall be brighter than is necessary for clear and adequate visibility.
- 17 (ii) No sign shall be of such intensity or brilliance as to impair the vision of a motor  
18 vehicle driver with average eyesight or to otherwise interfere with the driver's  
19 operation of a motor vehicle.
- 20 (iii) No sign shall be of such intensity or brilliance that it interferes with the  
21 effectiveness of an official traffic sign, device, or signal.
- 22 (C) The person owning or controlling an electronic display sign must adjust the sign to  
23 meet the brightness standards in accordance with the Director's instructions. The  
24 adjustment must be made immediately upon notice of non-compliance from the  
25 Director. The person owning or controlling the sign may appeal the Director's  
26 determination to the Hearings Officer, using the contested case procedures set forth  
27 in SRC chapter 20J.
- 28 (D) All electronic display signs must be equipped with a mechanism that automatically  
29 adjusts the brightness in response to ambient conditions and must be equipped with  
30 a means to immediately turn off the display when it malfunctions; and the sign owner

1 or operator must immediately turn off the sign or lighting when notified by the  
2 Director that it is not complying with the standards in this section.

- 3 (d) Notwithstanding any other provision in this chapter, a municipal corporation providing  
4 transit services within the corporate limits of the City may erect one electronic display sign in  
5 each of the corporation's transit stops, which shall be limited to two square feet in display  
6 surface, screened from adjacent residential properties, and used only for the transmission of  
7 public information by the corporation.

8 **Section 16.** SRC 900.155 is amended as follows:

9 **900.155. - Outdoor advertising signs.**

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

11 (1) In residential zones, public zones, or in the Neighborhood Commercial (CN),  
12 Neighborhood Center Mixed-Use (NCMU), Commercial Office (CO), Central Business  
13 District (CB), West Salem Central Business District (WSCB), South Waterfront Mixed-  
14 Use (SWMU), Employment Center (EC), Second Street Craft Industrial Corridor (SCI),  
15 Edgewater/Second Street Mixed-Use Corridor (ESMU), and Fairview Mixed-Use (FMU)  
16 Zones.

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

18 (3) Within the Willamette Greenway boundary.

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

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

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

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

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



- 1 (e) *Freestanding signs.* An outdoor advertising sign that is a freestanding sign shall conform  
2 with the standards for freestanding signs set forth in this chapter; provided, however, that the  
3 outdoor advertising sign shall not project over public right-of-way.
- 4 (f) *Size.* Maximum display surface of an outdoor advertising sign shall be limited to 300 square  
5 feet.
- 6 (g) *Height.*
- 7 (1) Maximum height of the display surface and border and trim of an outdoor advertising  
8 sign shall be 14 feet.
- 9 (2) Maximum height to the top of the permanent portion of an outdoor advertising sign shall  
10 not exceed 35 feet above the grade below the outdoor advertising sign; provided,  
11 however, that lawfully erected signs erected prior to April 28, 1969, within the city limits  
12 or in areas later annexed to the City may have up to ten percent additional height, provided  
13 such signs do not violate any other provisions of this chapter.
- 14 (3) Outdoor advertising signs primarily to be viewed from the Interstate 5 Freeway shall  
15 not exceed 40 feet in height measured from the top of the sign to the grade below the sign.
- 16 (h) *Cutouts.* Cutouts may be attached to an outdoor advertising sign and may add up to 25  
17 percent additional display surface. Cutouts may project three feet above or two feet to either  
18 side or below the display surface. Cutouts shall be limited to one cutout per outdoor  
19 advertising sign or one unit on each face of a back-to-back sign. Cutouts shall be one integral  
20 unit and shall not project beyond the outdoor advertising sign in more than one horizontal and  
21 one vertical plane.
- 22 (i) *Setbacks.* Outdoor advertising signs shall be setback at least:
- 23 (1) 100 feet in all residential zones; all public zones; and Neighborhood Commercial (CN),  
24 Neighborhood Center Mixed-Use (NCMU), Commercial Office (CO), Central Business  
25 District (CB), South Waterfront Mixed-Use (SWMU), and Fairview Mixed-Use (FMU)  
26 Zones.
- 27 (2) 200 feet from an occupied residential structure fronting on the same street, regardless  
28 of zone.
- 29 (3) 200 feet from the Civic Center, which is the area bounded by Trade Street on the north,  
30 Liberty Street on the east, Leslie Street on the south, and Commercial Street on the west.

- 1 (4) 200 feet from the Capitol Mall, as that area is defined in ORS 276.010.
- 2 (j) *Spacing and density.*
- 3 (1) For the purposes of this subsection, back-to-back V-structured outdoor advertising signs
- 4 are considered a single sign.
- 5 (2) No outdoor advertising sign shall be erected or maintained within 500 feet of another
- 6 outdoor advertising sign located on the same side of a street or highway.
- 7 (3) No outdoor advertising sign shall be erected or maintained within 250 feet of another
- 8 outdoor advertising sign located on the opposite side of a street or highway.
- 9 (4) In addition to the requirements of subsections (j)(2) and (3) of this section, no more than
- 10 three outdoor advertising signs may be erected or maintained along both sides of a street
- 11 or highway within a distance of 1,000 linear feet.

