

Our Salem Proposed Code Amendment
May 2022

CHAPTER 30 – LICENSES

Sec. 30.405. Location.

- (a) Mobile food units may only operate in zones where allowed as a permitted use.
- (b) Mobile food units shall not operate or be located in a public right-of-way. Mobile food units may operate on city-owned property provided the licensee is granted a site specific permit which shall be displayed conspicuously on-site.
- (c) Except as provided in subsection (1) of this section, Aa mobile food unit may only operate in an approved parking lot, or other hard surface area, where the off-street parking requirements for all uses or activities served by the off-street parking area are met.

(1) A mobile food unit may operate in an approved parking lot or other approved hard surface area on a lot with a single family use regardless of whether the off-street parking requirements for that use are met.

- (d) The location standards of this section do not apply to mobile food units which operate as a vendor within an approved community event or where a street closure permit is granted.

CHAPTER 64 - COMPREHENSIVE PLANNING

Sec. 64.005. Definitions.

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

Comprehensive park system master plan means that certain document of that title adopted by Ordinance No. 6-13, enacted May 13, 2013.

Comprehensive plan means the generalized, coordinated land use policy document and map for the City that addresses functional and natural systems and activities relating to the use of land within the City.

Comprehensive plan map means that certain map, entitled "Salem Area Plan Map, January 12, 1987," as amended by Ordinance No. 1-87, enacted January 12, 1987; and amended by Ordinance No. 1-91, enacted January 14, 1991; Ordinance No. 57-2000, enacted November 13, 2000; Ordinance No. XX-22, enacted [insert effective date of ordinance]; and as amended by all quasi-judicial amendments to the comprehensive plan map. The comprehensive plan map implements the goals and policies of the comprehensive policies plan. The Comprehensive plan map may be maintained in digital form.

Comprehensive policies plan means that certain document entitled "Salem Area Comprehensive Plan," adopted by Ordinance No. 68-92, enacted October 12, 1992; Ordinance No. 107-94, enacted November 28, 1994; Ordinance No. 81-96, enacted November 12, 1996; Ordinance No. 64-98, enacted August 24, 1998; Ordinance No. 75-99, enacted September 27, 1999; Ordinance No. 58-2000, enacted November 27, 2000; Ordinance No. 43-2002, enacted July 8, 2002; Ordinance No. 68-2002, enacted October 28, 2002; Ordinance No. 52-2003, enacted November 24, 2003; Ordinance No. 2-05, enacted January 24, 2005; Ordinance No. 35-09, enacted May 26, 2009; Ordinance No. 2-09, enacted February 9, 2009; Ordinance No. 6-13, enacted June 10, 2013; ~~and~~ Ordinance No. 20-15, enacted October 26, 2015; and Ordinance No. XX-22, enacted [insert effective date of ordinance]. The comprehensive policies plan establishes goals and policies guiding growth and development within the urban

growth boundary and the Salem Urban Area, comprehensive plan map designations, and broad categories of land use.

Historic preservation plan means that certain document entitled "Salem Historic Preservation Plan, Salem, Oregon 2020-2030," Ordinance No. 12-20, enacted October 26, 2020.

McNary Field Airport Master Plan means that certain document entitled "McNary Field Airport Master Plan, Salem, Oregon, Hodges and Shutt, May 1979," and adopted by Ordinance No. 172-79, enacted September 24, 1979; amended by Ordinance No. 3-98, enacted January 12, 1998.

Neighborhood plan means the plan for the land use within a geographic area lying within a neighborhood association's boundaries. As used in this chapter, the only portions of a neighborhood plan that are included as a component of the comprehensive plan are the "Goals and Policies" provisions and the general land use maps, including any quasi-judicial amendments to the general land use maps. The adopted neighborhood plans are:

- (a) The CAN-DO Neighborhood Plan, Central Area Neighborhood Development Organization, adopted by Ordinance No. 105-79, enacted June 15, 1979; and amended by Ordinance No. 107-80, enacted September 8, 1980; Ordinance No. 40-84, enacted March 26, 1984; and Ordinance No. 94-84, enacted August 13, 1984.
- (b) Grant Neighborhood Plan, adopted by Ordinance No. 33-83, enacted June 13, 1983.
- (c) Sunnyslope Neighborhood Plan, adopted by Ordinance No. 55-83, enacted August 8, 1983.
- (d) Liberty-Boone Neighborhood Plan, adopted by Ordinance No. 84-83, enacted December 12, 1983; and amended by Ordinance 9-85, enacted January 14, 1985; and Ordinance No. 5-86, enacted January 13, 1986.
- (e) East Lancaster Neighborhood Association Neighborhood Plan (ELNA), adopted by Ordinance No. 19-84, enacted January 16, 1984.
- (f) Highland Neighborhood Plan, adopted by Ordinance No. 67-84, enacted June 11, 1984.
- (g) Morningside Neighborhood Plan, adopted by Ordinance No. 67-84, enacted June 11, 1984; and repealed and replaced by Ordinance No. 2-14, enacted April 28, 2014.
- (h) West Salem Neighborhood Plan, adopted by Ordinance No. 11-2004, enacted March 8, 2004.
- (i) Northeast Neighbors Neighborhood Association-Southeast Salem Neighborhood Association (NEN-SESNA) Neighborhood Plan, adopted by Ordinance No. 23-14, enacted March 25, 2015.
- (j) North East Salem Community Association and Lansing Neighborhood Association (NESCA-Lansing) Neighborhood Plan, adopted by Ordinance No. 27-17, enacted December 11, 2017.

Public facilities plan means, collectively, those portions of the following plans describing the water, sewer, and stormwater facilities needed to support the land uses designated in the comprehensive plan map and lying within the urban growth boundary, listing the public facility project titles, and containing a map or written description of the public facility projects' locations or service areas, but not including descriptions or specifications of the public facility projects:

- (a) Salem Area Wastewater Management Master Plan.
- (b) Stormwater master plan.
- (c) Water system master plan.

Public Facilities Support Documents means, collectively, the following plans, other than those portions that comprise the Public Facilities Plan:

- (a) Salem Area Wastewater Management Master Plan.

- (b) Stormwater master plan.
- (c) Water system master plan.

Salem Area Wastewater Management Master Plan means that certain document entitled "Salem Area Wastewater Management Master Plan, 1996, CH2M-Hill" and adopted by Ordinance No. 93-96, enacted December 16, 1996; and amended by Ordinance No. 54-2002, enacted September 23, 2002; Ordinance No. 9-05, enacted February 7, 2005; and Ordinance No. 83-07, enacted April 9, 2007.

Salem Economic Opportunities Analysis means that certain document of that title adopted by Ordinance No. 20-15, enacted October 26, 2015.

Salem Housing Needs Analysis means that certain document of that title adopted by Ordinance XX-22, enacted [insert effective date of ordinance].

Salem Transportation System Plan means that certain document of that title adopted by Ordinance No. 64-98, enacted August 24, 1998; and amended by Ordinance 9-2000, enacted February 14, 2000; Ordinance No. 27-2001, enacted May 14, 2001; Ordinance No. 2-05, enacted January 25, 2005; Ordinance No. 11-05, enacted March 28, 2005; Ordinance No. 85-07, enacted July 9, 2007; Ordinance No. 119-07, enacted November 5, 2007; Ordinance No. 12-10, enacted April 26, 2010; Ordinance No. 20-12, enacted December 10, 2012; Ordinance No. 6-14, enacted May 27, 2014; Ordinance No. 1-16, enacted February 8, 2016; Ordinance No. 4-18, enacted August 13, 2018; ~~and~~ Ordinance No. 18-19, enacted January 13, 2020, and Ordinance No. XX-22, enacted [insert effective date of ordinance].

Stormwater master plan means that certain document of that title adopted by Ordinance No. 52-2000, enacted September 25, 2000.

Support document means a plan or other document that is prepared as a policy guide for a comprehensive plan function or area. Support documents are adopted by ordinance, but are not part of the comprehensive plan and are not land use regulations, as defined by ORS 197.015(11).

Urban growth boundary means that certain legal description and accompanying document entitled "Salem Urban Growth Boundary, Revised September 12, 1988," adopted by Ordinance No. 175-79, enacted September 24, 1979; and amended by Ordinance No. 52-82, enacted March 29, 1982; Ordinance No. 42-86, enacted April 28, 1986; Ordinance No. 77-88, enacted September 13, 1988; and Ordinance No. 9-14, enacted June 23, 2014.

Urban service area map means the map of that certain area originally referred to as the "Current Developed Area" originally delineated on the official zoning map by Ordinance No. 129-79, enacted July 23, 1979, and subsequently amended, and readopted by Ordinance No. 6-13, enacted June 10, 2013.

Water system master plan means that certain document entitled "Water System Master Plan, 1994, CH2M-Hill" and adopted by Ordinance No. 34-94, enacted April 25, 1994; and amended by Ordinance No. 70-96, enacted September 23, 1996; Ordinance No. 89-99, enacted November 22, 1999; Ordinance No. 8-05, enacted February 7, 2005; and Ordinance No. 96-07, enacted July 9, 2007.

Willamette River Greenway Plan means that certain document entitled "Willamette River Greenway Plan, July, 1979," and adopted by Ordinance No. 157-79, enacted September 24, 1979.

Sec. 64.011. – Interpretation of comprehensive plan map designation boundaries.

Where uncertainty exists as to the boundary of any designation as shown on the Salem Comprehensive Plan Map, the Director shall apply the following rules to determine the location of the boundary:

- (a) Boundaries indicated as approximately following the centerlines of streets, highways, or alleys shall be deemed to follow such centerlines.
- (b) Boundaries indicated as approximately following platted lot lines shall be deemed to follow such platted lot lines.

- (c) Boundaries indicated as approximately following city limits shall be deemed to follow city limits.
- (d) Boundaries indicated as following railroad lines shall be deemed to fall midway between the main tracks.
- (e) Boundaries indicated as approximately following the centerlines of streams, rivers, canals, lakes, or other bodies of water shall be deemed to follow such centerlines.
- (f) Boundaries indicated as parallel to or extensions of features indicated in subsections (a) through (e) of this section shall be deemed to be parallel to or extensions of such features.
- (g) Where the boundary is based on a legal description adopted by ordinance, the legal description shall establish the boundary.
- (h) Where two or more legal descriptions adopted by ordinance establish conflicting boundaries, the legal description set forth in the most recent action shall be deemed to establish the boundary.
- (i) Where a legal description adopted by ordinance and a depiction on the Salem Comprehensive Plan Map establish conflicting boundaries, the legal description shall be deemed to establish the boundary.
- (j) Where a legal description adopted by ordinance includes a scrivener's error, the Director shall refer an amendment to the Council to correct the error.

Sec. 64.015. Components of the comprehensive plan; support documents for the comprehensive plan.

- (a) The components of the comprehensive plan are:
 - (1) The comprehensive policies plan.
 - (2) The urban growth boundary.
 - (3) The comprehensive plan map.
 - (4) The public facilities plan.
 - (5) The Salem Transportation System Plan, other than those components setting forth transportation financing programs, as described in OAR 660-012-0040.
 - (6) The comprehensive park system master plan.
 - (7) The Urban service area map.
 - (8) The Willamette River Greenway Plan.
 - (9) The "Goals and Policies" provisions and the general land use maps adopted in neighborhood plans.
- (b) The support documents for the comprehensive plan are:
 - (1) Public Facilities Support Documents.
 - (2) Those components of the Salem Transportation System Plan setting forth transportation financing programs, as described in OAR 660-012-0040.
 - (3) Historic preservation plan.
 - (4) McNary Field Airport Master Plan.
 - (5) Neighborhood plans, other than the "Goals and Policies" provisions and the general land use maps adopted in neighborhood plans that are adopted as part of the comprehensive plan.
 - (6) Salem Economic Opportunities Analysis.
 - (7) Salem Housing Needs Analysis.

- (c) Official comprehensive plan map. The boundaries of the comprehensive plan designations shall be depicted on an official map titled, "Salem Comprehensive Plan Map." The map may be maintained in digital form.

Sec. 64.026. Plan map amendments by operation of law.

(a) Applicability. A plan map amendment by operation of law is a plan map amendment that occurs automatically upon the satisfaction of certain conditions. There are two types of plan map amendments by operation of law:

- (1) The application of plan map designations to a territory at the time the territory is annexed into the City; and
- (2) The automatic conversion of property designated Development Residential (DR) to Single Family Residential (SF) upon either of the following, when the property is subject to an approved tentative subdivision plan or manufactured dwelling park permit:
 - (A) The date of the recording of the final subdivision plat with the county clerk; or
 - (B) Issuance of a final occupancy permit for a manufactured dwelling park permit issued pursuant to SRC chapter 235.

(b) Procedure type. Plan map amendments by operation of law are exempt from SRC 64.025 and SRC chapter 300.

CHAPTER 110. - GENERAL ZONING PROVISIONS

Sec. 110.025. Zones.

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

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-III	RHRM-III	515
Commercial	Neighborhood Commercial	CN	520
	Commercial Office	CO	521
	Commercial Retail	CR	522
	Commercial General	CG	523
	Central Business District	CB	524
	West Salem Central Business District	WSCB	525
Mixed-Use	Fairview Mixed-Use	FMU	530
	South Waterfront Mixed-Use	SWMU	531
	Neighborhood Center Mixed-Use <u>Neighborhood Hub</u>	NCMU-NH	532
	Mixed Use-I	MU-I	533
	Mixed Use-II	MU-II	534
	<u>Mixed Use-III</u>	<u>MU-III</u>	<u>535</u>
	<u>Mixed Use-Riverfront</u>	<u>MU-R</u>	<u>536</u>

	Edgewater/Second Street Mixed-Use Corridor	ESMU	5375
Public	Public Amusement	PA	540
	Public and Private Cemeteries	PC	541
	Public and Private Educational Services	PE	542
	Public and Private Health Services	PH	543
	Public Service	PS	544
	Capitol Mall	PM	545
Industrial and Employment	Employment Center	EC	550
	Industrial Commercial	IC	551
	Industrial Business Campus	IBC	552
	Industrial Park	IP	553
	General Industrial	IG	554
	Intensive Industrial	I#	555
	Second Street Craft Industrial Corridor	SCI	556

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

Sec. 110.030. Overlay zones.

The overlay zones applicable to land within the City are listed in Table 110-2:

TABLE 110-2. OVERLAY ZONES	
Overlay Zone	SRC chapter
Willamette Greenway Overlay Zone	600
Floodplain Overlay Zone	601
Airport Overlay Zone	602
Portland/Fairgrounds Road Overlay Zone	603
Pine Street Mixed-Use Area Overlay Zone	604
Northgate Mixed-Use Area Overlay Zone	605
Wallace Road Corridor Overlay Zone	606
West Salem General Industrial Overlay Zone	608
Patterson Street Corridor Overlay Zone	609
Walker School Residential Area Overlay Zone	612
Broadway/High Street Retail Overlay Zone	613
Broadway/High Street Housing Overlay Zone	614
Broadway/High Street Transition Overlay Zone	615
Riverfront High Density Residential Overlay Zone	616
Riverfront Overlay Zone	617
Chemawa/I-5 Northeast Quadrant Gateway Overlay Zone	618
Mixed-Use Overlay Zone	619
Salem Hospital Overlay Zone	620

Superior/Rural Overlay Zone	621
Oxford/West Nob Hill Overlay Zone	622
Oxford/Hoyt Overlay Zone	623
Hoyt/McGilchrist Overlay Zone	624
Saginaw Street Overlay Zone	625
Commercial/High Density Residential Overlay Zone	626
22nd and Electric Overlay Zone	627
State Street Overlay Zone	628
McNary Field Overlay Zone	629
South Gateway Overlay Zone	630
Compact Development Overlay Zone	631

CHAPTER 111. – DEFINITIONS

Sec. 111.001. Definitions, generally.

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

- (a) Where chapter specific definitions are included in another chapter of the UDC, those definitions are the controlling definitions; and
- (b) Where a term is not defined within the UDC, the term shall have its ordinary accepted meaning within the context in which it is used. Webster's Third New Int'l Dictionary (unabridged ed. 2002) shall be the standard reference to ordinary accepted meanings.

Abutting means touching along a boundary or point.

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

Accessory dwelling unit means a second dwelling unit that is attached to or detached from a single-family detached dwelling, manufactured home, or zero side yard dwelling on the same lot. The accessory dwelling unit is accessory to and is smaller than the primary dwelling unit.

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

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

Adjoin means to abut.

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

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

Affordable housing means housing that is affordable to households with incomes equal or less than 80 percent of the median family income in the county for which the development is built or for the state, whichever is greater, and in a manner so that no more than 30 percent of the household's gross income will be spent on rent, home loan or mortgage payments, and utilities.

Alley means a public or private way other than a street or flag lot accessway that provides primary or secondary vehicle access to an abutting property where the majority of the width of the alley within a block meets the right-of-way width requirement set forth under SRC Chapter 803, Table 803-1.

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

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

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

Application for affordable multiple family housing means, for purposes of SRC 300.810, an application for affordable housing which is affordable to households with incomes equal to or less than 60 percent of the median family income for the county in which the development is built or for the state, whichever is greater, and that is:

- (a) A permit or zone change submitted under ORS 227.175;
- (b) For development of a multifamily residential building containing five or more residential units where at least 50 percent of the residential units included in the development will be sold or rented as affordable housing; and
- (c) Subject to a covenant, as required under ORS 197.311, that restricts the owner, and each successive owner, of the development or a residential unit within the development from selling or renting any of the identified affordable residential units as housing that is not affordable housing for a period of 60 years from the date of the certificate of occupancy.

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

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

Bicycle parking area means an area of a development site used for the parking of bicycles. A bicycle parking area includes the bicycle parking space, or spaces, and the access aisle providing access to, and maneuvering area for, the bicycle parking spaces.

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

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

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

Building frontage means the portion of a building occupying the front setback line. The front setback line is the line extending across the front of the site at the front setback distance. For corner lots, building frontage also means the portion of a building occupying the setback line applicable to the intersecting street.

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

Building offset means a change in vertical planes along the exterior facade of a building used to divide the building into smaller identifiable pieces and reduce the appearance of building bulk and mass. An offset that does

not continue the entire length of the building, and therefore, configured as a "bump out," counts as one building offset. Decks or covers over entryways do not count as building offsets.

Building offset interval means the space between building offsets.

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

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

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

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

Child means a child as defined by ORS 329A.250.

Child day care center means a child care facility as defined in ORS 329A.250, other than a child day care home, that is certified under ORS 329A.280.

Child day care home means a child care facility, as defined in ORS 329A.250, that is registered under ORS 329A.330 or certified under ORS 329A.280 and provides child care in a dwelling unit to not more than 16 children.

Circular driveway means a curved one-way driveway serving a single family, two family, three family, or four family use that has two points of access to a street where one of the points of access is an entrance and the other point of access is an exit.

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

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

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

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

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

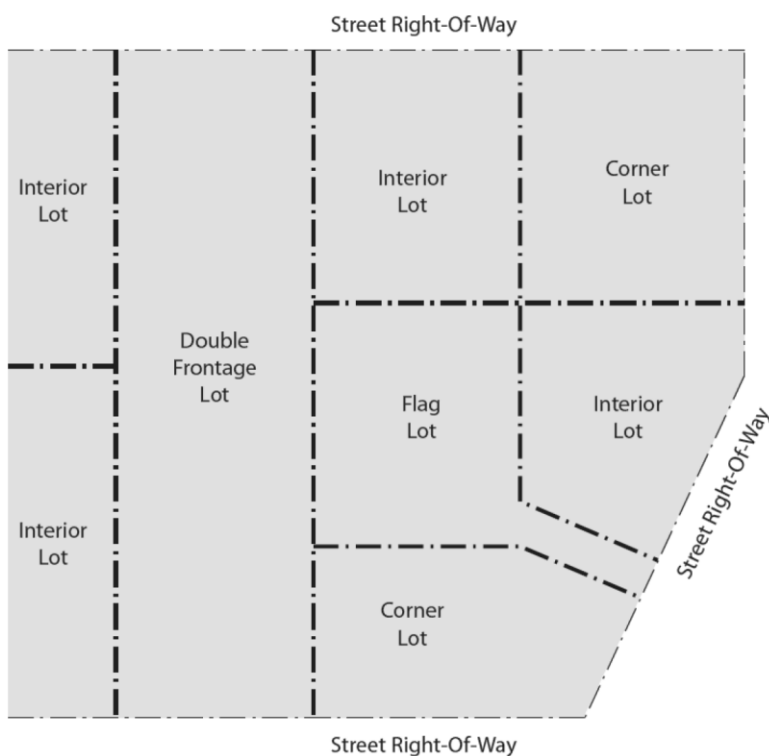
Complex means a group of buildings, structures, or other development that is functionally or conceptually integrated, regardless of the ownership of the development or underlying land, and regardless of whether located on one or more lots or parcels.

