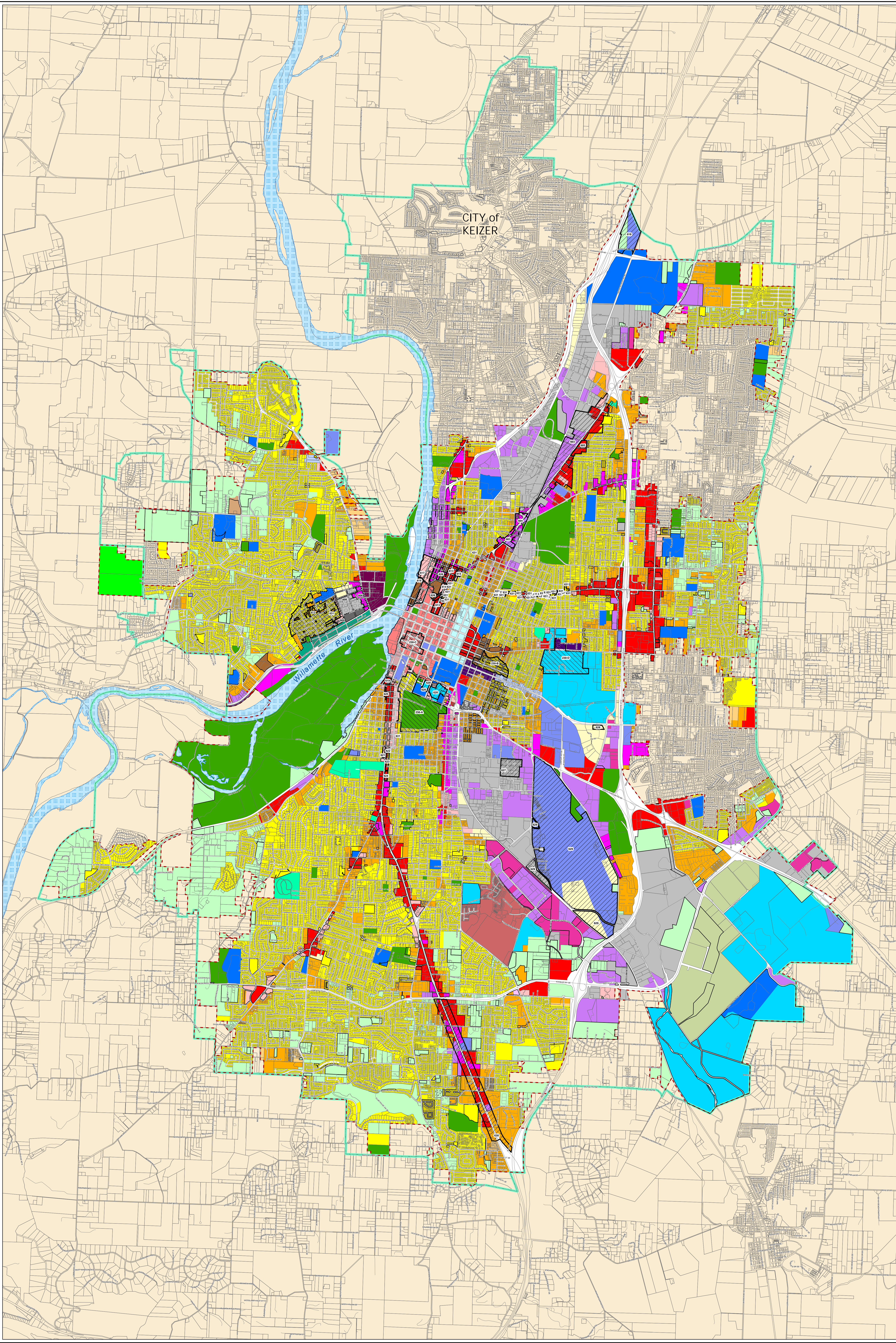


# Existing Salem Zoning and Overlays

## City of Salem

Community Development Department

MAY  
2022



### Key

**Existing Salem Zoning Designation**

- CB - Central Business District
- CG - General Commercial
- CN - Neighborhood Commercial
- CO - Commercial Office
- CR - Retail Commercial
- EC - Employment Center
- EFU - Exclusive Farm Use
- ESMU - Edgewater/Second Street Mixed-Use Corridor
- FMU - Fairview Mixed-Use
- IBC - Industrial Business Campus
- IC - Industrial Commercial
- IG - General Industrial
- II - Intensive Industrial
- IP - Industrial Park
- MU-I - Mixed Use-I
- MU-II - Mixed Use-II
- NCMU - Neighborhood Center Mixed-Use
- PA - Public Amusement
- PC - Public-Private Cemetery
- PE - Public-Private Education
- PH - Public Health
- PM - Capitol Mall
- PS - Public Service
- RA - Residential Agriculture
- RD - Duplex Residential
- RH - Multiple Family High-Rise Residential
- RM1 - Multiple Family Residential 1
- RM2 - Multiple Family Residential 2
- RS - Single Family Residential
- SCI - Second Street Craft Industrial Corridor
- SWMU - South Waterfront Mixed-Use
- WSCB - West Salem Central Business District

Proposed Zoning Change Areas

Urban Growth Boundary

Salem City Limits

Outside Salem City Limits

Taxlots

Street Centerlines

Willamette River

**Overlay Zones**

- Edgewater Street - Wallace Road Overlay Zone
- Compact Development Overlay Zone
- Mixed-Use Overlay Zone
- Historic Districts

**Overlay Zones/Districts**

Chapter	Name
603	Portland/Fairgrounds Road Overlay Zone
604	Pine Street Mixed-Use Overlay Zone
605	Northgate Mixed-Use Overlay Zone
606	Wallace Road Corridor Overlay Zone
608	West Salem General Industrial Overlay Zone
609	Patterson Street Corridor Overlay Zone
612	Walker School Residential Area Overlay Zone
613	Broadway/High Street Retail Overlay Zone
614	Broadway/High Street Housing Overlay Zone
615	Broadway/High Street Transition Overlay Zone
616	Riverfront High Density Residential Overlay Zone
617	Riverfront Overlay Zone
618	Chemawa/I-5 Northeast Quadrant Gateway Overlay Zone
619	Mixed-Use Overlay Zone
620	Salem Hospital Overlay Zone
621	Superior/Rural Overlay Zone
622	Oxford/West Knob Hill Overlay Zone
623	Oxford/Hoyt Overlay Zone
624	Hoyt/McChrist Overlay Zone
625	Saginaw Street Overlay Zone
626	Commercial/High Density Residential Overlay Zone
627	22nd and Electric Overlay Zone
628	State Street Overlay Zone
629	McNary Field Overlay Zone
630	South Gateway Overlay Zone
631	Compact Development Overlay Zone
632	General Retail/Office Overlay Zone (repeated)
633	Front Street Overlay Zone (repeated)
230-	Historic Districts
A	Galely Hill/Bush's Pasture Park Historic District
B	Court/Chemeketa Residential Historic District
C	Salem Downtown Historic District
D	Oregon State Hospital Historic District

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