12 **Section 17.** SRC 900.170 is amended as follows:

13 **900.170. - Temporary signs in commercial zones.**

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

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

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

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

All properties over 10,000 sq. ft. but less than one acre in area	6 sq. ft.	16 sq. ft.	16 sq. ft. on any 1 premises
All properties one acre or more in area	6 sq. ft.	32 sq. ft.	32 sq. ft. on any 1 premises

- (2) Apartment houses and retirement homes may have one temporary banner sign not to exceed 50 square feet in display surface, on each frontage for each separate complex, provided such temporary banner sign is located on a building. Display period is limited to 60 days and is renewable upon application for renewal and replacement of all banners not neat, clean, and in good repair.
- (3) Properties which have received subdivision approval may, from the date of recording of the final plat until such time as a building permit is issued for the last lot or parcel to be sold, have lawn signs, sidewalk signs, and portable signs conforming to the number and display surface limitations as provided in Table 900-4.

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

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

Properties over 10,000 sq. ft. but less than one acre in area	6 sq. ft.	16 sq. ft.	16 sq. ft. on any 1 premises
Properties one acre or more in area	6 sq. ft.	32 sq. ft.	32 sq. ft. on any 1 premises

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

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

(1) *Private property.*

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

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

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

Properties one acre or more in area	6 sq. ft.	32 sq. ft.	32 sq. ft. on any 1 premises
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(B) Temporary sign displays. Pennants, balloons, and temporary banner signs are allowed on private property in the CB, WSCB, and SWMU zones.

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

- (A) The portable sign shall be no more than 30 inches in height and 24 inches in width.
- (B) A portable sign permit holder shall obtain and maintain current liability insurance and submit a certificate of insurance in conformance with SRC chapter 42.025.
- (C) The sidewalk sign permit shall terminate December 31 of the year in which the permit is issued.
- (D) The portable sign permit may not be assigned or transferred to any third party.

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

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

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

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

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

**Section 18.** SRC 900.175 is amended as follows:

**Sec. 900.175. - Temporary signs in industrial zones.**

The following temporary signs are allowed in the Industrial Commercial (IC), Industrial Business Campus (IBC), Industrial Park (IP), General Industrial (IG), Intensive Industrial (II), Employment Center (EC), and Second Street Craft Industrial Corridor (SCI) Zones:

(a) Lawn signs, sidewalk signs, and portable signs conforming to the number and display surface limitations specified in Table 900-7.

**TABLE 900-7. LAWN, SIDEWALK, AND PORTABLE SIGNS IN INDUSTRIAL ZONES**

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

Properties over 10,000 sq. ft. but less than one acre in area	6 sq. ft.	16 sq. ft.	16 sq. ft. on any 1 premises
Properties one acre or more in area	6 sq. ft.	32 sq. ft.	32 sq. ft. on any 1 premises

(b) Temporary sign displays. Pennants, balloons, and temporary banner signs are allowed on private property in industrial zones.

**Section 19.** SRC 900.200 is amended as follows:

**900.200. - Permanent signs in Central Business District (CB), West Salem Central Business (WSCB), Retail Commercial (CR), and General Commercial (CG) Zones.**

The following permanent signs are allowed in the Central Business District (CB), West Salem Central Business (WSCB), Retail Commercial (CR), and General Commercial (CG) Zones.

(a) *Dwellings.* Single family dwellings and dwelling units in duplexes are allowed either one wall sign or one freestanding sign. A wall sign shall be limited to a display surface not exceeding one square foot. A freestanding sign shall be limited to a display surface not exceeding one square foot and to a height not exceeding 30 inches.

(b) *Permanent signs for businesses.* Unless the business is located in a shopping center or office complex, a business may have the following signs:

(1) One freestanding sign, one projecting sign, one roof sign, or one wall sign on each building frontage. When the business is located on a corner lot, only one freestanding sign shall be allowed.

(A) *Freestanding signs.*

(i) *Height.*

(a) In the CB, CR, and CG Zones, the height of a freestanding sign shall not exceed 20 feet for up to the first 100 feet of street front property line, plus an additional one foot in height for each 20 feet of street front property line over 100 feet, with a maximum height not exceeding 30 feet.





451 to 800	200 square feet or 25 percent of the gross face area
801 to 1,250	250 square feet or 20 percent of the gross face area
1,251 and over	15 percent of the gross face area

(C) *Projecting sign standards.* Projecting signs shall conform with SRC 900.140.

(D) *Roof sign standards.* Roof signs shall conform with SRC 900.145.

(2) Any number of additional wall signs on each building, provided the total display surface of all wall signs allowed under this subsection does not exceed the maximum display surface set forth in Table 900-10.

**TABLE 900-10. WALL SIGNS IN CB, WSCB, CR, AND CG ZONES**

Gross face area of building frontage in square feet	Display surface is limited to the greater of the following:
0 to 500	50 square feet or 15 percent of the gross face area
500 to 1,000	75 square feet or 12 percent of the gross face area
1,001 to 2,000	120 square feet or 10 percent of the gross face area
2,001 to 4,000	200 square feet or 8 percent of the gross face area
4,001 to 6,000	320 square feet or 6 percent of the gross face area
6,001 and over	360 square feet or 5 percent of the gross face area

(3) One hanging sign on each building frontage and each building face.