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

Core network means those bus service corridors within the Salem/Keizer Urban Area that represent the highest priority for service as adopted in Resolution No. 2017-10 by the Salem Area Mass Transit District Board of Directors on July 27, 2017.

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

FIGURE 111-1. LOT TYPES



Cottage cluster means a group of five to twelve detached dwelling units, each with a maximum building footprint of 900 square feet, that are located on an individual lot and include a common courtyard.

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.

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."

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

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

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

Development site means an individual lot or multiple contiguous lots accommodating a single development or a complex. For purposes of off-street parking proximity requirements under SRC 806.010, development site also includes a lot or multiple contiguous lots located directly across a street or alley right-of-way.

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

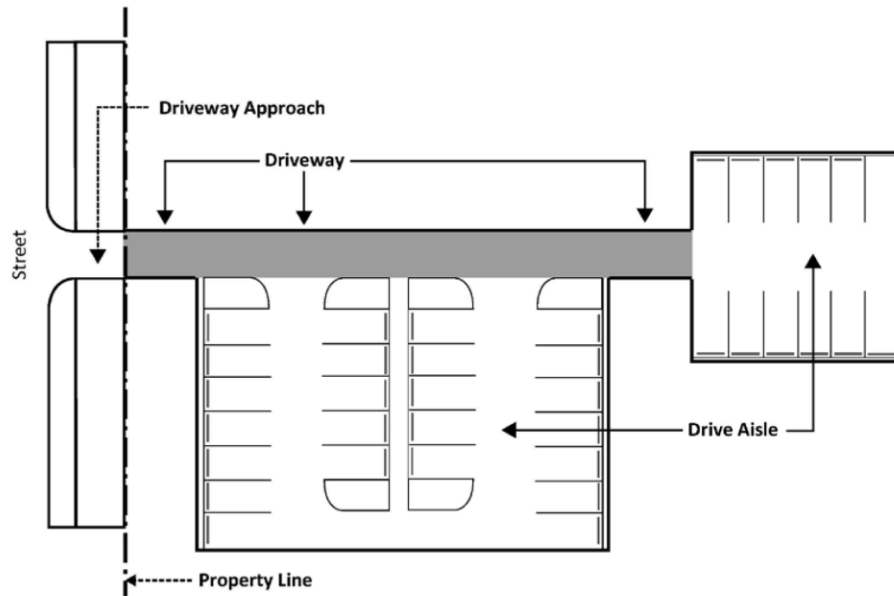
Downhill lot means a hillside lot which slopes downhill from the front lot line.

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

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

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

FIGURE 111-2. DRIVEWAY



Duplex means a building containing two attached dwelling units on an individual lot that share a common wall or common floor/ceiling. 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 proprietors, performing work on a premises for compensation during the largest shift at peak season.

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

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

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

Family means:

- (a) An individual;

- (b) Two or more persons related by blood, marriage, domestic partnership, legal adoption, or guardianship;
- (c) Two or more persons with disabilities, as defined in the Fair Housing Amendments Act of 1988, who need not be related by blood, marriage, domestic partnership, legal adoption, or guardianship living together in a dwelling unit; or
- (d) Any number of persons who need not be related by blood, marriage, domestic partnership, legal adoption, or guardianship living together in a dwelling unit.

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

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

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

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

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

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

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

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

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

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

Grading means the act of excavating and filling.

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

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

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

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

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

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

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

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

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

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

Live-work unit means a dwelling unit that includes a designated space for a business or other nonresidential use that is operated by an occupant of that unit. The live-work unit is accessory to the dwelling unit within which it is located.

Livestock means, except as otherwise provided herein:

- (a) One or more members of any species of cattle, swine, sheep, goat, horse or other equine, llama, alpaca or related ruminant, or poultry regardless of the purpose for which they may be kept; and
- (b) Any species of bee, rabbit, or fur-bearing animal kept for sale, for sale of byproducts, for livestock increase, or for value increase.
- (c) Poultry, miniature swine, and bees kept in accordance with SRC chapter 50 shall not be considered livestock.

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

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

Lot means a single lawfully established unit of land created by a subdivision of land. Except where otherwise stated, the term "lot" includes the term "parcel."

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

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

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

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

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

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

Marijuana production means the commercial manufacture, planting, cultivation, growing, or harvesting of marijuana for wholesale or retail trade. The manufacture, planting, cultivation, growing or harvesting of marijuana

for personal use, or as a state registered medical marijuana grower for up to four state registered patients, as allowed by state law is not included in this definition.

Middle housing means townhouses, two family uses, three family uses, four family uses, and cottage clusters.

Middle housing land division means a partition or subdivision of a lot, parcel, or other lawfully established unit of land which has been, or is proposed to be, developed for middle housing in order to locate each dwelling unit on a separate lot.

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

Mixed-use building means a building that is two or more stories in height and which contains a combination of residential and non-residential use where at least 75 percent of the ground floor area of the building is occupied by non-residential use and residential use is included on the upper floors.

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

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

Natural grade means the grade of the land in an undisturbed state.

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

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

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

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

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

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

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

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

Parcel means a single lawfully established unit of land created by a partition of land.

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

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

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

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

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

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

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

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

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

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

Primary building entrance means the principal public pedestrian entrance into a building. A building may have more than one primary building entrance, such as in those situations where a building has multiple individual tenant spaces, each with their own principle public entrance, or a building which has multiple public entrances located at different locations within the building, all of which are of equal significance in providing public entry into the building. A primary building entrance does not include an employee-only or service entrance, unless the use of the building is such that a public entrance does not exist. In those situations where a public entrance does not exist, the main employee-only or service entrance into the building is the primary building entrance.

Primary street means a street that is classified in the Salem Transportation System Plan as an arterial or collector street.

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

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

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

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

Quadplex means a building containing four attached dwelling units on an individual lot. Each dwelling unit must share a common wall or common floor/ceiling with at least one other dwelling unit.

Recreational vehicle means:

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

Recycling depot means a building, or portion thereof, not more than 1,000 square feet in floor area used for the collection, sorting, and temporary storage of waste and discarded materials which may be reprocessed elsewhere into usable raw materials. The term "recycling depot" does not include a structure maintained solely to provide shelter for no more than three types of recyclable material, such as paper, tin cans, and bottles, deposited by members of the public and collected at regular intervals for further transfer or processing elsewhere.

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

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

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

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

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

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

Riparian restoration means actions undertaken to improve degraded, or recover lost, ecological or habitat functions in the area adjacent to a waterway in the zone of transition from an aquatic ecosystem to a terrestrial ecosystem, determined by the City to provide net ecological benefits, not reduce the stream's capacity to convey flood flows in a floodplain or floodway, nor pose an impediment to fish passage.

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

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

Secondary street means a street that is classified in the Salem Transportation System Plan as a local street.

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

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

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

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

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

Solid waste transfer station means a fixed or mobile facility normally used as an adjunct of a solid waste collection system or resource recovery system between a collection route and a disposal site, including, but not limited to, a large hopper, railroad gondola, or barge. See ORS ch. 459 and OAR ch. 340.

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

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

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

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

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

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

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

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

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

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

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

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

Triplex means a building containing three attached dwelling units on an individual lot. Each dwelling unit must share a common wall or common floor/ceiling with at least one other dwelling unit.

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

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

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

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

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

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

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

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

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

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

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

Visible transmittance (VT) means a measurement of the amount of light in the visible portion of the spectrum that passes through glass. The higher the number, the greater the amount of light that is passing through the glass.

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

Waterway means any river, perennial stream, or creek within the City as designated by the Director.

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

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

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

Wildlife rehabilitation means the restoration of injured, sick, or immature wildlife, except cougars, wolves, and bears, that are native to Oregon to a condition where they are capable of being released into the wild or, if incapable of survival on their own, retained for educational purposes or transferred to an organization, educational institution, museum, publicly funded zoo, or other facility as determined by the Oregon Department of Fish and Wildlife.

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

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

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

FIGURE 111-3. CENTRAL SALEM DEVELOPMENT PROGRAM AREA

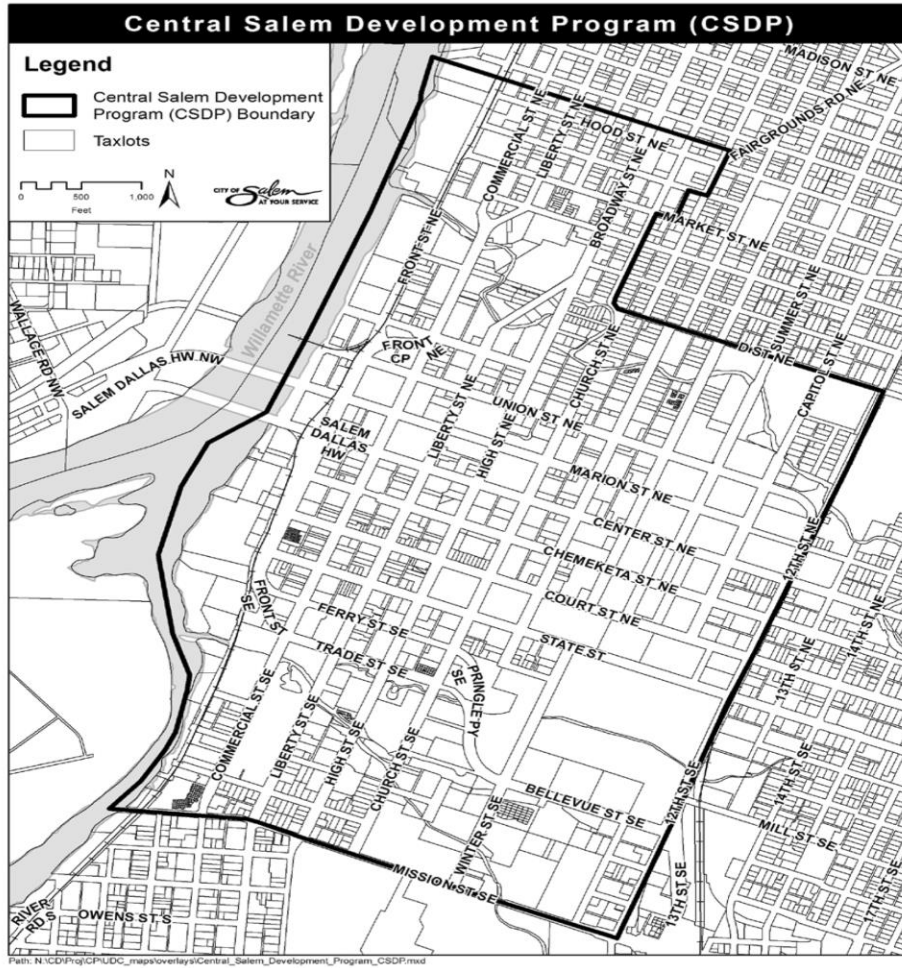
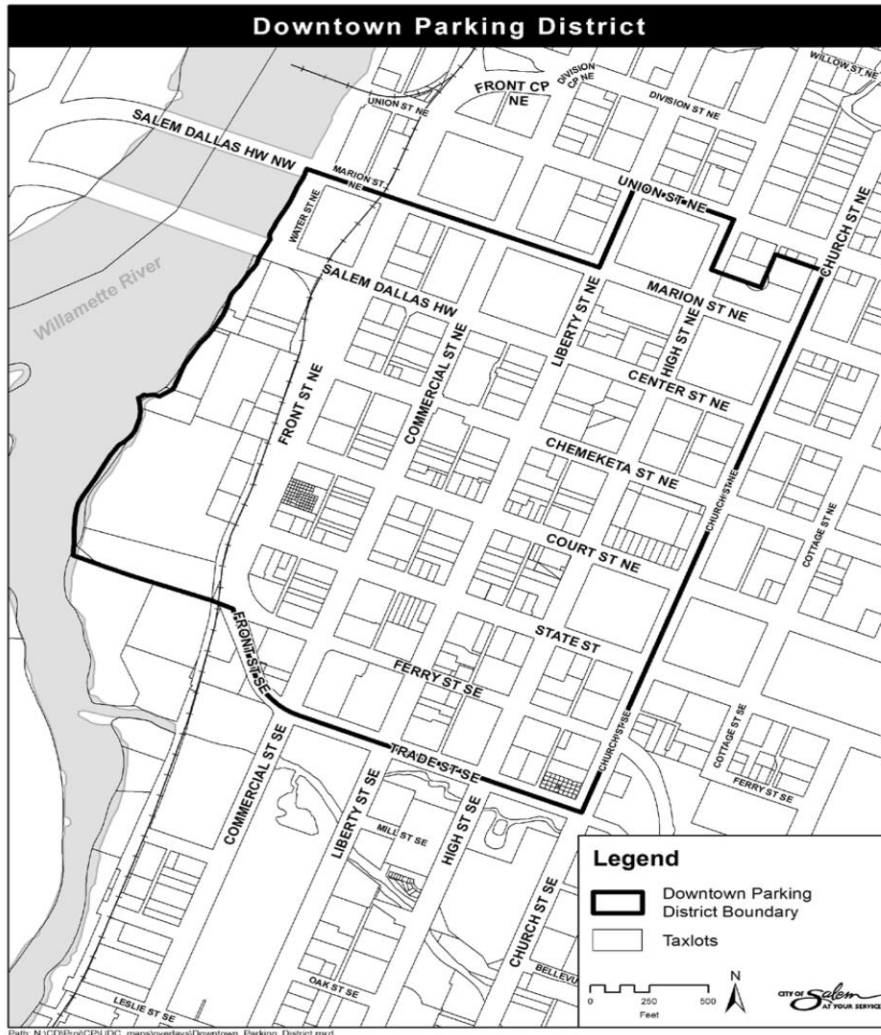


FIGURE 111-4. DOWNTOWN PARKING DISTRICT



CHAPTER 205. – LAND DIVISION AND RECONFIGURATION

Sec. 205.030. Additional submittal requirements.

Applications to subdivide, partition, or replat land shall include, in addition to the submittal requirements under SRC chapter 300, the following:

- (a) A tentative plan map, of a size and form and in the number of copies meeting the standards established by the Director, containing the following information:
 - (1) A title block on each sheet indicating the proposed subdivision or phased subdivision name, or, if available, the partition number; the names and addresses of the landowner; the names and addresses of the professional engineers or surveyors responsible for preparing the plan; date; and township, range and section of the subject property;
 - (2) Scale and north arrow;
 - (3) The location of all property lines within 50 feet of the perimeter of the subject property;

- (4) The boundaries, dimensions, and area of each proposed lot or parcel;
 - (5) The location, width, and names of all existing streets, flag lot accessways, and public accessways abutting the perimeter of the subject property;
 - (6) The location, width, curve radius, grade, and names of all proposed streets, flag lot accessway, and public accessways;
 - (7) The location of all existing and proposed easements;
 - (8) The location, dimensions, and use of all existing and proposed public areas, including, but not limited to, stormwater management facilities and detention facilities;
 - (9) The location, dimensions, and use of any existing buildings and structures on the subject property, indicating which will remain and which will be removed;
 - (10) The location of any canals, ditches, waterways, detention facilities, sewage disposal systems, and wells on the subject property, indicating which will remain and which will be removed or decommissioned;
 - (11) The location of any natural topographic features on the subject property, including, but not limited to, creeks, drainage ways as shown on the most recent USGS maps, wetlands as shown on the Local Wetland Inventory, and floodplains; and
 - (12) For subdivisions and phased subdivisions, site topography shown at five-foot contour intervals, or two-foot contour intervals for areas within a floodplain;
- (b) A current title report for the property;
 - (c) A completed tree inventory on a form as provided by the Director and, if required under SRC chapter 808 a tree conservation plan;
 - (d) A geological assessment or geo-technical report, if required by SRC chapter 810;
 - (e) A description of the proposed stormwater management system, including pre and post construction conditions, prepared in accordance with the Public Works Design Standards;
 - (f) A schematic plan showing the location of existing and proposed city infrastructure;
 - (g) A preliminary grading plan, for partitions, subdivisions, and phased subdivisions, when grading of the subject property will be necessary to accommodate the proposed development;
 - (h) For residentially zoned property, where the partition or subdivision will result in a lot or parcel that is one-half acre or larger, a plan for the lot or parcel showing the location of lot or parcel lines and other details of layout, and demonstrating that future further division of the lot or parcel may readily be made without violating the development standards of the UDC and without interfering with the orderly extension and connection of adjacent streets.
 - (i) For partitions of property located more than 300 feet from an available sewer main, and the property will not connect to City water and sewer, a plan showing:
 - (1) The location of lot lines and other details of layout demonstrating that the further division and full development of the property to the urban densities allowed by the comprehensive plan may readily be made in conformance with the development standards of the UDC, and without interfering with the orderly extension and connection of adjacent streets.
 - (2) The approximate location of city infrastructure following full development to the urban densities allowed by the comprehensive plan.
 - (j) For subdivisions and phased subdivisions:
 - (1) A completed trip generation estimate on forms provided by the City;
 - (2) A traffic impact analysis, if required under SRC chapter 803; and

(3) A statement from the County Surveyor approving the name of the subdivision or phased subdivision.

(k) For a subdivision of RA- or RS-zoned property that is at least 10 acres in size, that includes or abuts a planned or existing collector or minor arterial street, and that is located at least one-quarter from all commercial, mixed-use, and neighborhood hub zones; the tentative plan shall designate the lots where neighborhood hub uses are allowed.

(l) For a subdivision of RA- or RS-zoned property that is at least 5 acres in size; the tentative plan shall designate the lots where middle housing will be developed to meet density requirements.

Sec. 205.070. Modification of approval.

(a) ~~Applicability. The approval of a tentative partition plan, tentative subdivision plan, tentative phased subdivision plan, tentative manufactured dwelling park subdivision plan, or tentative replat may be modified after its effective date if the proposed modification meets the criteria set forth in this section. Modifications that do not meet the criteria in this section require submittal of a new application for tentative partition plan, tentative subdivision plan, tentative phased subdivision plan, tentative manufactured dwelling park subdivision plan, or tentative replat.~~

(1) The approval of a tentative partition plan, tentative subdivision plan, tentative phased subdivision plan, tentative manufactured dwelling park subdivision plan, or tentative replat may be modified after its effective date if the proposed modification meets the criteria set forth in this section. Modifications that do not meet the criteria in this section require submittal of a new application for tentative partition plan, tentative subdivision plan, tentative phased subdivision plan, tentative manufactured dwelling park subdivision plan, or tentative replat.

(2) When a modification is proposed to the conditions of approval of a subdivision designating lots for neighborhood hub uses or middle housing dwelling units, the conditions of approval may be modified after the effective date of the decision or after the recording of the final plat if the proposed modification meets the criteria set forth in this section. An application to modify such conditions may be submitted independently or the modifications may be included in an application with other modification requests.

(b) ~~Procedure type. Modifications pursuant to this section are processed as a Type II procedure under SRC chapter 300.~~

(1) Modifications of only the conditions of approval of a subdivision designating lots for neighborhood hub uses or middle housing dwelling units are processed as a Type I procedure under SRC chapter 300.

(2) All other modifications pursuant to this section are processed as a Type II procedure under SRC chapter 300.

(c) ~~Submittal requirements. In addition to the submittal requirements under SRC chapter 300, an application for a modification pursuant to this section shall include the following:~~

(1) In addition to the submittal requirements for a Type I application under SRC chapter 300, an application for modification of only the conditions of approval of a subdivision designating lots for neighborhood hub uses or middle housing dwelling units shall include the following:

(A) For an application modifying a condition of approval designating lots for neighborhood hub uses, a copy of the approved subdivision plan identifying:

(i) All of the lots within the subdivision currently required to be designated for neighborhood hub uses; and

(ii) The proposed alternative lots within the subdivision that will be designated for neighborhood hub uses.

- (B) For an application modifying a condition of approval designating lots for middle housing dwelling units, a copy of the approved subdivision plan identifying:
- (i) All of the lots within the subdivision currently required to be designated for middle housing dwelling units and the corresponding number of middle housing dwelling units required on each lot; and
 - (ii) The proposed alternative lots within the subdivision that will be designated for middle housing dwelling units, the corresponding number of middle housing dwelling units proposed for each of those lots, and any proposed changes to the required number of middle housing dwelling units on any of the remaining lots.
- (2) In addition to the submittal requirements for a Type II application under SRC chapter 300, an application for all other modifications pursuant to this section shall include:
- (A) The following, for the specific type of application being modified:
- (i)(1) For modification of a tentative partition plan approval, the information required under SRC 205.005(c).
 - (ii)(2) For modification of a tentative subdivision plan approval, the information required under SRC 205.010(c).
 - (iii)(3) For modification of a tentative phased subdivision plan approval, the information required under SRC 205.015(c).
 - (iv)(4) For modification of a tentative manufactured dwelling park subdivision plan approval, the information required under SRC 205.020(c).
 - (v)(5) For modification of a tentative replat approval, the information required under SRC 205.025(c).
- (B) For any modification to the tentative plan approval of a subdivision that also includes a modification to a condition of approval designating lots within the subdivision for neighborhood hub uses or middle housing dwelling units, the information required under subsection (c)(1)(A) and subsection (c)(1)(B) of this section.
- (d) *Criteria. An application for modification pursuant to this section shall be approved if all of the following criteria are met:*
- (1) An application for modification of only the conditions of approval of a subdivision designating lots for neighborhood hub uses or middle housing dwelling units shall be approved if the following criteria are met:
- (A) The proposed modification does not reduce the number of lots within the subdivision designated for neighborhood hub uses below the minimum required number of lots and the alternative designated lots conform to the location and lots standards of the UDC; and
 - (B) The proposed modification does not reduce the number of dwelling units within the subdivision below the minimum required dwelling unit density; does not reduce the number of middle housing dwelling units within the subdivision below the minimum required percentage of middle housing dwelling units; and the lots where the required middle housing dwelling units will be located conform to the applicable standards of the UDC.
- (2) An application for all other modifications pursuant to this section shall be approved if the following criteria are met:
- (A)(1) The proposed modification does not substantially change the original approval; and

- ~~(B)(2)~~ The proposed modification will not result in significant changes to the physical appearance of the development, the use of the site, and the impacts on surrounding properties-; and
- ~~(C)~~ For applications that also include a modification to a condition of approval designating lots within the subdivision for neighborhood hub uses or middle housing dwelling units:
- ~~(i)~~ The proposed modification does not reduce the number of lots within the subdivision designated for neighborhood hub uses below the minimum required number of lots and the alternative designated lots conform to the location and lots standards of the UDC; and
 - ~~(ii)~~ The proposed modification does not reduce the number of dwelling units within the subdivision below the minimum required dwelling unit density; does not reduce the number of middle housing dwelling units within the subdivision below the minimum required percentage of middle housing dwelling units; and the lots where the required middle housing dwelling units will be located conform to the applicable standards of the UDC.
- (e) ~~Expiration. The effect of a modification upon the expiration period of the original approval, if any, shall be established in the modification decision.~~
- ~~(1)~~ An application for modification of only the conditions approval of a subdivision designating lots for neighborhood hub uses or middle housing dwelling units has no affect upon the expiration period of the original subdivision approval.
 - ~~(2)~~ The effect of all other modifications pursuant to this section upon the expiration period of the original approval, if any, shall be established in the modification decision.

CHAPTER 210. – PLANNED UNIT DEVELOPMENT

Sec. 210.005. Planned unit development allowed only in certain zones and overlay zones.

Planned unit developments are allowed only within the following zones and overlay zones:

(a) ~~Zones.~~

- (1) Residential Agricultural (RA);
- (2) Single Family Residential (RS);
- ~~(3) Duplex Residential (RD);~~
- ~~(34)~~ Multiple Family Residential-I (RM-I);
- ~~(45)~~ Multiple Family Residential-II (RM-II); and
- ~~(56)~~ Multiple Family ~~High-Rise Residential-III~~ (RM-III~~RH~~).

~~(b) — Overlay zones.~~

- ~~(1) The General Commercial (CG) zoned portions of the Pine Street Mixed-Use Overlay Zone.~~

Sec. 210.045. Planned unit development standards.

Planned unit developments must comply with the development standards set forth in this section.

- (a) *General development standards.* Planned unit developments shall conform to the general development standards set forth in Table 210-2.

TABLE 210-2. GENERAL DEVELOPMENT STANDARDS		
Requirement	Standard	Limitations & Qualifications

Minimum Number of Dwelling Units within PUD		
RA, RS, RD , <u>RM-I, RM-II</u> and <u>RM-III</u> RH zones	No minimum <u>Minimum number of dwelling units required in zone where PUD is located</u>	
RM-I and RM-II zones	Minimum number of dwelling units required in zone where PUD is located	
Pine Street Mixed Use Overlay Zone	Min. 14 d.u./acre	
Maximum Number of Dwelling Units within PUD		
RA, and RS, and RD zones	Max. 20 d.u./acre	
RM-I, RM-II, and RM-III zones	Maximum number of dwelling units allowed in zone where PUD is located	
RH zone; and Pine Street Mixed Use Overlay Zone	No maximum	
Maximum Number of Dwellings Units within a Building		
RA, RS, RD, RM-I, RM-II, and RM-III RH zones; and Pine Street Mixed Use Overlay Zone	No maximum	The number of dwelling units within an individual building shall not exceed the overall maximum number of dwelling units allowed for the entire PUD.

- (b) *Setbacks.* Unless otherwise provide in this chapter, setbacks within a PUD shall be provided as set forth in Table 210-3.

TABLE 210-3. SETBACKS		
Requirement	Standard	Limitations & Qualifications
PUD Perimeter Setbacks—Abutting Street		
Buildings		
All uses	Min. 12 ft.	Applicable along local streets.
	Min. 20 ft.	Applicable on collector or arterial streets.
	None	Applicable along private streets. When a driveway approach is present, buildings shall be setback to maintain adequate vision clearance as required under SRC chapter 805.
Accessory Structures		
Accessory to all uses	Min. 12 ft.	Applicable along local streets.
	Min. 20 ft.	Applicable on collector or arterial streets.
	None	Applicable along private streets. When a driveway approach is present, accessory structures shall be setback to

		maintain adequate vision clearance as required under SRC chapter 805.
PUD Perimeter Setbacks—Not Abutting Street		
Interior Side		
Buildings		
All uses	Min. 5 ft., plus 1 ft. for each 1 ft. of height over 35 ft., but need not exceed 20 ft. in depth.	
Accessory Structures		
Accessory to all uses	None	Applicable to accessory structures having at least 1 wall which is an integral part of a fence.
	Min. 5 ft.	Applicable to all other accessory structures.
Interior Rear		
Buildings		
All uses	Min. 14 ft.	Applicable to any portion of a building not more than 1 story in height, when the interior rear yard abuts the interior rear yard of an RA or RS zoned lot located outside the PUD.
	Min. 20 ft.	Applicable to any portion of a building greater than 1 story in height, when the interior rear yard abuts the interior rear yard of an RA or RS zoned lot located outside the PUD.
	Min. 5 ft., plus 1 ft. for each 1 ft. of height over 35 ft., but need not exceed 20 ft. in depth.	Applicable when the interior rear yard does not abut the interior rear yard of an RA or RS zoned lot located outside the PUD.
Accessory Structures		
All uses	None	Applicable to accessory structures not more than 9 ft. in height.
	Min. 1 ft. for each 1 ft. of height over 9 ft.	Applicable to accessory structures greater than 9 ft. in height.
	Min. 1 ft.	Applicable to accessory structures adjacent to an alley, unless a greater setback is required based on the height of the accessory structure.
PUD Interior Setbacks—Abutting Street		
Buildings		
All uses	Min. 12 ft.	Applicable along local streets.
	Min. 20 ft.	Applicable along collector or arterial streets.
	None	Applicable along private streets. When a driveway approach is present, buildings shall be setback to maintain adequate vision clearance as required under SRC chapter 805.

Accessory Structures		
Accessory to all uses	Min. 12 ft.	Applicable along local streets.
	Min. 20 ft.	Applicable along collector or arterial streets.
	None	Applicable along private streets. When a driveway approach is present, buildings shall be setback to maintain adequate vision clearance as required under SRC chapter 805.
PUD Interior Setbacks—Not Abutting Street		
Interior Front		
Buildings		
All uses	None	
Accessory Structures		
Accessory to all uses	None	
Interior Side		
Buildings		
All uses	None	
Accessory Structures		
Accessory to all uses	None	
Interior Rear		
Buildings		
All uses	None	
Accessory Structures		
Accessory to all uses	None	
Abutting Waterway⁽¹⁾		
Buildings		
Single family	Min. 100 ft.	Applicable to townhouses constructed after March 16, 2022.
	None	Applicable to all other single family. All other setbacks required abutting streets and interior front, side, and rear property lines still apply.
Two family, three family, four family, and multiple family	Min. 100 ft.	
All other uses	None	All other setbacks required abutting streets and interior front, side, and rear property lines still apply.
Accessory Structures		
	None	All other setbacks required abutting streets and interior front, side, and rear property lines still apply.
(1) Waterway setback does not apply to Planned Unit Developments approved prior to March 16, 2022		

- (c) *Height.* Buildings and accessory structures within a PUD shall conform to the height standards set forth in Table 210-4.

TABLE 210-4. HEIGHT

Requirement	Standard	Limitations & Qualifications
Height		
Buildings		
All uses	Max. 35 ft.	Applicable within the RA, RS, RD , RM-I, and RM-II zones
	No Maximum	Applicable within the RH RM-III zone
	Max. 70 ft.	Applicable within the Pine Street Mixed Use
Accessory Structures		
Accessory to all uses	Max. 15 ft.	

(d) *Parking.* Except as provided in this subsection, parking within a PUD shall be developed in conformance with the standards set forth in SRC chapter 806.

(1) *Minimum required parking.* Unless otherwise provided in this chapter, parking within a PUD shall be provided in amounts not less than those set forth in Table 210-5.

TABLE 210-5. PARKING		
Zone/Overlay Zone	Minimum Number of Spaces Required	Limitations & Qualifications
RA, RS , RM-I, RM-II, and RM-III RS zones	2 per dwelling unit	Applicable to single family detached dwelling units. One of the required spaces must be located within a garage or carport; provided, however, an uncovered parking area meeting the standards set forth in subsection (d)(2)(D) of this section may be permitted in lieu of a garage or carport.
	<u>None</u>	<u>Applicable to all other dwelling units located within the CSDP area or one quarter-mile of the Core Network. ⁽¹⁾</u>
	1 per dwelling unit	<u>Applicable to all other dwelling units located outside of the CSDP area or more than one quarter-mile of the Core Network. ⁽¹⁾</u>
RD, RM-I, RM-II, and RH zones	2 per dwelling unit	Applicable to single family detached dwelling units.
	1 per dwelling unit	Applicable to all other dwelling units.
Pine Street Mixed Use Overlay Zone	1 per dwelling unit	There shall be no limit on the maximum number of parking spaces provided.
(1) The distance shall be measured along a route utilizing public or private streets that are existing or will be constructed with the development.		

(2) *Off-street parking development standards.* Parking within a PUD shall conform to the following standards:

(A) *Location.* Required parking spaces shall be located within the planned unit development, and may be either on-street, off-street, or a combination thereof.

(B) *Garage or carport vehicle entrance setback abutting street or flag lot accessway.* The vehicle entrance of a garage or carport facing a street or flag lot accessway shall be set back a minimum of 20 feet from one of the following lines, whichever is closest to the proposed vehicle entrance of the garage or carport:

(i) The street right-of-way line, most interior access easement line, or property line abutting a flag lot accessway;

- (ii) The outside curbline; or
 - (iii) The edge of the sidewalk furthest from the street.
- (C) *Dimensions.* On-street parallel parking spaces shall be at least seven feet in width and 22 feet in length.
- (D) *Landscaping and screening.* All off-street parking areas, other than those within a garage or carport, or on a driveway leading to a garage or carport, shall be effectively landscaped, designed to minimize the effect of a large number of cars in one area, and screened with ornamental evergreens or architectural features such as fences and walls.
- (e) *Side lot lines.* As far as is practicable, side lot lines shall run at right angles to the street upon which the lot faces, except that on curved streets they shall be radial to the curve.
- (f) *Limits on common open space.* Streets, parking areas, traffic circles, and other similar transportation related improvements shall not be considered, or considered to be a part of, common open space.
- (g) *Utilities.* Except for stormwater management facilities, all utility services shall be undergrounded.

CHAPTER 220. – SITE PLAN REVIEW

Sec. 220.005. Site plan review.

- (a) *Applicability.*
 - (1) Except as provided in subsection (a)(2) of this section, site plan review approval is required:
 - (A) Prior to issuance of a building permit, for any development that requires a building permit;
 - (B) Prior to a change of use, when a building permit is not otherwise required; and
 - (C) Prior to commencement of work, for any of the following when a building permit is not otherwise required:
 - (i) Development of a new off-street parking or vehicle use area;
 - (ii) Expansion of an existing off-street parking or vehicle use area, when additional paved surface is added;
 - (iii) Alteration of an existing off-street parking or vehicle use area, when the existing paved surface is replaced with a new paved surface;
 - (iv) Paving of an unpaved area; and
 - (v) Restriping of an off-street parking or vehicular use area, when the layout will be reconfigured.
 - (2) Exemptions.
 - (A) The following development that requires a building permit is exempt from site plan review:
 - (i) Development of a single family use, two family use, three family use, four family use, or cottage cluster on an individual lot, including the construction of accessory structures and paving associated with such uses.
 - (ii) Sign installation.
 - (iii) Ordinary maintenance or repair of existing buildings, structures, utilities, landscaping, and impervious surfaces, and the installation or replacement of operational equipment or fixtures.
 - (iv) The alteration to the facade of a building except in the Mixed Use-I (MU-I), ~~and~~ Mixed Use-II (MU-II), Mixed Use-III (MU-III), Mixed Use-Riverfront (MU-R) zones.

- (v) Interior construction or tenant improvements that involve no change of use or occupancy.
 - (vi) Demolition permit.
 - (vii) Construction of a fence.
 - (B) Any of the activities identified under subsection (a)(1)(C) of this section are exempt from site plan review if they are for a single family use, two family use, three family use, four family use, or cottage cluster on an individual lot.
- (b) *Classes.* The three classes of site plan review are:
- (1) *Class 1 site plan review.* Class 1 site plan review is site plan review for any development under subsection (a)(1) of this section that does not involve a land use decision or limited land use decision, as those terms are defined in ORS 197.015, and that involves either:
 - (A) A change of use or change of occupancy where only construction or improvements to the interior of the building or structure are required; or
 - (B) A change of use when a building permit is not otherwise required.
 - (2) *Class 2 site plan review.* Class 2 site plan review is site plan review for any development under subsection (a)(1) of this section, other than development subject to Class 1 site plan review, that does not involve a land use decision or limited land use decision, as those terms are defined in ORS 197.015.
 - (3) *Class 3 site plan review.* Class 3 site plan review is site plan review for any development under subsection (a)(1) of this section that involves a land use decision or limited land use decision, as those terms are defined in ORS 197.015. As used in this subsection, land use decisions and limited land use decisions include, but are not limited to, any development application that:
 - (A) Requires a Transportation Impact Analysis pursuant to SRC chapter 803;
 - (B) Requires a geotechnical report or geologic assessment under SRC chapter 810, except where a geotechnical report or geologic assessment has already been approved for the property subject to the development application;
 - (C) Requires deviation from clear and objective development standards of the UDC relating to streets, driveways or vision clearance areas;
 - (D) Proposes dedication of right-of-way which is less than the requirements of the Salem Transportation System Plan;
 - (E) Requires deviation from the clear and objective standards of the UDC and where the Review Authority is granted the authority to use limited discretion in deviating from the standard;
 - (F) Involves the imposition of conditions of approval; or
 - (G) Requires a variance, adjustment, or conditional use permit.
- (c) *Procedure type.*
- (1) Class 1 site plan review is processed as a Type I procedure under SRC chapter 300.
 - (2) Class 2 site plan review is processed as a Type I procedure under SRC chapter 300.
 - (3) Class 3 site plan review is processed as a Type II procedure under SRC chapter 300.
 - (4) An application for site plan review may be processed concurrently with an application for a building permit; provided, however, the building permit shall not be issued until site plan review approval has been granted.
- (d) *Submittal requirements for Class 1 site plan review.* In lieu of the application submittal requirements under SRC chapter 300, an application for a Class 1 site plan review shall include a completed application form that shall contain the following information:

- (1) The names and addresses of the applicant(s), the owner(s) of the subject property, and any authorized representative(s) thereof;
 - (2) The address or location of the subject property and its assessor's map and tax lot number;
 - (3) The size of the subject property;
 - (4) The comprehensive plan designation and zoning of the subject property;
 - (5) The type of application(s);
 - (6) A brief description of the proposal; and
 - (7) Signatures of the applicant(s), owner(s) of the subject property, and/or the duly authorized representative(s) thereof authorizing the filing of the application(s).
- (e) *Submittal requirements for Class 2 and Class 3 site plan review.*
- (1) *Class 2 site plan review.* In addition to the submittal requirements for a Type I application under SRC chapter 300, an application for Class 2 site plan review shall include the following:
 - (A) A site plan, of a size and form and in the number of copies meeting the standards established by the Planning Administrator, containing the following information:
 - (i) The total site area, dimensions, and orientation relative to north;
 - (ii) The location of all proposed primary and accessory structures and other improvements, including fences, walls, and driveways, indicating distance from the structures and improvements to all property lines and adjacent on-site structures;
 - (iii) Loading areas, if included in the proposed development;
 - (iv) The size and location of solid waste and recyclables storage and collection areas, and amount of overhead clearance above such enclosures, if included in the proposed development;
 - (v) An indication of future phases of development on the site, if applicable;
 - (vi) All proposed landscape areas on the site, with an indication of square footage and their percentage of the total site area;
 - (vii) The location, height, and material of fences, berms, walls, and other proposed screening as they relate to landscaping and screening required by SRC chapter 807;
 - (viii) The location of all trees and vegetation required to be protected pursuant to SRC chapter 808;
 - (ix) The location of all street trees, if applicable, or proposed location of street trees required to be planted at time of development pursuant to SRC chapter 86; and
 - (x) Identification of vehicle, pedestrian, and bicycle parking and circulation areas, including handicapped parking stalls, disembarking areas, accessible routes of travel, and proposed ramps.
 - (B) An existing conditions plan, of a size and form and in the number of copies meeting the standards established by the Planning Administrator, containing the following information:
 - (i) The total site area, dimensions, and orientation relative to north;
 - (ii) The location of existing structures and other improvements on the site, including accessory structures, fences, walls, and driveways, noting their distance from property lines; and
 - (iii) The location of the 100-year floodplain, if applicable.
 - (C) A grading plan depicting proposed site conditions following completion of the proposed development, when grading of the subject property will be necessary to accommodate the proposed development.
 - (D) A completed trip generation estimate for the proposed development, on forms provided by the City.