(4) One wall sign located on the wall abutting an alley adjacent to the building in which the business is located. The wall sign shall be limited to a display surface not exceeding six square feet.

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- (5) Vehicle directional signs. One freestanding sign or one wall sign located at each motor vehicle entrance to or exit from the premises. A wall sign shall be limited to a display surface not exceeding eight square feet. A freestanding sign shall be limited to a display surface not exceeding eight square feet and to a height not exceeding four feet.
- (6) Vehicle viewing sign. One vehicle viewing sign, located on a vehicle accessway adjacent to a building or on the building, and intended to be seen by a person doing business from the vehicle accessway while the person is within the person's motor vehicle. The display surface shall not exceed 32 square feet.
- (7) Vehicle service or loading directional sign. In lieu of the sign allowed in subsection (b)(5) of this section, one freestanding sign or one wall sign located at each service or loading entrance onto the premises. A wall sign shall be limited to a display surface not exceeding eight square feet. A freestanding sign shall be limited to a display surface not exceeding 22 square feet and to a height not exceeding 15 feet.
- (c) *Permanent signs for shopping centers.* A shopping center and individual businesses in the shopping center are allowed the following signs:
  - (1) *Shopping center.*
    - (A) One sign shall be allowed on each building frontage on a designated arterial or designated collector as follows:
      - (i) For CR or CG zones, one freestanding sign or one wall sign. However, when the shopping center is located on a corner lot where the two intersecting streets are either designated arterials or designated collectors, only one freestanding sign shall be allowed.
        - (a) Freestanding signs.
          - (1) *Height.* The freestanding sign shall be limited to a height not exceeding 20 feet for the first 100 feet of street frontage, plus an additional one foot for each 20 feet of street front property line over 100 feet, up to a maximum height not exceeding 35 feet.

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(2) *Area.* The freestanding sign shall be limited to a display surface not exceeding one square foot per linear foot of street front property line for the first 100 feet of street front property line, plus one quarter additional square foot for each foot of street front property line over 100 feet, up to a maximum display surface of 250 square feet.

(b) The wall sign shall be limited to a display surface not exceeding 125 square feet; provided, however, when the wall sign is located on a marquee, the wall sign not extend below the lower edge of the marquee, and shall be limited to a height not exceeding 30 inches.

(ii) For CB and WSCB zones, one freestanding sign, projecting sign, or one wall sign. However, when the shopping center is located on a corner lot where the two intersecting streets are either designated arterials or designated collectors, only one freestanding sign shall be allowed.

(a) Freestanding sign in CB Zone.

(1) *Height.* The freestanding sign shall be limited to a height not exceeding 20 feet for the first 100 feet of street frontage, plus an additional one foot for each 20 feet of street front property line over 100 feet, up to a maximum height not exceeding 30 feet.

(2) *Area.* The freestanding sign shall be limited to a display surface not exceeding one square foot per linear foot of street front property line for the first 100 feet of street front property line, plus one quarter additional square foot for each foot of street front property line over 100 feet, up to a maximum display surface of 150 square feet.

(b) Freestanding sign in WSCB Zone. In the WSCB Zone, the freestanding sign shall be limited to a display surface of 40 square feet and to a height of ten feet above grade, including structural, framing, and design elements attached to or supporting the sign.

(c) ~~(b)~~ The display surface for a wall sign shall not exceed that allowed by Table 900-11.

**TABLE 900-11. WALL SIGNS IN CB AND WSCB ZONES**

<b>Gross face area of the face of the building to which the sign is attached in square feet</b>	<b>Permitted sign area is the greater of the following:</b>
0 to 450	150 square feet or 33 1/3 percent of the gross face area
451 to 800	200 square feet or 25 percent of the gross face area
801 to 1,250	250 square feet or 20 percent of the gross face area
1,251 and over	15 percent of the gross face area

(d) ~~(c)~~ Notwithstanding the size of the display surface authorized by this subsection, wall signs that are located on a marquee shall not extend below the lower edge of the marquee and shall be limited to a height not exceeding 30 inches.

(e) ~~(d)~~ Projecting signs shall conform with SRC 900.140.

(B) Vehicle directional signs. One freestanding sign or one wall sign located at each motor vehicle entrance to or exit from the shopping center. A wall sign shall be limited to a display surface not exceeding eight square feet. A freestanding sign shall be limited to a display surface not exceeding eight square feet and to a height not exceeding four feet.

(C) Vehicle service or loading directional sign. In lieu of the sign allowed in subsection (c)(1)(B) of this section, one freestanding sign or one wall sign located at each service or loading entrance onto the premises. A wall sign shall be limited to a display surface not exceeding eight square feet. A freestanding sign shall be limited to a display surface not exceeding 22 square feet and to a height not exceeding 15 feet.

1 (D) One wall sign to be used as a building directory. The wall sign shall be  
2 limited to a display surface not exceeding one square foot per occupancy in the  
3 complex.