- (E) Building elevation drawings for any proposed new buildings and any exterior additions or alterations to existing buildings when the height of the building, or a portion of the building is changed.
 - (F) For development in the Mixed Use-I (MU-I), ~~and~~ Mixed Use-II (MU-II), Mixed Use-III (MU-III), and Mixed Use-Riverfront (MU-R) zones, architectural drawings, renderings, or sketches showing all elevations of the existing buildings and the proposed buildings as they will appear on completion.
- (2) *Class 3 site plan review.* In addition to the submittal requirements for a Type II application under SRC chapter 300, an application for Class 3 site plan review shall include the following:
- (A) All submittal requirements for a Class 2 site plan review under subsection (e)(1) of this section;
 - (B) The zoning district, comprehensive plan designation, and land uses for all properties abutting the site;
 - (C) Driveway locations, public and private streets, bike paths, transit stops, sidewalks, and other bike and pedestrian pathways, curbs, and easements;
 - (D) The elevation of the site at two-foot contour intervals, with specific identification of slopes in excess of 15 percent;
 - (E) The location of drainage patterns and drainage courses, if applicable;
 - (F) A preliminary utility plan showing capacity needs for municipal water, stormwater facilities, and sewer service, and schematic location of connection points to existing municipal water and sewer services;
 - (G) Summary table which includes site zoning designation; total site area; gross floor area by use (e.g., manufacturing, office, retail, storage); building height; itemized number of full size compact and handicapped parking stalls, and the collective total number; total lot coverage proposed, including areas to be paved for parking and sidewalks;
 - (H) A geological assessment or geotechnical report, if required by SRC chapter 810, or a certification from an engineering geologist or a geotechnical engineer that landslide risk on the site is low, and that there is no need for further landslide risk assessment; and
 - (I) A Transportation Impact Analysis, if required by SRC chapter 803.
- (f) *Criteria.*
- (1) *Class 1 site plan review.* An application for a Class 1 site plan review shall be granted if:
- (A) The application involves only a change of use or a change of occupancy, and there is no pending application for an associated land use decision or limited land use decision;
 - (B) Only construction or improvements to the interior of the building or structure will be made;
 - (C) The new use or occupancy will not require exterior improvements to the building or structure or alteration to existing parking, landscaping, or bufferyards;
 - (D) Only clear and objective standards which do not require the exercise of discretion or legal judgment are applicable to the site plan review application; and
 - (E) The application meets all applicable standards of the UDC.
- (2) *Class 2 site plan review.* An application for a Class 2 site plan review shall be granted if:
- (A) Only clear and objective standards which do not require the exercise of discretion or legal judgment are applicable to the application.
 - (B) The application meets all the applicable standards of the UDC.
- (3) *Class 3 site plan review.* An application for Class 3 site plan review shall be granted if:
- (A) The application meets all applicable standards of the UDC;

- (B) The transportation system provides for the safe, orderly, and efficient circulation of traffic into and out of the proposed development, and negative impacts to the transportation system are mitigated adequately;
- (C) Parking areas and driveways are designed to facilitate safe and efficient movement of vehicles, bicycles, and pedestrians; and
- (D) The proposed development will be adequately served with City water, sewer, stormwater facilities, and other utilities appropriate to the nature of the development.

Sec. 260.030. Land Use Designations Upon Annexation

- (a) Territory annexed into the city shall be automatically given the City comprehensive plan designation and zoning designation that is the equivalent to the applicable county zoning designations, as set forth in Table 260-1, unless:
 - (1) The applicant requests a new comprehensive plan designation and/or zoning designation for the territory that is different from the equivalent designation set forth in Table 260-1; or
 - (2) The Council proposes in the resolution initiating the annexation a new comprehensive plan designation and/or zoning designation for the territory that is different from the equivalent designation set forth in Table 260-1.
- (b) Where Table 260-1 identifies more than one equivalent City zoning designation, the applicant shall indicate which zoning designation they are requesting with the application.
- (c) When the existing comprehensive plan designation and county zoning designation of a property does not match any of the comprehensive plan designation and county zoning designation combinations identified under Table 260-1, the applicant shall indicate which comprehensive plan designation and/or zoning designation they are requesting with the application and a minor comprehensive plan map amendment and/or quasi-judicial zone change shall be required.

TABLE 260-1. LAND USE DESIGNATIONS		
POLK COUNTY:		
Polk County/City SACP Designation	Polk County Zone	Equivalent City Zone
Developing residential	SR (Suburban Residential) AR-5 (Acreage Residential - 5 Acres)	RA (Residential Agriculture) <u>NH (Neighborhood Hub)</u>
Single family residential	SR (Suburban Residential)	RS (Single Family Residential) <u>NH (Neighborhood Hub)</u>
Multifamily residential	SR (Suburban Residential)	RM-I (Multiple Family Residential) RM-II (Multiple Family Residential)
Commercial	SR (Suburban Residential)	CO (Commercial Office) CR (Retail Commercial)
Mixed Use	SR (Suburban Residential)	MU-I (Mixed-Use-I)
Parks, Open Space, Outdoor Recreation	SR (Suburban Residential)	PA (Public Amusement)
Industrial	IP (Industrial Park)	IP (Industrial Park)
MARION COUNTY:		

Marion County/City SACP Designation	Marion County Zone	Equivalent City Zone
Developing residential	UT (Urban Transition) UTF (Urban Transition Farm) UD (Urban Development) RS (Single Family Residential)	RA (Residential Agriculture) RS (Single Family Residential) <u>NH (Neighborhood Hub)</u>
Single family residential	RS (Single Family Residential) UD (Urban Development)	RS (Single Family Residential) <u>NH (Neighborhood Hub)</u>
Multifamily residential	RL (Limited Multi-Family Residential)	RM-I (Multiple Family Residential)
Multifamily residential	RM (Multiple Family Residential)	RM-I (Multiple Family Residential) RM-II (Multiple Family Residential)
Multifamily residential	UD (Urban Development)	RM-I (Multiple Family Residential) RM-II (Multiple Family Residential)
Mixed Use	CO (Commercial Office) CR (Commercial Retail) CG (Commercial General)	MU-I (Mixed Use-I) MU-II (Mixed Use-II) <u>MU-III (Mixed Use-III)</u> <u>MU-R (Mixed Use-R)</u>
Mixed Use	RM (Multiple Family)	MU-II (Mixed-Use-II)
Commercial	CO (Commercial Office)	CO (Commercial Office)
Commercial	CR (Commercial Retail)	CR (Retail Commercial)
Commercial	CG (Commercial General)	CG (General Commercial)
Industrial-commercial	HC (Highway Commercial) IC (Industrial Commercial)	IC (Industrial Commercial)
Industrial	IP (Industrial Park)	IP (Industrial Park)
Industrial	IG (General Industrial)	IG (General Industrial)
Industrial	IH (Heavy Industrial)	II (Intensive Industrial) <u>IG (General Industrial)</u>
Community Service Airport	P (Public)	PS (Public Service)
Community Service Cemetery	P (Public)	PC (Public and Private Cemeteries)
Community Service Education	P (Public)	PE (Public and Private Educational Services)
Community Service Government	P (Public)	PS (Public Service)
Community Service Hospital	P (Public)	PH (Public and Private Health Services)
Community Service Sewage - Solid Waste	P (Public)	PS (Public Service)
Parks, open space, and outdoor recreation	P (Public)	PA (Public Amusement)

CHAPTER 300. - PROCEDURES FOR LAND USE APPLICATIONS AND LEGISLATIVE LAND USE PROPOSALS

Sec. 300.100. Procedure types.

(a) Unless otherwise provided in the UDC, land use actions required under the UDC are classified as one of four procedure types set forth in Table 300-1. The procedure type governs the decision-making process for the specific land use application.

TABLE 300-1. LAND USE PROCEDURE TYPES			
Procedure Type	Decision Process	Decision Type	Process Description
Type I	Ministerial	Permit	Type I procedure is used when there are clear and objective standards and criteria that do not require interpretation or the exercise of policy or legal judgment in their application. Decisions on Type I applications are made by staff. Public notice and hearing are not required.
Type II	Administrative	Limited Land Use	Type II procedure is used when the standards and criteria require limited discretion or legal judgment in their application. Decisions on Type II applications are made by staff. Public notice and opportunity to comment prior to issuance of a decision is provided. A public hearing is not required unless the decision is appealed.
Type III	Quasi-Judicial	Land Use	Type III procedure is used when the standards and criteria require discretion or legal judgment in their application. Decisions on Type III applications are made by the Hearings Officer, Historic Landmarks Commission, or Planning Commission. Public notice and hearing are required. The decision may be appealed.
Type IV	Quasi-Judicial	Land Use	Type IV procedure is used for site-specific land use actions initiated by an applicant, the Historic Landmarks Commission, Planning Commission, or Council. Type IV applications result in a recommendation from the Planning Commission or Historic Landmarks Commission to the Council, which then makes the final decision. Public notice and hearings are required for both the initial hearing making recommendation and subsequent hearing taking final action.

(b) The specific procedure type assigned to a land use application is specified in Table 300-2.

(c) When the procedure type for a land use application is not identified in Table 300-2, specified elsewhere in the UDC, or otherwise required by law, the Planning Administrator shall determine the applicable procedure based

on the guidelines in this subsection. Questions as to the appropriate procedure shall be resolved in favor of the procedure type providing the greatest notice and opportunity to participate by the public.

(1) Type I procedures shall be used when the land use action will be based on standards and criteria that do not require interpretation or the exercise of policy or legal judgment.

(2) Type II procedures shall be used when the land use action will be based on standards or criteria that require only limited discretion or legal judgment.

(3) Type III procedures shall be used when the land use action will be based on standards and criteria that require the exercise of discretion or legal judgment.

(4) Type IV procedures shall be used when the land use action will be based on standards and criteria that require the exercise of discretion or legal judgment, and where the land use application must first be referred to an advisory body for review and recommendation to the Council, which then makes the decision.

(d) Notwithstanding any other provision in this section, and upon payment of the applicable fee, an applicant may choose to process a land use application that would be a Type I procedure as a Type II or Type III procedure, or to process a land use application that would be a Type II procedure as a Type III procedure.

TABLE 300-2. LAND USE APPLICATIONS BY PROCEDURE TYPE

		Application Pre-Submittal			Review Authority			
Application	Procedure Type	Pre-App. Required	N.A Contact	Open House	Decision	Appeal	Council Review	Applicable Code Chapter(s)
Adjustment								
Class 1 adjustment	II	N	N	N	PA	HO	N	SRC 250
Class 1 adjustment (modification)	II	N	N	N	PA	HO	N	SRC 250
Class 2 adjustment	II	N	N	N	PA	HO	N	SRC 250
Class 2 adjustment (modification)	II	N	N	N	PA	HO	N	SRC 250
Airport overlay zone height variance	I	N	N	N	PA	-	N	SRC 602
Annexation								
Annexation without comprehensive plan map amendment and/or zone change	III	Y	N	N	CC	-	N	SRC 260

Annexation with comprehensive plan map amendment and/or zone change	IV	Y	Y ⁽¹⁾	Y ⁽¹⁾	PC - Recommendation; CC - Decision	-	N	SRC 260
Comprehensive plan map amendment (minor)	III	Y	N	Y	PC	CC	Y	SRC 64
Conditional use	III	Y	Y	N	HO	PC	Y	SRC 240
Conditional use (modification)	II	N	N	N	PA	HO	Y	SRC 240
Design review								
Class 1 design review	I	Y	N	N	PA	-	N	SRC 225
Class 1 design review (modification)	I	N	N	N	PA	-	N	SRC 225
Class 2 design review	II	Y	N	N	PA	PC	N	SRC 225
Class 2 design review (modification)	II	N	N	N	PA	PC	N	SRC 225
Class 3 design review	III	Y	Y	N	PC	CC	Y	SRC 225
Class 3 design review (modification)	II	N	N	N	PA	PC	Y	SRC 225
Driveway approach permit								
Class 1 driveway approach permit	I	N	N	N	PWD	-	N	SRC 804
Class 2 driveway approach permit	II	N	N	N	PWD	HO	N	SRC 804
Extensions								
Class 1 Extension	I	N	N	N	PA	-	N	SRC 300
Class 2 Extension	II	N	N	N	PA	HO	Y <u>N</u>	SRC 300
Fairview Mixed-Use Zone								
Fairview plan	III	Y	Y	Y	PC	CC	Y	SRC 530
Fairview plan amendment	III	Y	N	Y	PC	CC	Y	SRC 530

Refinement plan	III	Y	N	Y	PC	CC	Y	SRC 530
Refinement plan amendment (minor)	II	Y	Y	N	PA	PC	Y	SRC 530
Refinement plan amendment (major)	III	Y	N	Y	PC	CC	Y	SRC 530
Floodplain Overlay Zone								
Floodplain development permit	I	N	N	N	BO & PWD	-	N	SRC 601
Floodplain Overlay Zone Variance	III	N	N	N	HO	CC	Y	SRC 601
Historic Review								
Class 1 minor historic design review	I	N	N	N	PA	-	N	SRC 230
Class 2 minor historic design review	II	N	N	N	PA	HLC	N	SRC 230
Class 3 major historic design review	III	N	N	N	HLC	HO	N	SRC 230
Class 3 major historic design review—new construction	III	N	N	N	HLC	HO	Y	SRC 230
Historic resource adaptive reuse	III	N	Y	N	HO	PC	Y	SRC 231
Historic resource adaptive reuse expansion	III	N	Y	N	HO	PC	Y	SRC 231
Determination of historic resource relocation feasibility	I	N	N	N	PA	-	N	SRC 230
Historic resource relocation	III	N	N	N	HLC	CC	Y	SRC 230
Historic resource demolition	III	N	N	Y	HLC	CC	Y	SRC 230

Class 1 historic accessory structure demolition	I	N	N	N	PA	-	N	SRC 230
Class 2 historic accessory structure demolition	III	N	N	Y	HLC	CC	Y	SRC 230
Local historic resource designation	IV	N	N	N	HLC - Recommendation; CC - Decision	-	N	SRC 230
Class 1 local historic resource designation removal	I	N	N	N	PA	-	N	SRC 230
Class 2 local historic resource designation removal	IV	N	N	N	HLC - Recommendation; CC - Decision	-	N	SRC 230
Landscaping permit	I	N	N	N	PA	-	N	SRC 807
Landslide hazard construction permit	I	N	N	N	PWD	HO	N	SRC 810
Manufactured dwelling park permit	II	Y	N	N	PA	HO	N	SRC 235
Manufactured dwelling park permit (modification)	II	N	N	N	PA	HO	N	SRC 235
Middle housing land division								
Tentative plan ⁽²⁾	Per ORS	N	Y	N	PA	HO	N	SRC 205
	II	N	Y	N	PA	PC	Y	
Final plat	Exempt	N	N	N	PA	-	N	SRC 205
Neighborhood center master plan								
Class 1 NCMP	III	Y	Y	N	PC	CC	Y	SRC 215
Class 2 NCMP	III	Y	Y	N	PC	CC	Y	SRC 215
Class 2 NCMP detailed plan (subsequent phases)	II	N	Y	N	PA	PC	Y	SRC 215

Class 3 NCMP (first subarea)	III	Y	Y	N	PC	CC	Y	SRC 215
Class 3 NCMP (subsequent subareas)	III	Y	Y	N	PC	CC	Y	SRC 215
NCMP amendment (minor)	II	N	Y	N	PA	PC	Y	SRC 215
NCMP amendment (major)	III	N	Y	N	PC	CC	Y	SRC 215
Neighborhood plan map amendment	III	Y	Y	N	PC	CC	Y	SRC 64
Nonconforming use extension, alteration, expansion, or substitution	III	Y	Y	N	HO	PC	Y	SRC 270
Partition								
Tentative plan	II	N	Y	N	PA	PC	Y	SRC 205
Tentative plan (modification)	II	N	N	N	PA	PC	Y	SRC 205
Final plat	Exempt	N	N	N	PA	-	N	SRC 205
Planned unit development								
Tentative plan	III	Y	Y	N	PC	CC	Y	SRC 210
Tentative plan (modification)	II	N	N	N	PA	PC	Y	SRC 210
Final plan	II	N	N	N	PA	-	N	SRC 210
Final plan (modification)	II	N	N	N	PA	-	N	SRC 210
Property line adjustment	I	N	N	N	PA	-	N	SRC 205
Replat								
Tentative plan	II	N	N	N	PA	PC	Y	SRC 205
Tentative plan (modification)	II	N	N	N	PA	PC	Y	SRC 205
Final plat	Exempt	N	N	N	PA	-	N	SRC 205

Signs								
Sign permit	I	N	N	N	PA	-	N	SRC 900
Sign adjustment	II	N	N	N	PA	-	N	SRC 900
Sign conditional use permit	III	N	Y	N	HO	PC	Y	SRC 900
Sign variance	III	N	Y	N	HO	PC	Y	SRC 900
Site Plan Review								
Class 1 site plan review	I	N	N	N	PA	-	N	SRC 220
Class 1 site plan review (modification)	I	N	N	N	PA	-	N	SRC 220
Class 2 site plan review	I	N	N	N	PA	-	N	SRC 220
Class 2 site plan review (modification)	I	N	N	N	PA	-	N	SRC 220
Class 3 site plan review	II	N	Y	N	PA	HO	Y ⁽³⁾	SRC 220
Class 3 site plan review (modification)	II	N	N	N	PA	HO	Y ⁽³⁾	SRC 220
South Waterfront Mixed-Use Zone								
Development phasing plan	II	N	N	N	PA	HO	Y	SRC 531
Development phasing plan (modification)	II	N	N	N	PA	HO	Y	SRC 531
Subdivision								
Tentative plan	II	N	Y	N	PA	PC	Y	SRC 205
Tentative plan (modification)	II	N	N	N	PA	PC	Y	SRC 205
Phased subdivision tentative plan	II	N	Y	N	PA	PC	Y	SRC 205
Phased subdivision tentative plan (modification)	II	N	N	N	PA	PC	Y	SRC 205

Manufactured dwelling park subdivision tentative plan	II	N	N	N	PA	PC	Y	SRC 205
Manufactured dwelling park subdivision tentative plan (modification)	II	N	N	N	PA	PC	Y	SRC 205
Final plat	Exempt	N	N	N	PA	-	N	SRC 205
<u>Modification of subdivision condition of approval designating lots for neighborhood hub uses or middle housing dwelling units</u>	<u>I</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>PA</u>	<u>-</u>	<u>N</u>	<u>SRC 205</u>
Temporary Use Permit								
Class 1 temporary use permit	I	N	N	N	PA	-	N	SRC 701
Class 2 temporary use permit	II	N	N	N	PA	HO	N	SRC 701
Tree & vegetation removal								
Tree Conservation Plan	I	N	N	N	PA	HO	N	SRC 808
Tree conservation plan adjustment	I	N	N	N	PA	HO	N	SRC 808
Tree & vegetation removal permit	I	N	N	N	PA	-	N	SRC 808
Tree variance	II	N	N	N	PA	HO	Y	SRC 808
Urban growth management								
Urban service area amendment	IV	N	N	N	CC	-	N	SRC 200
Urban Growth Preliminary Declaration	II	N	N	N	PA	CC	Y	SRC 200
Urban Growth Preliminary Declaration (Amendment)	II	N	N	N	PA	CC	Y	SRC 200

Validation of unit of land	II	Y	N	N	PA	HO	N	SRC 205
Variance	III	Y	Y	N	HO	PC	Y	SRC 245
Variance (modification)	III	N	N	N	HO	PC	Y	SRC 245
Willamette Greenway								
Class 1 greenway development permit	II	N	Y	N	PA	HO	Y	SRC 600
Class 2 greenway development permit	III	Y	Y	N	HO	PC	Y	SRC 600
Wireless communication facilities								
Temporary siting permit	I	N	N	N	PA	-	N	SRC 703
Class 1 siting permit	I	N	N	N	PA	-	N	SRC 703
Class 2 siting permit	II	N	N	N	PA	HO	Y	SRC 703
Class 3 siting permit	III	Y	N	N	HO	PC	Y	SRC 703
Wireless communication facilities adjustment	II	Y	N	N	PA	HO	Y	SRC 703
Zone change (quasi-judicial)	III	Y	Y	N	HO	CC	Y	SRC 265
Limitations and Qualifications (1) Annexation applications with a quasi-judicial zone change are required to provide neighborhood contact pursuant to SRC 300.310. Annexation applications with a comprehensive plan map amendment are required to conduct an open house pursuant to SRC 300.320. Annexation applications with both a comprehensive plan map amendment and zone change are required to only conduct an open house. (2) The tentative plan of a middle housing land division shall be reviewed according to the procedures of ORS 197.360 through ORS 197.380 unless an applicant requests the application be reviewed according to the procedures of SRC Chapter 300. If an applicant requests review of the application based on the procedures of SRC Chapter 300, the application shall be processed as a Type II procedure. (3) Decision eligible for City Council Review only upon receipt of an appeal. See SRC 300.520(f)(4)(A).								
LEGEND								
PA - Planning Administrator; BO - Building Official; CDD - Community Development Director; PWD - Public Works Director; HO - Hearings Officer; HLC - Historic Landmarks Commission; PC - Planning Commission; CC - City Council								

CHAPTER 510. – RA—RESIDENTIAL AGRICULTURE

Sec. 510.005. Uses.

- (a) Except as otherwise provided in this section, the permitted (P), special (S), conditional (C), and prohibited (N) uses in the RA zone are set forth in Table 510-1.