4 (E) When a street front property line of the shopping center is greater than 300  
5 feet, the shopping center may have one additional freestanding sign. The  
6 freestanding sign shall be located along the street front property line exceeding  
7 such length. The freestanding sign shall be limited to a display surface not  
8 exceeding 50 square feet and to a height not exceeding 20 feet. When the  
9 shopping center has two freestanding signs located along the same street front  
10 property line, there shall be a minimum distance of 100 feet between the signs.

11 (2) *Individual businesses.*

12 (A) One sign for each building frontage or building face; provided, however, that  
13 no such sign shall be allowed on a building face where the sign would be  
14 directed towards an abutting residential area.

15 (i) In the CR or CG zones, one wall sign or one roof sign for each building  
16 frontage or building face; provided, however, that no such sign shall be  
17 allowed on a building face where the sign would be directed towards an  
18 abutting residential area.

19 (a) The wall sign shall have a display surface not exceeding the square  
20 footage set forth in Table 900-12; provided, however, that, where there  
21 is more than one business housed in the same building, only the gross  
22 face area of the building frontage or building face occupied by the  
23 business shall be used in determining the display surface of the wall  
24 sign.

25 **TABLE 900-12. WALL SIGNS IN CR AND CG ZONES**

<b>Gross face area of building frontage or building face in square feet</b>	<b>Display surface is limited to the greater of the following:</b>
0 to 1,000	50 square feet or 15 percent of the gross face area

1	1,001 to 2,000	150 square feet or 12 percent of the gross face area
2		
3	2,001 to 4,000	240 square feet or 10 percent of the gross face area
4		
5	4,001 to 6,000	400 square feet or 8 percent of the gross face area
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7	6,001 and over	480 square feet or 6 percent of the gross face area
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11 (b) Roof sign standards. Roof signs shall conform with SRC 900.145.

12 (ii) In the CB and WSCB zones, one wall sign, one projecting sign, or one  
 13 roof sign for each building frontage or building face; provided, however,  
 14 that no such sign shall be allowed on a building face where the sign would  
 15 be directed towards an abutting residential area.

16 (a) The wall sign shall have a display surface not exceeding the square  
 17 footage set forth in Table 900-13; provided, however, that, where there is  
 18 more than one business housed in the same building, only the gross face  
 19 area of the building frontage or building face occupied by the business  
 20 shall be used in determining the display surface of the wall sign.

21 **TABLE 900-13. WALL SIGNS IN CB AND WSCB ZONES**

22	<b>Gross face area of building frontage or building face in square feet</b>	<b>Display surface is limited to the greater of the following:</b>
23		
24	0 to 1,000	50 square feet or 15 percent of the gross face area
25		
26	1,001 to 2,000	150 square feet or 12 percent of the gross face area
27		
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2,001 to 4,000	240 square feet or 10 percent of the gross face area
4,001 to 6,000	400 square feet or 8 percent of the gross face area
6,001 and over	480 square feet or 6 percent of the gross face area

(b) Roof sign standards. Roof signs shall conform with SRC 900.145.

(c) Projecting sign standards. Projecting signs shall conform with SRC 900.140.

(B) One wall sign on each building frontage or building face; provided, however, that no sign shall be allowed on a building face where the sign would be directed towards an abutting residential area. The wall sign shall have a display surface not exceeding eight square feet; provided, however, that the display surface may be increased by forgoing part of the display surface authorized by subsection (c)(2)(A) of this section, and adding such display surface to the wall sign.

(C) One hanging sign on each building frontage and each building face.

(D) Vehicle viewing sign. One vehicle viewing sign, located on a vehicle accessway adjacent to a building or on the building, and intended to be seen by a person doing business from the vehicle accessway while the person is within the person's motor vehicle. The display surface shall not exceed 32 square feet.

(E) When the individual business does not have a building frontage or building face, the principal occupant of the building in which the business is located may execute a written assignment of a portion of that occupant's display surface allowed under subsection (b)(1) of this section, for use by such interior business for a wall sign.

(d) *Permanent signs for office complexes.* An office complex and individual businesses in the office complex are allowed the following signs:

1 (1) *Office complex.*

2 (A) One sign shall be allowed on each building frontage on a designated arterial  
3 or designated collector as follows:

4 (i) For CR or CG zones, one freestanding sign or one wall sign. However,  
5 when the office complex is located on a corner lot where the two  
6 intersecting streets are either designated arterials or designated collectors,  
7 only one freestanding sign shall be allowed.

8 (a) Freestanding sign.

9 (1) *Height.* The freestanding sign shall be limited to a height not  
10 exceeding 20 feet for the first 100 feet of street frontage, plus an  
11 additional one foot for each 20 feet of street front property line over  
12 100 feet, up to a maximum height not exceeding 30 feet.

13 (2) *Area.* The freestanding sign shall be limited to a display surface  
14 not exceeding one square foot per linear foot of street front property  
15 line for the first 100 feet of street front property line, plus one  
16 quarter additional square foot for each foot of street front property  
17 line over 100 feet, up to a maximum display surface of 150 square  
18 feet.