TABLE 510-1. USES		
Use	Status	Limitations & Qualifications
Household Living		
Single family	P	The following single family activities: <ul style="list-style-type: none"> ■ Single family detached dwelling. ■ Residential home, as defined under ORS 197.660. ■ Manufactured dwelling park, subject to SRC chapter 235.
	S	The following single family activities: <ul style="list-style-type: none"> ■ Manufactured home, subject to SRC 700.025. ■ Townhouse, subject to SRC 700.085. ■ Zero side yard dwelling, subject to SRC 700.095.
	N	All other single family.
Two family	P	
Three family	S	Three family, subject to SRC 700.081.
Four family	S	Four family, subject to SRC 700.081.
Multiple family	S	Cottage cluster, subject to SRC 700.011.
	N	All other multiple family.
Group Living		
Room and board	N	
Residential care	C	Residential facility, as defined under ORS 197.660, when located on a lot with frontage on an arterial or collector street.
	N	All other residential care.
Nursing care	C	Nursing care, when located on a lot with frontage on an arterial or collector street.
	N	All other nursing care.
Lodging		
Short-term commercial lodging	C	Short-term rentals.
	N	All other short-term commercial lodging.
Long-term commercial lodging	N	
Nonprofit shelters	C	Nonprofit shelters serving 5 or fewer persons, when located on a lot with frontage on an arterial or collector street.
	P	Nonprofit shelters for victims of domestic violence serving 10 or fewer persons.
	N	All other nonprofit shelters.
Retail Sales and Service		
Eating and drinking establishments	N	

Retail sales	P	Retail sales of agricultural products, when the sales area does not exceed 1,000 square feet in size.
	N	All other retail sales.
Personal services	C	The following personal services activities: ■ Beauty salons. ■ Barber shops.
	N	All other personal services.
Postal services and retail financial services	N	
Business and Professional Services		
Office	C	Landscape architects and planners.
	N	All other office.
Audio/visual media production	N	
Laboratory research and testing	N	
Motor Vehicle, Trailer, and Manufactured Dwelling Sales and Services		
Motor vehicle and manufactured dwelling and trailer sales	N	
Motor vehicle services	N	
Commercial parking	N	
Park-and-ride facilities	N	
Taxicabs and car services	N	
Heavy vehicle and trailer sales	N	
Heavy vehicle and trailer service and storage	N	
Recreation, Entertainment, and Cultural Services and Facilities		
Commercial entertainment—indoor	N	
Commercial entertainment—outdoor	S	Golf courses, subject to SRC 700.015.
	N	All other commercial entertainment—outdoor.
Major event entertainment	N	
Recreational and cultural community services	P	Libraries.
	S	Golf courses, subject to SRC 700.015.
	C	All other recreational and cultural community services.
Parks and open space	C	Arboreta and botanical gardens.
	P	All other parks and open space.
Nonprofit membership assembly	C	
Religious assembly	S	Religious assembly, subject to SRC 700.055.
Health Services		
Medical centers/hospitals	N	
Outpatient medical services and laboratories	N	
Educational Services		
Day care	P	The following day care activities: ■ Child day care home. ■ Adult day care home.

	C	The following day care activities: ■ Child day care center. ■ Adult day care center.
	N	All other day care.
Basic education	S	Basic education, subject to SRC 700.010.
Post-secondary and adult education	N	
Civic Services		
Governmental services	N	
Social services	S	Social services, subject to SRC 700.080.
Governmental maintenance services and construction	N	
Public Safety		
Emergency services	N	The following emergency services activities: ■ Ambulance stations. ■ Ambulance service facilities.
	P	All other emergency services.
Detention facilities	N	
Military installations	N	
Funeral and Related Services		
Cemeteries	N	
Funeral and cremation services	N	Crematories.
	C	All other funeral and cremation services.
Construction Contracting, Repair, Maintenance, and Industrial Services		
General repair services	N	
Building and grounds services and construction contracting	C	The following building and grounds services and construction contracting activities: ■ Landscape, lawn, and garden services. ■ Tree and shrub services.
	N	All other building and grounds services and construction contracting.
Cleaning plants	N	
Industrial services	N	
Wholesale Sales, Storage, and Distribution		
General wholesaling	N	
Heavy wholesaling	N	
Warehousing and distribution	N	
Self-service storage	N	
Manufacturing		
General manufacturing	N	
Heavy manufacturing	N	
Printing	N	
Transportation Facilities		
Aviation facilities	N	
Passenger ground transportation facilities	P	Transit stop shelters.
	N	All other passenger ground transportation facilities.
Marine facilities	N	

Utilities		
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	N	
Data center facilities	N	
Fuel dealers	N	
Waste-related facilities	N	
Mining and Natural Resource Extraction		
Petroleum and natural gas production	N	
Surface mining	N	
Farming, Forestry, and Animal Services		
Agriculture	N	Marijuana production.
	P	All other agriculture.
Forestry	P	
Agriculture and forestry services	N	
Keeping of livestock and other animals	P	Raising of livestock, fowl, and other animals by residents of the premises for their own private noncommercial use on a lot 10,000 square feet or greater.
	C	All other keeping of livestock and other animals.
Animal services	S	Small animal veterinary services, subject to SRC 700.075.
	C	All other animals services.
Other Uses		
Accessory short-term rentals	S	Accessory short-term rental, subject to SRC 700.006.
Temporary uses	P	<p>The following temporary uses:</p> <ul style="list-style-type: none"> ■ Christmas tree sales, subject to SRC 701.015. ■ Emergency shelter, subject to SRC 701.025, when located on the site of a religious assembly use. ■ Managed temporary village, subject to SRC 701.030, when located on the site of a religious assembly use. ■ Residential sales/development office, subject to SRC 701.040. ■ Replacement single family dwelling, subject to SRC 701.035.
Home occupations	S	Home occupations, subject to SRC 700.020.
Guest houses and guest quarters	P	Guest houses and guest quarters are permitted as an accessory use to single family, provided such houses and quarters are dependent upon the main building for either kitchen or bathroom facilities, or both, and are used for temporary lodging and not as a place of residence.

Storage of commercial vehicle as an accessory use to household living	P	Storage of a commercial vehicle as an accessory use to household living is permitted, provided no more than 1 commercial vehicle is stored per dwelling unit.
Historic resource adaptive reuse pursuant to SRC chapter 230	Allowed	Historic resource adaptive reuse pursuant to SRC chapter 230 is allowed, subject to SRC 230.085.
Accessory dwelling units	S	Accessory dwelling units, subject to SRC 700.007.
Live-work units	S	Live-work units, subject to SRC 700.021

- (b) Continued uses. Existing, legally-established uses established prior to [Insert Effective Date of Ordinance], cottage housing within the RA zone constructed prior to May 15, 1979, but which would otherwise be made non-conforming by this chapter, ~~is~~are hereby deemed a continued uses.
- (1) Building or structures housing a continued use may be structurally altered or enlarged, or rebuilt following damage or destruction, provided such alteration, enlargement, or rebuilding complies with the standards set forth in SRC 510.010(e).
 - (2) Cease of occupancy of a building or structure for a continued use shall not preclude future use of the building or structure for that use; provided, however, conversion of the building or structure to another use shall thereafter prevent conversion back to that use.
- (c) Neighborhood hub uses. Any use that is a permitted use within the Neighborhood Hub (NH) zone shall be a permitted use on lots created pursuant to SRC 510.010(a).

Sec. 510.010. Development standards.

Development within the RA zone must comply with the development standards set forth in this section.

- (a) Land divisions in the RA zone. When land is subdivided in the RA zone that is at least 10 acres in size, includes or abuts an existing or planned collector or minor arterial street, and is located more than one-quarter mile from all commercial, mixed-use, and neighborhood hub zones; neighborhood hub uses shall be allowed on at least two of the lots that are created, provided all of the following standards are met:
- (1) The lots shall be contiguous. For the purposes of this standard, any lots that are only separated by right-of-way may be considered contiguous.
 - (2) At least one of the lots shall be located on an existing or planned collector or minor arterial street.
- (ba) Lot standards. Lots within the RA zone shall conform to the standards set forth in Table 510-2.

TABLE 510-2. LOT STANDARDS		
Requirement	Standard	Limitations & Qualifications
Lot Area		
Single family	Min. 1,500 sq. ft.	Applicable to townhouses.
	Min. 4,000 sq. ft.	Applicable to all other single family.
Two family	Min. 4,000 sq. ft.	
Three family	Min. 5,000 sq. ft.	
Four family and multiple family	Min. 7,000 sq. ft.	
Nonprofit shelters	Min. 4,000 sq. ft.	Applicable to nonprofit shelters serving victims of domestic violence.
	Min. 6,000 sq. ft.	Applicable to all other nonprofit shelters.
All other uses	Min. 6,000 sq. ft.	

Infill lot	Min. 5,500 sq. ft.	Applicable to all infill lots, unless a greater minimum lot area is required for the specific use.
Lot Width		
Single family	Min. 20 ft.	Applicable to townhouses.
	Min. 40 ft.	Applicable to all other single family.
Two family, three family, four family, and multiple family	Min. 40 ft.	
All other uses	Min. 60 ft.	
Lot Depth		
Single family	Min. 70 ft.	
	Min. 120 ft.	Applicable to double frontage lots.
	No Max.	Applicable to townhouses.
	Max. 300% of average lot width	Applicable to all other single family.
Two Family	Min. 70 ft.	
	Min. 120 ft.	Applicable to double frontage lots.
	Max. 300% of average lot width	
All other uses	Min. 80 ft.	
	Min. 120 ft.	Applicable to double frontage lots.
	Max. 300% of average lot width	
Street Frontage		
Single family	Min. 20 ft.	Applicable to townhouses.
	Min. 40 ft.	Applicable to all other single family
	Min. 30 ft.	Applicable to all other single family, excluding townhouses, when located on lots fronting on the turnaround of a cul-de-sac street or the outside curve of a curved street having a radius of 200 feet or less and a direction change of 60 degrees or more. In no case shall the lot width be less than 40 ft. at the front building setback line.
Two family, three family, four family, and multiple family	Min. 40 ft.	
	Min. 30 ft.	Applicable to lots fronting on the turnaround of a cul-de-sac street or the outside curve of a curved street having a radius of 200 feet or less and a direction change of 60 degrees or more. In no case shall the lot width be less than 40 ft. at the front building setback line.
All other uses	Min. 60 ft.	

(c) Dwelling unit density. Dwelling unit density within the RA zone shall conform to the standards set forth in this subsection.

(1) Subdivisions. A site that is at least 5 acres in size and is subdivided shall comply with the following standards:

(A) The subdivision shall meet a minimum density of 5.5 units per acre. Notwithstanding SRC 700.007(a)(6)(A), accessory dwelling units may count toward this minimum density standard.

(B) At least 15 percent of the dwelling units that will be constructed on the lots shall be middle housing.

(2) All other development. Except for land divisions, all other development shall conform to the following standards:

(A) Within a quarter-mile of the Core Network. Except as provided in subsection (ii) below, development that is exclusively residential on lots or parcels that are vacant as of [Insert Effective Date of Ordinance] and located within one-quarter mile of the Core Network shall have a minimum density of 15 units per acre. Notwithstanding the minimum density, no more than 12 dwelling units shall be permitted on an individual lot.

(i) For the purposes of determining distance from the Core Network, the distance shall be measured along a route utilizing public or private streets that are existing or will be constructed with the development.

(ii) Exceptions. The following are exempt from the dwelling unit density standard:

(aa) Accessory dwelling units;

(bb) Development on a vacant lot or parcel platted within 10 years prior to the [effective date of this ordinance].

(B) More than a quarter-mile of the Core Network. There shall be no required minimum density for development except as provided in this subsection (2) and for cottage clusters as required in SRC 700.011.

(3) For the purposes of calculating the minimum density in subsections (1) and (2) above, the following land and water areas may be excluded from the total site area:

(A) Riparian corridors, provided the land is not developed or graded;

(B) Land with slopes exceeding 25 percent, provided the land is not developed or graded;

(C) Stormwater facilities dedicated or sold to the City; and

(D) Open space that will preserve significant natural features, provided that the perpetual maintenance and operation of that open space is provided by a home owners' association.

(E) In addition to (A) through (D) above, special setbacks may be excluded from the total site area when calculating the minimum density required for all other development that is exclusively residential and located within a quarter-mile of the Core Network as provided in subsection (2)(A) above.

(d~~b~~) Setbacks. Setbacks within the RA zone shall be provided as set forth in Table 510-3.

TABLE 510-3. SETBACKS		
Requirement	Standard	Limitations & Qualifications
Abutting Street		
Buildings		
Multiple family	Min. 10 ft.	
All other uses	Min. 12 ft.	

	Min. 20 ft.	Applicable along collector or arterial streets.
Accessory Structures		
Multiple family	Min. 10 ft.	
Accessory to all other uses	None	Applicable to accessory structures not more than 4 ft. in height.
	Min. 12 ft.	Applicable to accessory structures greater than 4 ft. in height.
	Min. 20 ft.	Applicable to accessory structures greater than 4 ft. in height, when located in a yard adjacent to a collector or arterial street.
Interior Front		
Buildings		
Multiple family	Min. 10 ft.	
All other uses	Min. 12 ft.	
Accessory Structures		
Multiple family	Min. 10 ft.	
Accessory to all other uses	None	Applicable to accessory structures not more than 4 ft. in height.
	Min. 12 ft.	Applicable to accessory structures greater than 4 ft. in height.
Interior Side		
Buildings		
Single family	Min. 5 ft.	Applicable to new buildings, other than zero side yard dwellings and townhouses.
	Min. 3 ft.	Applicable to existing buildings, other than zero side yard dwellings and townhouses.
	Per SRC 700.085	Applicable to townhouses.
	Per SRC 700.095	Applicable to zero side yard dwellings.
Two family, three family, four family, and multiple family	Min. 5 ft.	Applicable to new buildings.
	Min. 3 ft.	Applicable to existing buildings.
All other uses	Min. 5 ft.	Applicable to buildings not more than 35 ft. in height.
	Min. 5 ft., plus 1 ft. for each 1 ft. of height over 35 ft., but need not exceed 20 ft. in depth.	Applicable to buildings greater than 35 ft. in height.
Infill lot	Min. 10 ft.	Applicable to buildings not more than 35 ft. in height where the interior side setback abuts lots zoned RA or RS.
	Min. 10 ft., plus 1 ft. for each 1 ft. of height over 35 ft., but need not exceed 20 ft. in depth.	Applicable to buildings greater than 35 ft. in height where the interior side setback abuts lots zoned RA or RS.
	Min. 5 ft.	Applicable to buildings not more than 35 ft. in height where the interior side setback abuts lots zoned other than RA or RS.

	Min. 5 ft., plus 1 ft. for each 1 ft. of height over 35 ft., but need not exceed 20 ft. in depth.	Applicable to buildings greater than 35 ft. in height where the interior side setback abuts lots zoned other than RA or RS.
Accessory Structures		
Accessory to all uses; infill lot	None	Applicable to accessory structures having at least 1 wall which is an integral part of a fence.
	Min. 5 ft.	Applicable to all other accessory structures.
Interior Rear		
Buildings		
Multiple family	Min. 10 ft.	
All other uses	Min. 14 ft.	Applicable to any portion of a building not more than 1 story in height.
	Min. 20 ft.	Applicable to any portion of a building greater than 1 story in height.
Accessory Structures		
Multiple family	Min. 10 ft.	
Accessory to all other uses	None	Applicable to accessory structures not more than 9 ft. in height.
	Min. 1 ft. for each 1 ft. of height over 9 feet.	Applicable to accessory structures greater than 9 ft. in height.
	Min. 1 ft.	Applicable to accessory structures adjacent to an alley, unless a greater setback is required based on the height of the accessory structure.
Abutting Waterway		
Buildings		
Single Family	Min. 100 ft.	Applicable to townhouses constructed after March 16, 2022.
	None	Applicable to all other single family. All other setbacks required abutting streets and interior front, side, and rear property lines still apply.
Two family, three family, four family, and multiple family	Min. 100 ft.	Applicable to new buildings constructed after March 16, 2022. Existing buildings constructed prior to March 16, 2022 located within the 100-foot setback may be rebuilt in the same location within the same building footprint.
All other uses	None	All other setbacks required abutting streets and interior front, side, and rear property lines still apply.
Accessory Structures		
Accessory to all uses	None	All other setbacks required abutting streets and interior front, side, and rear property lines still apply.

(ee) *Lot coverage; height.* Buildings and accessory structures within the RA zone shall conform to the lot coverage and height standards set forth in Table 510-4.

TABLE 510-4. LOT COVERAGE; HEIGHT		
Requirement	Standard	Limitations & Qualifications
Lot Coverage		

Buildings and Accessory Structures		
Single family, two family, three family, and four family	Max. 60%	
Multiple family	No Max.	
Nonprofit shelters	Max. 60%	Applicable to nonprofit shelters serving victims of domestic violence.
	Max. 35%	Applicable to all other nonprofit shelters.
All other uses	Max. 35%	
Rear Yard Coverage		
Buildings		
All uses	N/A	
Accessory Structures		
Accessory to single family and two family	Max. 25%	
Accessory to all other uses	No Max.	
Height		
Buildings		
Single family, two family, three family, and four family	Max. 35 ft.	
Multiple family	Max. 25 ft. or two-stories, whichever is greater	Two-story building height shall not exceed 35 ft.
All other uses	Max. 50 ft.	
Accessory Structures		
Accessory to all uses	Max. 15 ft.	

(d) *Development standards for continued uses.* Buildings or structures housing a continued use may be structurally altered or enlarged, or rebuilt following damage or destruction, provided such alteration, enlargement, or rebuilding complies with the following standards:

- (1) The altered, enlarged, or rebuilt building or structure shall conform to development standards set forth in this chapter, and to all other applicable provisions of the UDC; or-
- ~~(2) Any building or structure altered or enlarged shall not exceed the square footage and height of the original building or structure by more than 20 percent.~~
- ~~(3) Any building or structure rebuilt shall be located on the same location on the lot as the original building or structure and may be enlarged, provided the enlargement does not increase the building or structure's nonconformity to development standards set forth in this chapter and all other applicable provisions of the UDC, or in compliance with the setbacks set forth in Table 510-3. The square footage and height of the rebuilt building or structure shall not exceed the square footage and height of the original building or structure by more than 20 percent.~~

(g) *Development standards for neighborhood hub uses.* In lieu of the development standards in this zone, neighborhood hub uses allowed pursuant to SRC 510.005(c) shall comply with the development standards set forth in the NH zone.

CHAPTER 511. – RS—SINGLE FAMILY RESIDENTIAL

Sec. 511.005. Uses.

- (a) Except as otherwise provided in this section, the permitted (P), special (S), conditional (C), and prohibited (N) uses in the RS zone are set forth in Table 511-1.

TABLE 511-1. USES		
Use	Status	Limitations & Qualifications
Household Living		
Single family	P	The following single family activities: <ul style="list-style-type: none"> ■ Single family detached dwelling. ■ Residential home, as defined under ORS 197.660. ■ Manufactured dwelling park, subject to SRC chapter 235.
	S	The following single family activities: <ul style="list-style-type: none"> ■ Manufactured home, subject to SRC 700.025. ■ Townhouse, subject to SRC 700.085. ■ Zero side yard dwelling, subject to SRC 700.095.
	N	All other Single Family.
Two family	P	
Three family	S	Three family, subject to SRC 700.081.
Four family	S	Four family, subject to SRC 700.081.
Multiple family	S	Cottage cluster, subject to SRC 700.011.
	N	All other multiple family.
Group Living		
Room and board	N	
Residential care	C	Residential facility, as defined under ORS 197.660, when located on a lot with frontage on an arterial or collector street.
	N	All other residential care.
Nursing care	C	Nursing care, when located on a lot with frontage on an arterial or collector street.
	N	All other nursing care.
Lodging		
Short-term commercial lodging	C	Short-term rentals.
	N	All other short-term commercial lodging.
Long-term commercial lodging	N	
Nonprofit shelters	C	Nonprofit shelters serving 5 or fewer persons, when located on a lot with frontage on an arterial or collector street.
	P	Nonprofit shelters for victims of domestic violence serving 10 or fewer persons.
	N	All other nonprofit shelters.
Retail Sales and Service		
Eating and drinking establishments	N	

Retail sales	N	
Personal services	C	The following personal services activities: ■ Beauty salons. ■ Barber shops.
	N	All other personal services.
Postal services and retail financial services	N	
Business and Professional Services		
Office	N	
Audio/visual media production	N	
Laboratory research and testing	N	
Motor Vehicle, Trailer, and Manufactured Dwelling Sales and Services		
Motor vehicle and manufactured dwelling and trailer sales	N	
Motor vehicle services	N	
Commercial parking	N	
Park-and-ride facilities	N	
Taxicabs and car services	N	
Heavy vehicle and trailer sales	N	
Heavy vehicle and trailer service and storage	N	
Recreation, Entertainment, and Cultural Services and Facilities		
Commercial entertainment—indoor	N	
Commercial entertainment—outdoor	S	Golf courses, subject to SRC 700.015.
	N	All other commercial entertainment—outdoor.
Major event entertainment	N	
Recreational and cultural community services	P	Libraries.
	S	Golf courses, subject to SRC 700.015.
	C	Community or neighborhood club buildings, including swimming pools and similar recreation facilities when operated by a nonprofit community club.
	N	All other recreation and cultural community services.
Parks and open space	N	Arboreta and botanical gardens.
	P	All other parks and open space.
Nonprofit membership assembly	C	
Religious assembly	S	Religious assembly, subject to SRC 700.055.
Health Services		
Medical centers/hospitals	N	
Outpatient medical services and laboratories	N	
Educational Services		

Day care	P	The following day care activities: ■ Child day care home. ■ Adult day care home.
	C	The following day care activities: ■ Child day care center. ■ Adult day care center.
	N	All other day care.
Basic education	S	Basic education, subject to SRC 700.010.
Post-secondary and adult education	N	
Civic Services		
Governmental services	N	
Social services	N	
Governmental maintenance services and construction	N	
Public Safety		
Emergency services	N	The following emergency services activities: ■ Ambulance stations. ■ Ambulance service facilities.
	P	All other emergency services.
Detention facilities	N	
Military installations	N	
Funeral and Related Services		
Cemeteries	N	
Funeral and cremation services	N	Crematories.
	C	All other funeral and cremation services.
Construction Contracting, Repair, Maintenance, and Industrial Services		
General repair services	N	
Building and grounds services and construction contracting	N	
Cleaning plants	N	
Industrial services	N	
Wholesale Sales, Storage, and Distribution		
General wholesaling	N	
Heavy wholesaling	N	
Warehousing and distribution	N	
Self-service storage	N	
Manufacturing		
General manufacturing	N	
Heavy manufacturing	N	
Printing	N	
Transportation Facilities		
Aviation facilities	N	
	P	Transit stop shelters.

Passenger ground transportation facilities	N	All other passenger ground transportation facilities.
Marine facilities	N	
Utilities		
Basic utilities	P	
Wireless communication facilities	Allowed	Wireless communication facilities are allowed, subject to SRC chapter 703.
Drinking water treatment facilities	C	
Power generation facilities	N	
Data center facilities	N	
Fuel dealers	N	
Waste-related facilities	N	
Mining and Natural Resource Extraction		
Petroleum and natural gas production	N	
Surface mining	N	
Farming, Forestry, and Animal Services		
Agriculture	N	Marijuana production.
	P	All other agriculture.
Forestry	P	
Agriculture and forestry services	N	
Keeping of livestock and other animals	N	
Animal services	C	Existing wildlife rehabilitation facility.
	N	All other animal services.
Other Uses		
Accessory short-term rentals	S	Accessory short-term rental, subject to SRC 700.006
Temporary uses	P	<p>The following temporary uses:</p> <ul style="list-style-type: none"> ■ Christmas tree sales, subject to SRC 701.015. ■ Emergency shelter, subject to SRC 701.025, when located on the site of a religious assembly use. ■ Managed temporary village, subject to SRC 701.030, when located on the site of a religious assembly use. ■ Residential sales/development office, subject to SRC 701.040. ■ Replacement single family dwelling, subject to SRC 701.035.
Home occupations	S	Home occupations, subject to SRC 700.020.
Guest houses and guest quarters	P	Guest houses and guest quarters are permitted as an accessory use to single family, provided such houses and quarters are dependent upon the main building for either kitchen or bathroom facilities, or both, and are used for temporary lodging and not as a place of residence.

Storage of commercial vehicle as an accessory use to household living	P	Storage of a commercial vehicle as an accessory use to household living is permitted, provided no more than 1 commercial vehicle is stored per dwelling unit.
Historic resource adaptive reuse pursuant to SRC chapter 230	Allowed	Historic resource adaptive reuse pursuant to SRC chapter 230 is allowed, subject to SRC 230.085.
Accessory dwelling units	S	Accessory dwelling units, subject to SRC 700.007.
<u>Live-work units</u>	<u>S</u>	<u>Live-work units, subject to SRC 700.021</u>

- (b) Continued uses. Existing, legally-established uses established prior to [Insert Effective Date of Ordinance], cottage housing within the RS zone constructed prior to May 15, 1979, but which would otherwise be made nonconforming by this chapter, is~~are~~ hereby deemed a-continued uses.
- (1) Building or structures housing a continued use may be structurally altered or enlarged, or rebuilt following damage or destruction, provided such alteration, enlargement, or rebuilding complies with the standards set forth in SRC 511.010(fg).
 - (2) Cease of occupancy of a building or structure for a continued use shall not preclude future use of the building or structure for that use; provided, however, conversion of the building or structure to another use shall thereafter prevent conversion back to that use.
- (c) Neighborhood hub uses. Any use that is a permitted use within the Neighborhood Hub (NH) zone shall be a permitted use on lots created pursuant to SRC 511.010(a).

Sec. 511.010. Development standards.

Development within the RS zone must comply with the development standards set forth in this section.

- (a) Land divisions in the RS zone. When land is subdivided in the RS zone that is at least 10 acres in size, includes or abuts an existing or planned collector or minor arterial street, and is located more than one-quarter mile from all commercial, mixed-use, and neighborhood hub zones; neighborhood hub uses shall be allowed on at least two of the lots that are created, provided all of the following standards are met:

- (3) The lots shall be contiguous. For the purposes of this standard, any lots that are only separated by right-of-way may be considered contiguous.
- (4) At least one of the lots shall be located on an existing or planned collector or minor arterial street.

- (a**b**) Lot standards. Lots within the RS zone shall conform to the standards set forth in Table 511-2.

TABLE 511-2. LOT STANDARDS		
Requirement	Standard	Limitations & Qualifications
Lot Area		
Single family	Min. 1,500 sq. ft.	Applicable to townhouses.
	Min. 4,000 sq. ft.	Applicable to all other single family.
Two family	Min. 4,000 sq. ft.	
Three family	Min. 5,000 sq. ft.	
Four family and multiple family	Min. 7,000 sq. ft.	
Nonprofit shelters	Min. 4,000 sq. ft.	Applicable to nonprofit shelters serving victims of domestic violence.

	Min. 6,000 sq. ft.	Applicable to all other nonprofit shelters.
All other uses	Min. 6,000 sq. ft.	
Infill lot	Min. 5,500 sq. ft.	Applicable to all infill lots, unless a greater minimum lot area is required for the specific use.
Lot Width		
Single family	Min. 20 ft.	Applicable to townhouses.
	Min. 40 ft.	Applicable to all other single family.
All other uses	Min. 40 ft.	
Lot Depth		
Single family	Min. 70 ft.	
	Min. 120 ft.	Applicable to double frontage lots.
	No Max.	Applicable to townhouses.
	Max. 300% of average lot width	Applicable to all other single family.
Two family	Min. 70 ft.	
	Min. 120 ft.	Applicable to double frontage lots.
	Max. 300% of average lot width	
All other uses	Min. 80 ft.	
	Min. 120 ft.	Applicable to double frontage lots.
	Max. 300% of average lot width	
Street Frontage		
Single family	Min. 20 ft.	Applicable to townhouses.
	Min. 40 ft.	Applicable to all other single family.
	Min. 30 ft.	Applicable to all other single family, excluding townhouses, when located on lots fronting on the turnaround of a cul-de-sac street or the outside curve of a curved street having a radius of 200 feet or less and a direction change of 60 degrees or more. In no case shall the lot width be less than 40 ft. at the front building setback line.
Two family, three family, four family, and multiple family	Min. 40 ft.	
	Min. 30 ft.	Applicable to lots fronting on the turnaround of a cul-de-sac street or the outside curve of a curved street having a radius of 200 feet or less and a direction change of 60 degrees or more. In no case shall the lot width be less than 40 ft. at the front building setback line.
All other uses	Min. 40 ft.	

(c) Dwelling unit density. Dwelling unit density within the RS zone shall conform to the standards set forth in this subsection.

(1) Subdivisions. A site that is at least 5 acres in size and is subdivided shall comply with the following standards:

(A) The subdivision shall meet a minimum density of 5.5 units per acre. Notwithstanding SRC 700.007(a)(6)(A), accessory dwelling units may count toward this minimum density standard.

(B) At least 15 percent of the dwelling units that will be constructed on the lots shall be middle housing.

(2) All other development. Except for land divisions, all other development shall conform to the following standards:

(A) Within a quarter-mile of the Core Network. Except as provided in subsection (ii) below, development that is exclusively residential on lots or parcels that are vacant as of [Insert Effective Date of Ordinance] and located within one-quarter mile of the Core Network shall have a minimum density of 15 units per acre. Notwithstanding the minimum density, no more than 12 dwelling units shall be permitted on an individual lot.

(i) For the purposes of determining distance from the Core Network, the distance shall be measured along a route utilizing public or private streets that are existing or will be constructed with the development.

(ii) Exceptions. The following are exempt from the dwelling unit density standard:

(aa) Accessory dwelling units;

(bb) Development on a vacant lot or parcel platted within 10 years prior to the [effective date of this ordinance].

(B) More than a quarter-mile of the Core Network. There shall be no required minimum density for development except as provided in this subsection (2) and for cottage clusters as required in SRC 700.011.

(3) For the purposes of calculating the minimum density in subsections (1) and (2) above, the following land and water areas may be excluded from the total site area:

(A) Riparian corridors, provided the land is not developed or graded;

(B) Land with slopes exceeding 25 percent, provided the land is not developed or graded;

(C) Stormwater facilities dedicated or sold to the City; and

(D) Open space that will preserve significant natural features, provided that the perpetual maintenance and operation of that open space is provided by a home owners' association.

(E) In addition to (A) through (D) above, special setbacks may be excluded from the total site area when calculating the minimum density required for all other development that is exclusively residential and located within a quarter-mile of the Core Network as provided in subsection (2)(A) above.

(b) Setbacks. Setbacks within the RS zone shall be provided as set forth in Table 511-3.

TABLE 511-3. SETBACKS		
Requirement	Standard	Limitations & Qualifications
Abutting Street		
Buildings		
Multiple family	Min. 10 ft.	
All other uses	Min. 12 ft.	

	Min. 20 ft.	Applicable along collector or arterial streets.
Accessory Structures		
Multiple family	Min. 10 ft.	
Accessory to all other uses	None	Applicable to accessory structures not more than 4 ft. in height.
	Min. 12 ft.	Applicable to accessory structures greater than 4 ft. in height.
	Min. 20 ft.	Applicable to accessory structures greater than 4 ft. in height, when located in a yard adjacent to a collector or arterial street.
Interior Front		
Buildings		
Multiple family	Min. 10 ft.	
All other uses	Min. 12 ft.	
Accessory Structures		
Multiple family	Min. 10 ft.	
Accessory to all other uses	None	Applicable to accessory structures not more than 4 ft. in height.
	Min. 12 ft.	Applicable to accessory structures greater than 4 ft. in height.
Interior Side		
Buildings		
Single family	Min. 5 ft.	Applicable to new buildings, other than zero side yard dwellings and townhouses.
	Min. 3 ft.	Applicable to existing buildings, other than zero side yard dwellings and townhouses.
	Per SRC 700.085	Applicable to townhouses.
	Per SRC 700.095	Applicable to zero side yard dwellings.
Two family, three family, four family, and multiple family	Min. 5 ft.	Applicable to new buildings.
	Min. 3 ft.	Applicable to existing buildings.
All other uses	Min. 5 ft.	Applicable to buildings not more than 35 ft. in height.
	Min. 5 ft., plus 1 ft. for each 1 ft. of height over 35 ft., but need not exceed 20 ft. in depth.	Applicable to buildings greater than 35 ft. in height.
Infill lot	Min. 10 ft.	Applicable to buildings not more than 35 ft. in height where the interior side setback abuts lots zoned RA and RS.
	Min. 10 ft., plus 1 ft. for each 1 ft. of height over 35 ft., but need not exceed 20 ft. in depth.	Applicable to buildings greater than 35 ft. in height where the interior side setback abuts lots zoned RA or RS.

	Min. 5 ft.	Applicable to buildings not more than 35 ft. in height where the interior side setback abuts lots zoned other than RA or RS.
	Min. 5 ft., plus 1 ft. for each 1 ft. of height over 35 ft., but need not exceed 20 ft. in depth.	Applicable to buildings greater than 35 ft. in height where the interior side setback abuts lots zoned other than RA or RS.
Accessory Structures		
Accessory to all uses; infill lot	None	Applicable to accessory structures having at least 1 wall which is an integral part of a fence.
	Min. 5 ft.	Applicable to all other accessory structures.
Interior Rear		
Buildings		
Multiple family	Min. 10 ft.	
All other uses	Min. 14 ft.	Applicable to any portion of a building not more than 1 story in height.
	Min. 20 ft.	Applicable to any portion of a building greater than 1 story in height.
Accessory Structures		
Multiple family	Min. 10 ft.	
Accessory to all other uses	None	Applicable to accessory structures not more than 9 ft. in height.
	Min. 1 ft. for each 1 ft. of height over 9 ft.	Applicable to accessory structures greater than 9 ft. in height.
	Min. 1 ft.	Applicable to accessory structures adjacent to an alley, unless a greater setback is required based on the height of the accessory structure.
Abutting Waterway		
Buildings		
Single Family	Min. 100 ft.	Applicable to townhouses constructed after March 16, 2022.
	None	Applicable to all other single family. All other setbacks required abutting streets and interior front, side, and rear property lines still apply.
Two family, three family, four family, and multiple family	Min. 100 ft.	Applicable to new buildings constructed after March 16, 2022.
		Existing buildings constructed prior to March 16, 2022 located within the 100-foot setback may be rebuilt in the same location within the same building footprint.
All other uses	None	All other setbacks required abutting streets and interior front, side, and rear property lines still apply.
Accessory Structures		

Accessory to all uses	None	All other setbacks required abutting streets and interior front, side, and rear property lines still apply.
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(ee) *Lot coverage; height.* Buildings and accessory structures within the RS zone shall conform to the lot coverage and height standards set forth in Table 511-4.

TABLE 511-4. LOT COVERAGE; HEIGHT		
Requirement	Standard	Limitations & Qualifications
Lot Coverage		
Buildings and Accessory Structures		
Single family, two family, three family, and four family	Max. 60%	
Multiple family	No Max.	
Nonprofit shelters	Max. 60%	Applicable to nonprofit shelters serving victims of domestic violence.
	Max. 35%	Applicable to all other nonprofit shelters.
All other uses	Max. 35%	
Rear Yard Coverage		
Buildings		
All uses	N/A	
Accessory Structures		
Accessory to single family and two family	Max. 25%	
Accessory to all other uses	No Max.	
Height		
Buildings		
Single family, two family, three family, and four family	Max. 35 ft.	Applicable to new buildings.
	Max. 28 ft. or existing building height, whichever is greater	Applicable to existing buildings.
Multiple family	Max. 25 ft. or two-stories, whichever is greater	Two-story building height shall not exceed 35 ft.
All other uses	Max. 50 ft.	
Accessory Structures		
Accessory to all uses	Max. 15 ft.	

(fe) *Maximum square footage for all accessory structures.* In addition to the maximum coverage requirements established in Table 511-4, accessory structures to single family and two family uses shall be limited to the maximum aggregate total square footage set forth in Table 511-5.

TABLE 511-5. MAXIMUM SQUARE FOOTAGE FOR ALL ACCESSORY STRUCTURES	
Main Building Gross Area	Maximum Aggregate Total Square Footage for All Accessory Structures
1,200 square feet or less	600 sq. ft.
Greater than 1,200 square feet	1,000 sq. ft. or 50% of main building gross area, whichever is less

- (ge) *Development standards for continued uses.* Buildings or structures housing a continued use may be structurally altered or enlarged, or rebuilt following damage or destruction, provided such alteration, enlargement, or rebuilding complies with the following standards:
- (1) The altered, enlarged, or rebuilt building or structure shall conform to development standards set forth in this chapter, and to all other applicable provisions of the UDC; or,
 - ~~(2) Any building or structure altered or enlarged shall not exceed the square footage and height of the original building or structure by more than 20 percent.~~
 - ~~(3) Any building or structure rebuilt shall be located on the same location on the lot as the original building or structure and may be enlarged, provided the enlargement does not increase the building or structure's nonconformity to development standards set forth in this chapter and all other applicable provisions of the UDC., or in compliance with the setbacks set forth in Table 511-3. The square footage and height of the rebuilt building or structure shall not exceed the square footage and height of the original building or structure by more than 20 percent.~~
- (h) *Development standards for neighborhood hub uses.* In lieu of the development standards in this zone, neighborhood hub uses allowed pursuant to SRC 511.005(c) shall comply with the development standards set forth in the NH zone.

CHAPTER 513. – RM-I—MULTIPLE FAMILY RESIDENTIAL

Sec. 513.010. Development standards.

Development within the RM-I zone must comply with the development standards set forth in this section.

- (a) *Land division in the RM-I zone.* Lots subdivided or partitioned in the RM-I zone shall be a minimum of 20,000 square feet in size, unless the lots are restricted to contain two or more attached dwelling units per lot, are used for townhouse development, or are used for allowed uses other than household living.
- (b) *Lot standards.* Lots within the RM-I zone shall conform to the standards set forth in Table 513-2.

TABLE 513-2. LOT STANDARDS

Requirement	Standard	Limitations & Qualifications
Lot Area		
Single family	Min. 1,500 sq. ft.	Applicable to townhouses.
	Min. 4,000 sq. ft.	Applicable to all other single family.
All other uses	Min. 4,000 sq. ft.	
Lot Width		
Single family	Min. 20 ft.	Applicable to townhouses.
	Min. 40 ft.	Applicable to all other single family.
All other uses	Min. 40 ft.	
Lot Depth		
Single family	Min. 70 ft.	

	Min. 120 ft.	Applicable to double frontage lots.
	No Max.	Applicable to townhouses.
	Max. 300% of average lot width	Applicable to all other single family
All other uses	Min. 70 ft.	
	Min. 120 ft.	Applicable to double frontage lots.
	Max. 300% of average lot width	
Street Frontage		
Single family	Min. 20 ft.	Applicable to townhouses.
	Min. 40 ft.	Applicable to all other single family.
	Min. 30 ft.	Applicable to all other single family, excluding townhouses, when located on a lot fronting on the turnaround of a cul-de-sac street or the outside curve of a curved street having a radius of 200 feet or less and a direction change of 60 degrees or more. In no case shall the lot width be less than 40 ft. at the front building setback line.
Two family, three family, and four family	Min. 40 ft.	
	Min. 30 ft.	Applicable to lots fronting on the turnaround of a cul-de-sac street or the outside curve of a curved street having a radius of 200 feet or less and a direction change of 60 degrees or more. In no case shall the lot width be less than 40 ft. at the front building setback line.
Multiple family	Min. 40 ft.	
	Min. 30 ft.	Applicable to cottage clusters, when located on a lot fronting on the turnaround of a cul-de-sac street or the outside curve of a curved street having a radius of 200 feet or less and a direction change of 60 degrees or more. In no case shall the lot width be less than 40 ft. at the front building setback line.
All other uses	Min. 40 ft.	

- (c) *Dwelling unit density.* Dwelling unit density within the RM-I zone shall conform to the standards set forth in Table 513-3.

TABLE 513-3. DWELLING UNIT DENSITY

Use	Standard	Limitations & Qualifications
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	Minimum	Maximum	
Single family	N/A	N/A	Applicable to the replacement of an existing single family detached dwelling.
	6 dwelling units per acre	14 dwelling units per acre	Applicable to manufactured dwelling parks developed pursuant to SRC chapter 235.
	8 dwelling units per acre	25 dwelling units per acre	Applicable to townhouses.
	8 dwelling units per acre	14 dwelling units per acre	Applicable to all other single family.
Two family, three family, and four family	8 dwelling units per acre	No max.	
Multiple family	4 dwelling units per acre	No max.	Applicable to cottage clusters.
	8 dwelling units per acre	14 17 dwelling units per acre	Applicable to all other multiple family.