19 (b) The wall sign shall be limited to a display surface not exceeding 125  
20 square feet; provided, however, that, when the wall sign is located on a  
21 marquee, the wall sign not extend below the lower edge of the marquee,  
22 and shall be limited to a height not exceeding 30 inches.

23 (ii) For CB and WSCB zones, one freestanding sign, projecting sign, or wall  
24 sign. However, when the office complex is located on a corner lot where the  
25 two intersecting streets are either designated arterials or designated  
26 collectors, only one freestanding sign shall be allowed.

27 (a) Freestanding sign in CB Zone.

28 (1) *Height.* The freestanding sign shall be limited to a height not  
29 exceeding 20 feet for the first 100 feet of street frontage, plus an  
30



1 additional one foot for each 20 feet of street front property line over  
2 100 feet, up to a maximum height not exceeding 30 feet.

3 (2) *Area.* The freestanding sign shall be limited to a display surface  
4 not exceeding one square foot per linear foot of street front property  
5 line for the first 100 feet of street front property line, plus one quarter  
6 additional square foot for each foot of street front property line over  
7 100 feet, up to a maximum display surface of 150 square feet.

8 (b) Freestanding sign in WSCB Zone.

9 In the WSCB Zone, the freestanding sign shall be limited to a display  
10 surface of 40 square feet and to a height of ten feet above grade,  
11 including structural, framing, and design elements attached to or  
12 supporting the sign.

13 ~~(b)~~ (c) The display surface for a wall sign shall not exceed that allowed by  
14 Table 900-14.

15 **TABLE 900-14. WALL SIGNS IN CB AND WSCB ZONES**

<b>Gross face area of the face of the building to which the sign is attached in square feet</b>	<b>Permitted sign area is the greater of the following:</b>
0 to 450	150 square feet or 33 1/3 percent of the gross face area
451 to 800	200 square feet or 25 percent of the gross face area
801 to 1,250	250 square feet or 20 percent of the gross face area
1,251 and over	15 percent of the gross face area

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26 ~~(d)~~(e) Notwithstanding the size of the display surface authorized by this  
27 subsection, wall signs that are located on a marquee shall not extend  
28 below the lower edge of the marquee and shall be limited to a height not  
29 exceeding 30 inches.

30 ~~(e)~~(d) Projecting signs shall conform with SRC 900.140.

1 (B) When a street front property line for the office complex exceeds 300 feet, the  
2 office complex may have one additional freestanding sign. The freestanding  
3 sign shall be located along the street front property line exceeding such length.  
4 The freestanding sign shall be limited to a display surface not exceeding 50  
5 square feet and to a height not exceeding 20 feet. When the office complex has  
6 two freestanding signs located along the same street front property line, there  
7 shall be a minimum distance of 100 feet between such signs.

8 (C) Vehicle directional signs. One freestanding sign or one wall sign located at  
9 each motor vehicle entrance to or exit from the premises. A wall sign shall be  
10 limited to a display surface not exceeding eight square feet. A freestanding sign  
11 shall be limited to a display surface not exceeding eight square feet and to a  
12 height not exceeding four feet.

13 (2) *Individual businesses.*

14 (A) One sign for each building frontage or building face; provided, however, that  
15 no such sign shall be allowed on a building face where the sign would be  
16 directed towards an abutting residential area

17 (i) For CR or CG zones, the sign may be a wall sign or roof sign.

18 (a) The wall sign shall be limited to a display surface not exceeding the  
19 square footage set forth in Table 900-15; provided, however, that, where  
20 there is more than one business housed in the same building, only the  
21 gross face area of the building frontage or building face occupied by the  
22 business shall be used in determining the display surface of the wall  
23 sign.

24 **TABLE 900-15. WALL SIGNS IN CR AND CG ZONES**

<b>Gross face area of building frontage or building face in square feet</b>	<b>Display surface is limited to the greater of the following:</b>
0 to 1,000	50 square feet or 15 percent of the gross face area

1	1,001 to 2,000	150 square feet or 12 percent of the gross face area
2		
3	2,001 to 4,000	240 square feet or 10 percent of the gross face area
4		
5	4,001 to 6,000	400 square feet or 8 percent of the gross face area
6		
7	6,001 and over	480 square feet or 6 percent of the gross face area
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9		

- 11 (b) Roof sign standards. Roof signs shall conform with SRC 900.145.
- 12 (ii) In the CB and WSCB zones, the sign may be one wall sign, projecting sign,
- 13 or roof sign.
- 14 (a) The wall sign shall be limited to a display surface not exceeding the
- 15 square footage set forth in Table 900-16; provided, however, that, where
- 16 there is more than one business housed in the same building, only the
- 17 gross face area of the building frontage or building face occupied by the
- 18 business shall be used in determining the display surface of the wall
- 19 sign.

20 **TABLE 900-16. WALL SIGNS IN CB AND WSCB ZONES**

21	<b>Gross face area of building frontage or building face in square feet</b>	<b>Display surface is limited to the greater of the following:</b>
22	0 to 1,000	50 square feet or 15 percent of the gross face area
23		
24	1,001 to 2,000	150 square feet or 12 percent of the gross face area
25		
26	2,001 to 4,000	240 square feet or 10 percent of the gross face area
27		
28		
29		
30		

4,001 to 6,000	400 square feet or 8 percent of the gross face area
6,001 and over	480 square feet or 6 percent of the gross face area

(b) Roof sign standards. Roof signs shall conform with SRC 900.145.

(c) Projecting sign standards. Projecting signs shall conform with SRC 900.140.

(B) One wall sign on each building frontage or building face; provided, however, that no sign shall be allowed on a building face where the sign would be directed towards an abutting residential area. The wall sign shall have a display surface not exceeding eight square feet.

(C) One hanging sign on each building frontage and each building face.

(D) Vehicle viewing sign. One vehicle viewing sign, located on a vehicle accessway adjacent to a building or on the building, and intended to be seen by a person doing business from the vehicle accessway while the person is within the person's motor vehicle. The display surface shall not exceed 32 square feet.

(E) When the individual business does not have a building frontage or building face, the principal occupant of the building in which the business is located may execute a written assignment of a portion of that occupant's display surface allowed by subsection (d)(2)(A) of this section, for use by such interior business for a wall sign.

(e) *Outdoor advertising signs.* Outdoor advertising signs that comply with this chapter are allowed.

**Section 20.** SRC 900.210 is amended as follows:

**900.210. - Permanent signs in Industrial Business Campus (IBC), Industrial Commercial (IC), Industrial Park (IP), General Industrial (IG), Intensive Industrial (II), and Employment Center (EC), and Second Street Craft Industrial Corridor (SCI) Zones.**

1 The following permanent signs are permitted in the Industrial Business Campus (IBC),  
2 Industrial Commercial (IC), Industrial Park (IP), General Industrial (IG), Intensive Industrial (II),  
3 ~~and~~ Employment Center (EC), and Second Street Craft Industrial Corridor (SCI) Zones:

4 (a) *Dwellings*. Single family dwellings and dwelling units in duplexes are allowed either  
5 one wall sign or one freestanding sign. A wall sign shall be limited to a display surface  
6 not exceeding one square foot. A freestanding shall be limited to a display surface not  
7 exceeding one square foot and to a height not exceeding 30 inches.

8 (b) *Permanent signs for business*. Unless the business is located in an industrial complex or  
9 is classified as flexible space use, a business may have the following signs:

10 (1) One freestanding sign, one projecting sign, one roof sign, or one wall sign, for each  
11 building frontage; provided, however, that, when the business is located on a corner  
12 lot, only one freestanding sign shall be allowed.

13 (A) *Wall signs*. The display surface for a wall sign shall not exceed 125 square feet.

14 (B) *Freestanding signs*.

15 (i) *Height*. Freestanding sign height is limited to 20 feet for up to the first 100 feet  
16 of street front property line, plus an additional one foot in height for each 20 feet  
17 of street front property line over 100 feet, with a maximum height of 30 feet.

18 (ii) *Area*. Where the sign is a freestanding sign, the sign shall be limited in area to  
19 one square foot per linear foot of street front property line up to the first 100  
20 square feet of display surface, plus an additional one-quarter square foot of  
21 display surface for each additional one foot of street front property line over 100  
22 feet, with a maximum limit of 150 square feet of display surface.

23 (C) *Projecting sign standards*. Projecting signs shall conform with SRC 900.140.

24 (D) *Roof sign standards*. Roof signs shall conform with SRC 900.145.

25 (2) Any number of additional wall signs on each building; provided, however,  
26 that the total display surface of all signs allowed under this subsection does not  
27 exceed the maximum display surface set forth in Table 900-19. No single wall  
28 sign allowed under this subsection shall have a display surface exceeding 100  
29 square feet.  
30

**TABLE 900-19. WALL SIGNS IN INDUSTRIAL ZONES AND EC ZONE**

<b>Gross face area of building frontage in square feet</b>	<b>Display surface is limited to the greater of the following:</b>
0 to 500	50 square feet or 15 percent of the gross face area
500 to 1,000	75 square feet or 12 percent of the gross face area
1,001 to 2,000	120 square feet or 10 percent of the gross face area
2,001 to 4,000	200 square feet or 8 percent of the gross face area
4,001 to 6,000	320 square feet or 6 percent of the gross face area
6,001 and over	360 square feet or 5 percent of the gross face area

- (3) One hanging sign on each building frontage and each building face.
- (4) One wall sign located on the wall abutting an alley adjacent to the building in which the business is located. The wall sign shall be limited to a display surface not exceeding six square feet.
- (5) Vehicle directional signs. One freestanding sign or one wall sign located at each motor vehicle entrance to or exit from the premises. A wall sign shall be limited to a display surface not exceeding eight square feet. A freestanding sign shall be limited to a display surface not exceeding eight square feet and to a height not exceeding four feet.
- (6) Vehicle viewing sign. One vehicle viewing sign, located on a vehicle accessway adjacent to a building or on the building, and intended to be seen by a person doing business from the vehicle accessway while the person is within the person's motor vehicle. The display surface shall not exceed 32 square feet.
- (7) Vehicle service or loading directional sign. In lieu of the sign allowed in subsection (b)(5) of this section, one freestanding sign or one wall sign located

1 at each service or loading entrance onto the premises. A wall sign shall be  
2 limited to a display surface not exceeding eight square feet. A freestanding  
3 sign shall be limited to a display surface not exceeding 22 square feet and to a  
4 height not exceeding 15 feet.