(d) *Setbacks.* Setbacks within the RM-I zone shall be provided as set forth in Tables 513-4 and 513-5.

TABLE 513-4. SETBACKS

Requirement	Standard	Limitations & Qualifications
Abutting Street		
Buildings		
Single family, two family, three family, and four family	Min. 12 ft.	
	Min. 20 ft.	Applicable along collector or arterial streets.
Multiple family	Min. 10 ft.	Applicable to cottage clusters.
	Min. 12 ft., plus 1 ft. for each 1 ft. of height over 12 ft., but need not exceed 20 ft. in depth.	Applicable to all other multiple family.
All other uses	Min. 12 ft., plus 1 ft. for each 1 ft. of height over 12 ft., but need not exceed 20 ft. in depth.	
Accessory Structures		
Accessory to single family, two family, three family, and four family	None	Applicable to accessory structures not more than 4 ft. in height.
	Min. 12 ft.	Applicable to accessory structures greater than 4 ft. in height.
	Min. 20 ft.	Applicable to accessory structures greater than 4 ft. in height, when located in a yard adjacent to a collector or arterial street.

Multiple family	Min. 10 ft.	Applicable to accessory structures for cottage clusters.
	None	Applicable to accessory structures, for all other multiple family, not more than 4 ft. in height.
	Min. 12 ft., plus 1 ft. for each 1 ft. of height over 12 ft.	Applicable to accessory structures, for all other multiple family, greater than 4 ft. in height.
Accessory to all other uses	None	Applicable to accessory structures not more than 4 ft. in height.
	Min. 12 ft., plus 1 ft. for each 1 ft. of height over 12 ft.	Applicable to accessory structures greater than 4 ft. in height.
Vehicle Use Areas		
All uses, other than single family, two family, three family, and four family	Min. 12 ft.	
Interior Front		
Buildings		
Single family, two family, three family, and four family	Min. 12 ft.	
Multiple family	Min. 10 ft.	Applicable to cottage clusters.
	Zone-to-zone setback (Table 513-5)	Applicable to all other multiple family.
All other uses	Zone-to-zone setback (Table 513-5)	
Accessory structures		
Accessory to single family, two family, three family, and four family	Min. 5 ft.	
Multiple Family	Min. 10 ft.	Applicable to accessory structures for cottage clusters.
	Zone-to-zone setback (Table 513-5)	Applicable to accessory structures for all other multiple family.
Accessory to all other uses	Zone-to-zone setback (Table 513-5)	
Vehicle use areas		
All uses, other than single family, two family, three family, and four family	Zone-to-zone setback (Table 513-5)	
Interior Side		
Buildings		
Single family	Min. 5 ft.	Applicable to new buildings, other than townhouses and zero side yard dwellings.
	Min. 3 ft.	Applicable to existing buildings, other than townhouses and zero side yard dwellings.

	None	Applicable to townhouses.
	Per SRC 700.095	Applicable to zero side yard dwellings.
Two family, three family, and four family	Min. 5 ft.	Applicable to new buildings.
	Min. 3 ft.	Applicable to existing buildings.
Multiple family	Min. 5 ft.	Applicable to new buildings in a cottage cluster.
	Min. 3 ft.	Applicable to existing buildings in a cottage cluster.
	Zone-to-zone setback (Table 513-5)	Applicable to all other multiple family.
All other uses	Zone-to-zone setback (Table 513-5)	
Accessory Structures		
Accessory to single family, two family, three family, and four family	None	Applicable to accessory structures having at least 1 wall which is an integral part of a fence.
	Min. 5 ft.	Applicable to all other accessory structures.
Multiple family	None	Applicable to accessory structures for cottage clusters having at least 1 wall which is an integral part of a fence.
	Min. 5 ft.	Applicable to all other accessory structures for cottage clusters.
	Zone-to-zone setback (Table 513-5)	Applicable to all other multiple family.
Accessory to all other uses	Zone-to-zone setback (Table 513-5)	
Vehicle Use Areas		
All uses, other than single family, two family, three family, and four family	Zone-to-zone setback (Table 513-5)	
Interior Rear		
Buildings		
Single family, two family, three family, and four family	Min. 14 ft.	Applicable to any portion of a building not more than 1 story in height.
	Min. 20 ft.	Applicable to any portion of a building greater than 1 story in height.
Multiple Family	Min. 10 ft.	Applicable to cottage clusters.
	Zone-to-zone setback (Table 513-5)	Applicable to all other multiple family.
All other uses	Zone-to-zone setback (Table 513-5)	
Accessory Structures		
Accessory to single family, two family, three family, and four family	None	Applicable to accessory structures not more than 9 ft. in height.
	Min. 1 ft. for each 1 ft. of height over 9 ft.	Applicable to accessory structures greater than 9 ft. in height.

	Min. 1 ft.	Applicable to accessory structures adjacent to an alley, unless a greater setback is required based on the height of the accessory structure.
Multiple family	Min. 10 ft.	Applicable to accessory structures for cottage clusters.
	Zone-to-zone setback (Table 513-5)	Applicable to accessory structures for all other multiple family.
Accessory to all other uses	Zone-to-zone setback (Table 513-5)	
Vehicle Use Areas		
All uses, other than single family, two family, three family, and four family	Zone-to-zone setback (Table 513-5)	
Abutting Waterway		
Buildings		
Single family	Min. 100 ft.	Applicable to townhouses constructed after March 16, 2022.
	None	Applicable to all other single family. All other setbacks required abutting streets and interior front, side, and rear property lines still apply.
Two family, three family, and four family	Min. 100 ft.	Applicable to new buildings constructed after March 16, 2022.
		Existing buildings constructed prior to March 16, 2022 located within the 100-foot setback may be rebuilt in the same location within the same building footprint.
Multiple family	Min. 100 ft.	Applicable to cottage clusters constructed after March 16, 2022.
	None	Applicable to all other multiple family. All other setbacks required abutting streets and interior front, side, and rear property lines still apply.
All other uses	None	All other setbacks required abutting streets and interior front, side, and rear property lines still apply.
Accessory Structures		
Accessory to all uses	None	All other setbacks required abutting streets and interior front, side, and rear property lines still apply.

TABLE 513-5. ZONE-TO-ZONE SETBACKS

Abutting Zone	Type of Improvement	Setback ⁽¹⁾	Landscaping & Screening
EFU	Buildings and accessory structures	Min. 10 ft.	Type C

	Vehicle use areas		
Residential Zone	Buildings and accessory structures	Min. 10 ft.	Type C
	Vehicle use areas		
Mixed-Use Zone	Buildings and accessory structures	Min. 10 ft.	Type C
	Vehicle use areas		
Commercial Zone	Buildings and accessory structures	Min. 10 ft.	Type C
	Vehicle use areas		
Public Zone	Buildings and accessory structures	Min. 10 ft.	Type C
	Vehicle use areas		
Industrial and Employment Zone	Buildings and accessory structures	Min. 15 ft.	Type C
	Vehicle use areas		
Limitations and Qualifications			
⁽¹⁾ Zone-to-Zone setbacks are not required abutting an alley.			

- (e) *Lot coverage; height.* Buildings and accessory structures within the RM-I zone shall conform to the lot coverage and height standards set forth in Table 513-6.

TABLE 513-6. LOT COVERAGE; HEIGHT

Requirement	Standard	Limitations & Qualifications
Lot Coverage		
Buildings and Accessory Structures		
Multiple Family	No Max.	Applicable to cottage clusters.
	Max. 60%	Applicable to all other multiple family.
All uses	Max. 60%	
Rear Yard Coverage		
Buildings		
All uses	N/A	
Accessory Structures		
Accessory to single family, two family, three family, and four family	Max. 25%	
Accessory to all other uses	No Max.	
Height		
Buildings		
Single family, two family, three family, four family, residential care, nursing care, and short-term commercial lodging	Max. 35 ft.	
Multiple family	Max. 25 ft. or two stories, whichever is greater	Applicable to cottage clusters. Two-story building height shall not exceed 35 ft.
	Max. 35 ft.	Applicable to all other multiple family.
All other uses	Max. 70 ft.	
Accessory Structures		
Accessory to all uses	Max 15 ft.	

- (f) *Maximum square footage for all accessory structures.* In addition to the maximum coverage requirements established in Table 513-6, accessory structures to single family and two family uses shall be limited to the maximum aggregate total square footage set forth in Table 513-7.

TABLE 513-7. MAXIMUM SQUARE FOOTAGE FOR ALL ACCESSORY STRUCTURES

Main Building Gross Area	Maximum Aggregate Total Square Footage for All Accessory Structures
1,200 square feet or less	600 sq. ft.
Greater than 1,200 square feet	1,000 sq. ft. or 50% of main building gross area, whichever is less

- (g) *Landscaping.* Landscaping within the RM-I 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 chapters 806 and 807.
- (h) *Outdoor storage.* Within the RM-I zone, outdoor storage shall be screened from streets and adjacent properties by a minimum six-foot-high sight-obscuring fence, wall, or hedge.

CHAPTER 514. – RM-II—MULTIPLE FAMILY RESIDENTIAL

Sec. 514.010. Development standards.

Development within the RM-II zone must comply with the development standards set forth in this section.

- (a) *Land division in the RM-II zone.* Lots subdivided or partitioned in the RM-II zone shall be a minimum of 20,000 square feet in size, unless the lots are restricted to contain three or more attached dwelling units per lot, are used for townhouse development, or are used for allowed uses other than household living.
- (b) *Lot standards.* Lots within the RM-II zone shall conform to the standards set forth in Table 514-2.

TABLE 514-2. LOT STANDARDS

Requirement	Standard	Limitations & Qualifications
Lot Area		
Single family	Min. 1,500 sq. ft.	Applicable to townhouses.
	Min. 6,000 sq. ft.	Applicable to all other single family, except new single family detached dwellings on nonconforming lots of record less than 6,000 square feet in area.
All other uses	Min. 6,000 sq. ft.	
Lot Width		
Single family	Min. 20 ft.	Applicable to townhouses.
	Min. 40 ft.	Applicable to all other single family.
All Other Uses	Min. 40 ft.	
Lot Depth		
Single family	Min. 70 ft.	
	Min. 120 ft.	Applicable to double frontage lots.

	No Max.	Applicable to townhouses.
	Max. 300% of average lot width	Applicable to all other single family.
All other uses	Min. 80 ft.	
	Min. 120 ft.	Applicable to double frontage lots.
	Max. 300% of average lot width	
Street Frontage		
Single family	Min. 20 ft.	Applicable to townhouses.
	Min. 40 ft.	Applicable to all other single family.
	Min. 30 ft.	Applicable to all other single family, when located on a lot fronting on the turnaround of a cul-de-sac street or the outside curve of a curved street having a radius of 200 feet or less and a direction change of 60 degrees or more. In no case shall the lot width be less than 40 ft. at the front building setback line.
All other uses	Min. 40 ft.	

- (c) *Dwelling unit density.* Dwelling unit density within the RM-II zone shall conform to the standards set forth in Table 514-3.

TABLE 514-3. DWELLING UNIT DENSITY			
Use	Standard		Limitations & Qualifications
	Minimum	Maximum	
Single family, two family, three family, four family, and multiple family	1512 dwelling units per acre	3128 dwelling units per acre	
	N/A	N/A	Applicable to the replacement of an existing single family detached dwelling; and a new single family detached dwelling on nonconforming lot of record less than 6,000 square feet in area.
	6 dwelling units per acre	28 dwelling units per acre	Applicable to manufactured dwelling parks developed pursuant to SRC chapter 235.

- (d) *Setbacks.* Setbacks within the RM-II zone shall be provided as set forth in Tables 514-4 and 514-5.

TABLE 514-4. SETBACKS		
Requirement	Standard	Limitations & Qualifications
Abutting Street		
Buildings		
Single family, two family, three family, and four family	Min. 12 ft.	
	Min. 20 ft.	Applicable along collector or arterial streets.

All other uses	Min. 12 ft., plus 1 ft. for each 1 ft. of height over 12 ft., but need not exceed 20 ft. in depth.	
Accessory Structures		
Accessory to single family, two family, three family, and four family	None	Applicable to accessory structures not more than 4 ft. in height.
	Min. 12 ft.	Applicable to accessory structures greater than 4 ft. in height.
	Min. 20 ft.	Applicable to accessory structures greater than 4 ft. in height, when located in a yard adjacent to a collector or arterial street.
Accessory to all other uses	None	Applicable to accessory structures not more than 4 ft. in height.
	Min. 12 ft., plus 1 ft. for each 1 ft. of height over 12 ft.	Applicable to accessory structures greater than 4 ft. in height.
Vehicle Use Areas		
All uses, other than single family, two family, three family, and four family	Min. 12 ft.	
Interior Front		
Buildings		
Single family, two family, three family, and four family	Min. 12 ft.	
All other uses	Zone-to-zone setback (Table 514-5)	
Accessory Structures		
Accessory to single family, two family, three family, and four family	Min. 5 ft.	
Accessory to all other uses	Zone-to-zone setback (Table 514-5)	
Vehicle Use Areas		
All uses, other than single family, two family, three family, and four family	Zone-to-zone setback (Table 514-5)	
Interior Side		
Buildings		
Single family	Min. 5 ft.	Applicable to new buildings, other than townhouses and zero side yard dwellings.
	Min. 3 ft.	Applicable to existing buildings, other than townhouses and zero side yard dwellings.
	None	Applicable to townhouses.
	Per SRC 700.095	Applicable to zero side yard dwellings.
Two family, three family, and four family	Min. 5 ft.	

All other uses	Zone-to-zone setback (Table 514-5)	
Accessory Structures		
Accessory to single family, two family, three family, and four family	None	Applicable to accessory structures having at least 1 wall which is an integral part of a fence.
	Min. 5 ft.	Applicable to all other accessory structures.
Accessory to all other uses	Zone-to-zone setback (Table 514-5)	
Vehicle Use Areas		
All uses, other than single family, two family, three family, and four family	Zone-to-zone setback (Table 514-5)	
Interior Rear		
Buildings		
Single family, two family, three family, and four family	Min. 14 ft.	Applicable to any portion of a building not more than 1 story in height.
	Min. 20 ft.	Applicable to any portion of a building greater than 1 story in height.
All other uses	Zone-to-zone setback (Table 514-5)	
Accessory Structures		
Accessory to single family, two family, three family, and four family	None	Applicable to accessory structures not more than 9 ft. in height.
	Min. 1 ft. for each 1 ft. of height over 9 ft.	Applicable to accessory structures greater than 9 ft. in height.
	Min. 1 ft.	Applicable to accessory structures adjacent to an alley, unless a greater setback is required based on the height of the accessory structure.
Accessory to all other uses	Zone-to-zone setback (Table 514-5)	
Vehicle Use Areas		
All uses, other than single family, two family, three family, and four family	Zone-to-zone setback (Table 514-5)	

TABLE 514-5. ZONE-TO-ZONE SETBACKS			
Abutting Zone	Type of Improvement	Setback ⁽¹⁾	Landscaping & Screening
EFU	Buildings and accessory structures	Min. 10 ft.	Type C
	Vehicle use areas		
Residential Zone	Buildings and accessory structures	Min. 10 ft.	Type C
	Vehicle use areas		
Mixed-Use Zone	Buildings and accessory structures	Min. 10 ft.	Type C
	Vehicle use areas		
Commercial Zone	Buildings and accessory structures	Min. 10 ft.	Type C
	Vehicle use areas		
Public Zone	Buildings and accessory structures	Min. 10 ft.	Type C

	Vehicle use areas		
Industrial and Employment Zone:	Buildings and accessory structures	Min. 15 ft.	Type C
	Vehicle use areas		
Limitations and Qualifications (1) Zone-to-Zone setbacks are not required abutting an alley.			

- (e) *Lot coverage; height.* Buildings and accessory structures within the RM-II zone shall conform to the lot coverage and height standards set forth in Table 514-6.

TABLE 514-6. LOT COVERAGE; HEIGHT		
Requirement	Standard	Limitations & Qualifications
Lot Coverage		
Buildings and Accessory Structures		
All uses	Max. 60%	
Rear Yard Coverage		
Buildings		
All uses	N/A	
Accessory Structures		
Accessory to single family, two family, three family, and four family	Max. 25%	
Accessory to all other uses	No Max.	
Height		
Buildings		
Single family, two family, three family, and four family	Max. 35 ft.	
Multiple family, residential care, nursing care, and short-term commercial lodging	Max. 50 ft.	
All other uses	Max. 70 ft.	
Accessory Structures		
Accessory to all uses	Max 15 ft.	

- (f) *Maximum square footage for all accessory structures.* In addition to the maximum coverage requirements established in Table 514-6, accessory structures to single family and two family uses shall be limited to the maximum aggregate total square footage set forth in Table 514-7.

TABLE 514-7. MAXIMUM SQUARE FOOTAGE FOR ALL ACCESSORY STRUCTURES	
Main Building Gross Area	Maximum Total Square Footage for All Accessory Structures
1,200 square feet or less.	600 sq. ft.
Greater than 1,200 square feet.	1,000 sq. ft. or 50% of main building gross area, whichever is less.

- (g) *Landscaping.* Landscaping within the RM-II 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 chapters 806 and 807.

- (h) *Outdoor storage.* Within the RM-II zone, outdoor storage shall be screened from streets and adjacent properties by a minimum six-foot-high sight-obscuring fence, wall, or hedge.

CHAPTER 515. – RH—MULTIPLE FAMILY HIGH-RISE RESIDENTIAL

CHAPTER 515. ~~RM-IIIH~~—MULTIPLE FAMILY ~~HIGH-RISE~~ RESIDENTIAL

Sec. 515.001. Purpose.

The purpose of the Multiple Family ~~High-Rise Residential-III~~ (RM-IIIH) Zone is to establish the allowed uses and development standards for the ~~RM-IIIH~~ zone district. The ~~RM-IIIH~~ zone generally allows multiple family residential uses, along with a mix of other uses that are compatible with and/or provide services to the residential area.

Sec. 515.005. Uses.

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

TABLE 515-1. USES		
Use	Status	Limitations & Qualifications
Household Living		
Single family	P	The following single family activities: ■ Replacement of single family detached dwelling existing on October 23, 2013. ■ Residential home, as defined under ORS 197.660.
	C	New single family detached dwelling, other than the replacement of a single family detached dwelling existing on October 23, 2013.
	N	All other single family.
Two family	P	
Three family	S	Subject to SRC 700.081.
Four family	S	Subject to SRC 700.081.
Multiple family	P	
Group Living		
Room and board	P	Room and board serving 5 or fewer persons.
	C	Room and board serving 6 to 10 persons.
	N	All other room and board.
Residential care	P	
Nursing care	S	Nursing care, subject to SRC 700.045.
Lodging		
Short-term commercial lodging	P	Short-term rentals.
	N	All other short-term commercial lodging.
Long-term commercial lodging	P	
Nonprofit shelters	P	Nonprofit shelters serving 5 or fewer persons.
	C	Nonprofit shelters serving 6 to 10 persons.