5 (c) *Permanent signs for industrial complexes.* An industrial complex and individual  
6 businesses in the industrial complex are allowed the following signs:

7 (1) *Industrial complex.*

8 (A) One freestanding sign for each building frontage on a designated arterial or  
9 designated collector; provided, however, that, when the industrial complex is  
10 located on a corner lot with two such arterials or collectors, only one  
11 freestanding sign shall be allowed.

12 (i) *Height.* The freestanding sign shall be limited to a height not exceeding  
13 20 feet for the first 100 feet of street front property line, plus an additional  
14 one foot for each 20 feet of street front property line over 100 feet, up to a  
15 maximum height not exceeding 35 feet.

16 (ii) *Area.* The freestanding sign shall be limited to a display surface not  
17 exceeding one square foot per linear foot of street front property line for  
18 the first 100 square feet of street front property line, plus one-quarter  
19 additional square foot for each additional foot of street front property line  
20 over 100 feet, up to a maximum display surface not exceeding 250 square  
21 feet.

22 (B) Vehicle directional signs. One freestanding sign or one wall sign located at  
23 each motor vehicle entrance to or exit from the complex. A wall sign shall be  
24 limited to a display surface not exceeding eight square feet. A freestanding  
25 sign shall be limited to a display surface not exceeding eight square feet and to  
26 a height not exceeding four feet.

27 (C) One wall sign to be used as a building directory. The wall sign shall be  
28 limited to a display surface not exceeding one square foot per occupancy in  
29 the complex.  
30

1 (D) If a street front property line of the industrial complex is greater than 300  
2 feet, the industrial complex may have one additional freestanding sign. The  
3 freestanding sign shall be located along each street front property line  
4 exceeding such length. The freestanding sign shall be limited to a display  
5 surface not exceeding 50 square feet and to a height not exceeding 20 feet. If  
6 the shopping center has two freestanding signs on the same street front  
7 property line, there shall be a minimum distance of 100 feet between the  
8 signs.

9 (E) Vehicle service or loading directional sign. In lieu of the sign allowed in  
10 subsection (c)(1)(B) of this section, one freestanding sign or one wall sign  
11 located at each service or loading entrance onto the premises. A wall sign  
12 shall be limited to a display surface not exceeding eight square feet. A  
13 freestanding sign shall be limited to a display surface not exceeding 22 square  
14 feet and to a height not exceeding 15 feet.

15 (2) *Individual businesses.* Unless the business is classified as flexible space use, a  
16 business may have the following signs:

17 (A) One wall sign or one roof sign for each building frontage or building face;  
18 provided, however, that no sign shall be allowed on a building face when the  
19 sign would be directed towards a residential area.

20 (i) The wall sign shall have display surface not exceeding the square  
21 footage set forth in Table 900-20; provided, however, that, where there is  
22 more than one business housed in the same building, only the gross face  
23 area of the building frontage or building face occupied by the business  
24 shall be used in determining the display surface for the wall sign.

25 **TABLE 900-20. WALL SIGNS IN INDUSTRIAL ZONES AND EC ZONE**

<b>Gross face area of building frontage or building face, in square feet</b>	<b>Display surface is limited to the greater of the following:</b>
0 to 1,000	50 square feet or 15 percent of the gross face area



1	1,001 to 2,000	150 square feet or 12 percent of the gross face area
2		
3	2,001 to 4,000	240 square feet or 10 percent of the gross face area
4		
5	4,001 to 6,000	400 square feet or 8 percent of the gross face area
6		
7	6,001 and over	480 square feet or 6 percent of the gross face area
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10		

11 (ii) Roof sign standards. Roof signs shall conform with SRC 900.145.

12 (B) One wall sign on each building frontage or building face; provided, however, that  
13 no sign shall be allowed on a building face where the sign would be directed towards  
14 an abutting residential area. The wall sign shall have a display surface not exceeding  
15 eight square feet; provided, however, that the display surface may be increased by  
16 forgoing part of the display surface authorized by subsection (c)(2)(A) of this section,  
17 and adding such display surface to the wall sign.

18 (C) One hanging sign on each building frontage and each building face.

19 (D) Vehicle viewing sign. One vehicle viewing sign, located on a vehicle accessway  
20 adjacent to a building or on the building, and intended to be seen by a person doing  
21 business from the vehicle accessway while the person is within the person's motor  
22 vehicle. The display surface shall not exceed 32 square feet.

23 (E) If the individual business does not have building frontage or a building face, an  
24 occupant of the building in which the business is located may execute a written  
25 assignment of a portion of that occupant's display surface allowed by subsection  
26 (c)(2)(A) of this section, as a wall sign for use by such interior business.

27 (d) *Outdoor advertising signs.* Outdoor advertising signs that comply with this chapter are  
28 allowed in the Industrial Business Campus (IBC), Industrial Commercial (IC), Industrial  
29 Park (IP), General Industrial (IG), and Intensive Industrial (II) Zones.  
30

1 **Section 21.** SRC 900.250 is amended as follows:

2 **900.250. - Edgewater Street/Wallace Road Corridor Area Overlay Zone.**

3 (a) Subject to the limitations in this section, signs permitted within the underlying zone are  
4 allowed in the ~~Edgewater Street/Wallace Road~~ Corridor Area Overlay Zone, except the  
5 following signs are prohibited:

6 (1) ~~Outdoor advertising signs in Area 1, Area 2, Area 3, and Area 5.~~

7 (b) In the Wallace Road Corridor Overlay Zone, freestanding signs shall be limited to a display  
8 surface of 40 square feet and to a height of ten feet above grade, including structural, framing,  
9 and design elements attached to or supporting the sign.

10  
11 **Section 22.** SRC 900.260 is amended as follows:

12 **900.260. – West Salem General Industrial Overlay Zone.**

13 (a) Subject to the limitations in this section, signs permitted within the underlying zone are  
14 allowed in the West Salem General Industrial Overlay Zone, except the following signs are  
15 prohibited:

16 (1) Outdoor advertising signs.

17 ~~(a) Subject to the limitations in this section, signs permitted in the underlying zones are allowed~~  
18 ~~in the West Salem Industrial Overlay Zone.~~

19 ~~(b) The face of wall signs shall be located so as to not be visible from the residential area across~~  
20 ~~McNary Avenue.~~

21 ~~(c) Signs shall not cause glare to adjacent residential uses.~~

22  
23 **Section 23.** SRC 900.290 is added as follows:

24 **900.290. Permanent Signs in the Edgewater/Second Street Mixed-Use Corridor (ESMU)**

25 **Zone.** The following permanent signs are allowed in the Edgewater/Second Street Mixed-Use  
26 Corridor (ESMU) Zone.

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

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

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

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

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

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

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

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

9 (c) Standalone Business. Each building that only contains one business is allowed the following  
10 signs:

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

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

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

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

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

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

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

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

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

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

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

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

9           (3) One wall sign per business.

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

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

16   **Section 24.** The Salem Area Comprehensive Plan Map Designation and West Salem  
17   Neighborhood Plan Generalized Land Use Map Designation of the properties identified in  
18   “Exhibit 1” are changed from Industrial, Commercial, Multi-Family, Single Family, and Parks  
19   and Open Space to Mixed Use.

20   **Section 25.** The Salem Area Comprehensive Plan Map Designation and West Salem  
21   Neighborhood Plan Generalized Land Use Map Designation of the properties identified in  
22   “Exhibit 2” are changed from Industrial, Industrial Commercial, Commercial, Multi-Family  
23   Residential, and Parks and Open Space to Central Business District.

24   **Section 26.** The zoning designation of the properties identified in “Exhibit 3” are changed from  
25   General Industrial (IG), General Commercial (CG), Retail Commercial (CR), Commercial Office  
26   (CO), Multiple Family Residential (RM2), Single Family Residential (RS), and Public  
27   Amusement (PA) to Edgewater/Second Street Mixed-Use Corridor (ESMU).

28   **Section 27.** The zoning designation of the properties identified in “Exhibit 4” are changed from  
29   Industrial Park (IP), Industrial Commercial (IC), General Commercial (CG), Retail Commercial  
30   (CR), Multiple Family Residential (RM2), and Public Service (PS) to West Salem Central

1 Business District (WSCB).

2 **Section 28.** The zoning designation of the properties identified in “Exhibit 5” are changed from  
3 General Industrial (IG) to Second Street Craft Industrial Corridor (SCI).

4 **Section 29. Findings.** This is a legislative land use amendment. The criteria applicable to this  
5 proceeding are identified in SRC 64.025(e), 110.085(b)(1)&(2), and 265.010(d). Findings  
6 demonstrating that the amendment complies with the applicable criteria are set forth in “Exhibit  
7 6,” which is attached hereto and incorporated herein by reference.

8 **Section 30. Codification.** In preparing this ordinance for publication and distribution, the City  
9 Recorder shall not alter the sense, meaning, effect or substance of this ordinance, but within such  
10 limitations, may:

- 11 (a) Renumber sections and parts of sections of the ordinance;
- 12 (b) Rearrange sections;
- 13 (c) Change reference numbers to agree with renumbered chapters, sections or other parts;
- 14 (d) Delete references to repealed sections;
- 15 (e) Substitute the proper subsection, section or chapter, or other division numbers;
- 16 (f) Change capitalization and spelling for the purpose of uniformity;
- 17 (g) Add headings for purposes of grouping like sections together for ease of reference;
- 18 and
- 19 (h) Correct manifest clerical, grammatical or typographical errors.

20 **Section 31. Severability.** Each section of this ordinance, and any part thereof, is severable, and  
21 if any part of this ordinance is held invalid by a court of competent jurisdiction, the remainder of  
22 this ordinance shall remain in full force and effect.

23  
24 PASSED by the City Council this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

25 ATTEST:

26  
27 City Recorder

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

29  
30 Checked by: B. Colbourne

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