	P	Nonprofit shelters for victims of domestic violence serving 10 or fewer persons.
	N	All other nonprofit shelters.
Retail Sales and Service		
Eating and drinking establishments	N	
Retail sales	N	
Personal services	C	The following personal services activities: ■ Beauty salons. ■ Barber shops.
	N	All other personal services.
Postal services and retail financial services	N	
Business and Professional Services		
Office	N	
Audio/visual media production	N	
Laboratory research and testing	N	
Motor Vehicle, Trailer, and Manufactured Dwelling Sales and Services		
Motor vehicle and manufactured dwelling and trailer sales	N	
Motor vehicle services	N	
Commercial parking	N	
Park-and-ride facilities	P	Park-and-ride facilities, when located on a lot whose side abuts property, other than a street or alley, within a commercial or industrial zone, and the lot is located entirely within 165 feet of the abutting commercial or industrial zone.
	N	All other park-and-ride facilities.
Taxicabs and car services	N	
Heavy vehicle and trailer sales	N	
Heavy vehicle and trailer service and storage	N	
Recreation, Entertainment, and Cultural Services and Facilities		
Commercial entertainment—indoor	C	Membership sports and recreation clubs.
	N	All other commercial entertainment—indoor.
Commercial entertainment—outdoor	C	Membership sports and recreation clubs.
	N	All other commercial entertainment—outdoor.
Major event entertainment	N	
Recreational and cultural community services	P	Libraries.
	C	All other recreation and cultural community services.
Parks and open space	C	Arboreta and botanical gardens.
	P	All other parks and open space.
Nonprofit membership assembly	C	
Religious assembly	S	Religious Assembly is allowed, subject to SRC 700.055.
Health Services		
Medical centers/hospitals	N	
Outpatient medical services and laboratories	N	

Educational Services		
Day care	P	The following day care activities: ■ Child day care home. ■ Adult day care home.
	C	The following day care activities: ■ Child day care center. ■ Adult day care center.
	N	All other day care.
Basic education	S	Basic education, subject to SRC 700.010.
Post-secondary and adult education	N	
Civic Services		
Governmental services	N	
Social services	N	
Governmental maintenance services and construction	N	
Public Safety		
Emergency services	N	Ambulance service facilities.
	P	All other emergency services.
Detention facilities	N	
Military installations	N	
Funeral and Related Services		
Cemeteries	N	
Funeral and cremation services	N	
Construction Contracting, Repair, Maintenance, and Industrial Services		
General repair services	N	
Building and grounds services and construction contracting	N	
Cleaning plants	N	
Industrial services	N	
Wholesale Sales, Storage, and Distribution		
General wholesaling	N	
Heavy wholesaling	N	
Warehousing and distribution	N	
Self-service storage	N	
Manufacturing		
General manufacturing	N	
Heavy manufacturing	N	
Printing	N	
Transportation Facilities		
Aviation facilities	N	
Passenger ground transportation facilities	P	Transit stop shelters.
	N	All other passenger ground transportation facilities.
Marine facilities	N	
Utilities		
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	N	
Data center facilities	N	
Fuel dealers	N	
Waste-related facilities	N	
Mining and Natural Resource Extraction		
Petroleum and natural gas production	N	
Surface mining	N	
Farming, Forestry, and Animal Services		
Agriculture	N	Marijuana production.
	P	All other agriculture.
Forestry	P	
Agriculture and forestry services	N	
Keeping of livestock and other animals	N	
Animal services	N	
Other Uses		
Temporary uses	P	The following temporary uses: <ul style="list-style-type: none"> ■ Christmas tree sales, subject to SRC 701.015. ■ Emergency shelter, subject to SRC 701.025, when located on the site of a religious assembly use. ■ Managed temporary village, subject to SRC 701.030, when located on the site of a religious assembly use. ■ Residential sales/development office, subject to SRC 701.040.
Home occupations	S	Home occupations, subject to SRC 700.020.
Guest houses and guest quarters	P	Guest houses and guest quarters are permitted as an accessory use to single family, provided such houses and quarters are dependent upon the main building for either kitchen or bathroom facilities, or both, and are used for temporary lodging and not as a place of residence.
Storage of commercial vehicle as an accessory use to household living	P	Storage of a commercial vehicle as an accessory use to household living is permitted, provided no more than 1 commercial vehicle is stored per dwelling unit.
Nonresidential uses in a mixed-use project	S	Nonresidential uses in a mixed-use project, subject to SRC 700.040.
Historic resource adaptive reuse pursuant to SRC chapter 230	Allowed	Historic resource adaptive reuse pursuant to SRC chapter 230 is allowed, subject to SRC 230.085.
Accessory dwelling units	S	Accessory dwelling units, subject to SRC 700.007.

Sec. 515.010. Development standards.

Development within the ~~RHRM-III~~ zone must comply with the development standards set forth in this section.

- (a) *Lot standards.* Lots within the ~~RHRM-III~~ zone shall conform to the standards set forth in Table 515-2.

TABLE 515-2. LOT STANDARDS		
Requirement	Standard	Limitations & Qualifications
Lot Area		
All uses	None	
Lot Width		
All uses	None	
Lot Depth		
All uses	None	
Street Frontage		
Single family	Min. 40 ft.	
All other uses	Min. 16 ft.	

- (b) *Dwelling unit density.* Dwelling unit density within the RM-III zone shall conform to the standards set forth in Table 515-3.

TABLE 515-3. DWELLING UNIT DENSITY			
Use	Standard		Limitations & Qualifications
	Minimum	Maximum	
Single family, two family, three family, four family, and multiple family	28 dwelling units per acre	44 dwelling units per acre	Applicable to manufactured dwelling parks developed pursuant to SRC chapter 235.
	6 dwelling units per acre	44 dwelling units per acre	

- (~~c~~) *Setbacks.* Setbacks within the ~~RHRM-III~~ zone shall be provided as set forth in Table 515-~~43~~.

TABLE 515- 43 . SETBACKS		
Requirement	Standard	Limitations & Qualifications
Abutting Street		
Buildings		
All uses	None	Applicable to buildings on lots located within the CSDP area.
	Min. 12 ft.	Applicable to buildings on lots located outside the CSDP area.
Accessory Structures		
Accessory to all uses	None	Applicable to accessory structures not more than 4 ft. in height.
	None	Applicable to accessory structures greater than 4 ft. in height on lots located within the CSDP area.
	Min. 12 ft.	Applicable to accessory structures greater than 4 ft. in height on lots located outside the CSDP area.
Vehicle Use Areas		
All uses	Per SRC chapter 806	
Interior Front		
Buildings		

All uses	None	Applicable to buildings on lots located within the CSDP area.
	Min. 12 ft.	Applicable to buildings on lots located outside the CSDP area.
Accessory Structures		
Accessory to all uses	None	Applicable to accessory structures not more than 4 ft. in height.
	None	Applicable to accessory structures greater than 4 ft. in height on lots located within the CSDP area.
	Min. 12 ft.	Applicable to accessory structures greater than 4 ft. in height on lots located outside the CSDP area.
Vehicle Use Areas		
All uses	Per SRC chapter 806	
Interior Side		
Buildings		
All uses	Min. 5 ft.	Applicable to buildings not more than 35 ft. in height.
	Min. 5 ft., plus 1 ft. for each 1 ft. of height over 35 ft., but need not exceed 20 ft. in depth.	Applicable to buildings greater than 35 ft. in height.
Accessory Structures		
Accessory to all uses	None	Applicable to accessory structures having at least 1 wall which is an integral part of a fence.
	Min. 5 ft.	Applicable to all other accessory structures.
Vehicle Use Areas		
All uses	Per SRC chapter 806	
Interior Rear		
Buildings		
All uses	Min. 5 ft.	Applicable to buildings not more than 35 ft. in height.
	Min. 5 ft., plus 1 ft. for each 1 ft. of height over 35 ft., but need not exceed 20 ft. in depth.	Applicable to buildings greater than 35 ft. in height.
Accessory Structures		
Accessory to all uses	None	Applicable to accessory structures not more than 9 ft. in height.
	Min. 1 ft. for each 1 ft. of height over 9 ft.	Applicable to accessory structures greater than 9 ft. in height.
	Min. 1 ft.	Applicable to accessory structures adjacent to an alley, unless a greater setback is required based on the height of the accessory structure.
Vehicle Use Areas		
All uses	Per SRC chapter 806	

(de) *Lot coverage; height.* Buildings and accessory structures within the ~~PHRM-III~~ zone shall conform to the lot coverage and height standards set forth in Table 515-45.

TABLE 515- 54 . LOT COVERAGE; HEIGHT		
Requirement	Standard	Limitations & Qualifications
Lot Coverage		
Buildings and Accessory Structures		
All uses	No Max.	
Rear Yard Coverage		
Buildings		
All uses	N/A	
Accessory Structures		
Accessory to single family, two family, three family, and four family	Max. 25%	
Accessory to all other uses	No Max.	
Height		
Buildings		
All uses	No Max. 70 ft.	
Accessory Structures		
Accessory to single family, two family, three family, four family, and multiple family	Max. 15 ft.	
Accessory to all other uses	No Max.	

(~~ed~~) *Maximum square footage for all accessory structures.* In addition to the maximum coverage requirements established in Table 515-~~45~~, accessory structures to single family and two family uses shall be limited to the maximum aggregate total square footage set forth in Table 515-~~65~~.

TABLE 515- 65 . MAXIMUM SQUARE FOOTAGE FOR ALL ACCESSORY STRUCTURES	
Main Building Gross Area	Maximum Total Square Footage for All Accessory Structures
1,200 square feet or less.	600 sq. ft.
Greater than 1,200 square feet.	1,000 sq. ft. or 50% of main building gross area, whichever is less.

- (~~ef~~) *Landscaping.* Landscaping within the ~~RHRM-III~~ 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 chapters 806 and 807.
- (~~gf~~) *Outdoor storage.* Within the ~~RHRM-III~~ zone, outdoor storage shall be screened from streets and adjacent properties by a minimum six-foot-high sight-obscuring fence, wall, or hedge.

Sec. 515.015. Design review.

Design review under SRC chapter 225 is required for development within the ~~RHRM-III~~ as follows:

- (a) Multiple family development shall be subject to design review according to the multiple family design review standards set forth in SRC chapter 702.
- (b) Residential care with five or more self-contained dwelling units shall be subject to design review according to the multiple family design review standards set forth in SRC chapter 702.

Sec. 515.020. Other provisions.

In addition to the standards set forth in this chapter, development within the ~~RHRM-III~~ zone must comply with all other applicable development standards of the UDC, including, but not limited to, the following chapters:

- (a) Trees and Shrubs: SRC chapter 86.
- (b) Wireless Communications Facilities: SRC chapter 703.
- (c) General Development Standards: SRC chapter 800.
- (d) Public Improvements: SRC chapter 802.
- (e) Streets and Right-of-Way Improvements: SRC chapter 803.
- (f) Driveway Approaches: SRC chapter 804.
- (g) Vision Clearance: SRC chapter 805.
- (h) Off-Street Parking, Loading and Driveways: SRC chapter 806.
- (i) Landscaping and Screening: SRC chapter 807.
- (j) Preservation of Trees and Vegetation: SRC chapter 808.
- (k) Wetlands: SRC chapter 809.
- (l) Landslide Hazards: SRC chapter 810.
- (m) Sign Code: SRC chapter 900.

CHAPTER 521. - CO—COMMERCIAL OFFICE

Sec. 521.010. Development standards.

Development within the CO zone must comply with the development standards set forth in this section.

- (a) *Lot standards.* Lots within the CO zone shall conform to the standards set forth in Table 521-2.

TABLE 521-2. LOT STANDARDS		
Requirement	Standard	Limitations & Qualifications
Lot Area		
Single family	Min. 4,000 sq. ft.	
Two family, three family, and four family	Min. 5,000 sq. ft., plus additional lot area based on number of bedrooms within each dwelling unit	Additional lot area required as follows: <ul style="list-style-type: none">■ 750 sq. ft. for each dwelling unit with 1 bedroom.■ 1,000 sq. ft. for each dwelling unit with 2 bedrooms.■ 1,200 sq. ft. for each dwelling unit with 3 or more bedrooms.
Multiple family	Min. 5,000 sq. ft., plus additional lot area based on number of bedrooms within each dwelling unit	Applicable to multiple family consisting of 5 or fewer dwelling units. Additional lot area required as follows: <ul style="list-style-type: none">■ 750 sq. ft. for each dwelling unit with 1 bedroom.■ 1,000 sq. ft. for each dwelling unit with 2 bedrooms.

		■ 1,200 sq. ft. for each dwelling unit with 3 to 5 bedrooms.
	Min. 5,000 sq. ft., plus additional lot area based on number of bedrooms within each dwelling unit	Applicable to multiple family consisting of 6 or more dwelling units. Additional lot area required as follows: First through fifth dwelling units. ■ 750 sq. ft. for each dwelling unit with 1 bedroom. ■ 1,000 sq. ft. for each dwelling unit with 2 bedrooms. ■ 1,200 sq. ft. for each dwelling unit with 3 to 5 bedrooms. Sixth and additional dwelling units. ■ 1,000 sq. ft. for each dwelling unit with no more than 2 bedrooms in a 2 or more story structure. ■ 1,250 sq. ft. for each dwelling unit with no more than 2 bedrooms in a 1 story structure. ■ 1,700 sq. ft. for each dwelling unit with 3 or more bedrooms.
All other uses	Min. 6,000 sq. ft.	
Lot Width		
Single family, two family, three family, four family, and multiple family	Min. 40 ft.	
All other uses	None	
Lot Depth		
Single family	Min. 70 ft.	
	Max. 300% of average lot width	
Two family, three family, four family, and multiple family	Min. 80 ft.	
All other uses	None	
Street Frontage		
Single family	Min. 40 ft.	
	Min. 30 ft.	Applicable to lots fronting on the turnaround of a cul-de-sac street or the outside curve of a curved street having a radius of 200 feet or less and a direction change of 60 degrees or more. In no case shall the lot width be less than 40 ft. at the front building setback line.
All other uses	Min. 16 ft.	

(b) *Setbacks.* Setbacks within the CO zone shall be provided as set forth in Tables 521-3 and 521-4.

TABLE 521-3. SETBACKS		
Requirement	Standard	Limitations & Qualifications
Abutting Street		

Buildings		
All uses	Min. 12 ft.	
Accessory Structures		
Accessory to single family, two family, three family, four family, and multiple family	None	Applicable to accessory structures not more than 4 ft. in height.
	Min. 12 ft.	Applicable to accessory structures greater than 4 ft. in height.
Accessory to all other uses	Min. 12 ft.	Not applicable to transit stop shelters.
Vehicle Use Areas		
All uses, other than single family, two family, three family, and four family	Min. 12 ft.	
Interior Front		
Buildings		
Single family, two family, three family, and four family	Min. 5 ft.	
Multiple family	Min. 10 ft.	Required landscaping shall meet the Type C standard set forth in SRC chapter 807.
All other uses	Zone-to-zone setback (Table 521-4)	
Accessory Structures		
Accessory to single family, two family, three family, and four family	Min. 5 ft.	
Accessory to multiple family	Min. 10 ft.	Required landscaping shall meet the Type C standard set forth in SRC chapter 807.
Accessory to all other uses	Zone-to-zone setback (Table 521-4)	
Vehicle Use Areas		
Single family two family, three family, and four family	Per SRC chapter 806	
Multiple family	Min. 10 ft.	Required landscaping shall meet the Type C standard set forth in SRC chapter 807.
All other uses	Zone-to-zone setback (Table 521-4)	
Interior Side		
Buildings		
Single family	Min. 5 ft.	Applicable to buildings, other than townhouses and zero side yard dwellings.
	Per SRC 700.085	Applicable to townhouses.
	Per SRC 700.095	Applicable to zero side yard dwellings.
Two family, three family, and four family	Min. 5 ft.	
Multiple family	Min. 10 ft.	Required landscaping shall meet the Type C standard set forth in SRC chapter 807.
All other uses	Zone-to-zone setback (Table 521-4)	
Accessory Structures		

Accessory to single family, two family, three family, and four family	None	Applicable to accessory structures having at least 1 wall which is an integral part of a fence.
	Min. 5 ft.	Applicable to all other accessory structures.
Accessory to multiple family	Min. 10 ft.	Required landscaping shall meet the Type C standard set forth in SRC chapter 807.
Accessory to all other uses	Zone-to-zone setback (Table 521-4)	
Vehicle Use Areas		
Single family, two family, three family, and four family	Per SRC chapter 806	
Multiple family	Min. 10 ft.	Required landscaping shall meet the Type C standard set forth in SRC chapter 807.
All other uses	Zone-to-zone setback (Table 521-4)	
Interior Rear		
Buildings		
Single family, two family, three family, and four family	Min. 5 ft.	
Multiple family	Min. 10 ft.	Required landscaping shall meet the Type C standard set forth in SRC chapter 807.
All other uses	Zone-to-zone setback (Table 521-4)	
Accessory Structures		
Accessory to single family, two family, three family, and four family	None	Applicable to accessory structures not more than 9 ft. in height.
	Min. 1 ft. for each 1 ft. of height over 9 ft.	Applicable to accessory structures greater than 9 ft. in height.
	Min. 1 ft.	Applicable to accessory structures adjacent to an alley, unless a greater setback is required based on the height of the accessory structure.
Accessory to multiple family	Min. 10 ft.	Required landscaping shall meet the Type C standard set forth in SRC chapter 807.
Accessory to all other uses	Zone-to-zone setback (Table 521-4)	
Vehicle Use Areas		
Single family, two family, three family, and four family	Per SRC chapter 806	
Multiple family	Min. 10 ft.	Required landscaping shall meet the Type C standard set forth in SRC chapter 807.
All other uses	Zone-to-zone setback (Table 521-4)	

TABLE 521-4. ZONE-TO-ZONE SETBACKS			
Abutting Zone	Type of Improvement	Setback ⁽¹⁾	Landscaping & Screening
EFU	Buildings and accessory structures	None	N/A
	Vehicle use areas	Min. 5 ft.	Type A

Residential Zone	Buildings and accessory structures	Min. 15 ft.	Type C
	Vehicle use areas		
Mixed-Use Zone	Buildings and accessory structures	None	N/A
	Vehicle use areas	Min. 5 ft.	Type A
Commercial Zone	Buildings and accessory structures	None	N/A
	Vehicle use areas	Min. 5 ft.	Type A
Public Zone	Buildings and accessory structures	None	N/A
	Vehicle use areas	Min. 5 ft.	Type A
Industrial and Employment Zone: EC, IC, IBC, and IP	Buildings and accessory structures	Min. 5 ft.	Type A
	Vehicle use areas		
Industrial and Employment Zone: IG and II	Buildings and accessory structures	Min. 10 ft.	Type C
	Vehicle use areas		
Limitations and Qualifications (1) Zone-to-Zone setbacks are not required abutting an alley.			

- (c) *Lot coverage; height.* Buildings and accessory structures within the CO zone shall conform to the lot coverage and height standards set forth in Table 521-5.

TABLE 521-5. LOT COVERAGE; HEIGHT		
Requirement	Standard	Limitations & Qualifications
Lot Coverage		
Buildings and Accessory Structures		
All uses	Max. 60%	
Rear Yard Coverage		
Buildings		
All uses	N/A	
Accessory Structures		
Accessory to all uses	No Max.	
Height		
Buildings		
Single family, two family, three family, and four family	Max. 35 ft.	
Multiple family and long-term commercial lodging	Max. 50 ft.	
All other uses	Max. 70 ft.	
Accessory Structures		
Accessory to single family, two family, three family, four family, and multiple family	Max. 15 ft.	
Accessory to all other uses	Max 70 ft.	

- (d) *Landscaping.*
- (1) *Setbacks.* Required setbacks shall be landscaped. Landscaping shall conform to the standards set forth in SRC chapter 807.
 - (2) *Vehicle use areas.* Vehicle use areas shall be landscaped as provided under SRC chapters 806 and 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.

- (e) *Outdoor storage.* Within the CO zone, outdoor storage of materials and equipment is prohibited, except in conjunction with residential uses where the storage is screened from adjacent streets and properties by a sight-obscuring fence, wall, or hedge.

CHAPTER 522. - CR—RETAIL COMMERCIAL

Sec. 522.010. Development standards.

Development within the CR zone must comply with the development standards set forth in this section.

- (a) *Lot standards.* Lots within the CR zone shall conform to the standards set forth in Table 522-2.

TABLE 522-2. LOT STANDARDS		
Requirement	Standard	Limitations & Qualifications
Lot Area		
All uses	None	
Lot Width		
All uses	None	
Lot Depth		
All uses	None	
Street Frontage		
Single family	Min. 40 ft.	
	Min. 30 ft.	Applicable to lots fronting on the turnaround of a cul-de-sac street or the outside curve of a curved street having a radius of 200 feet or less and a direction change of 60 degrees or more. In no case shall the lot width be less than 40 ft. at the front building setback line.
All other uses	Min. 16 ft.	

- (b) *Setbacks.* Setbacks within the CR zone shall be provided as set forth in Tables 522-3 and 522-4.

TABLE 522-3. SETBACKS		
Requirement	Standard	Limitations & Qualifications
Abutting Street		
Buildings		
All uses	Min. 5 ft.	
Accessory Structures		
Accessory to single family, three family, four family, and multiple family	None	Applicable to accessory structures not more than 4 ft. in height.
	Min. 5 ft.	Applicable to accessory structures greater than 4 ft. in height.
Accessory to all other uses	Min. 5 ft.	Not applicable to transit stop shelters.
Vehicle Use Areas		
All uses	Per SRC chapter 806	

Interior Front		
Buildings		
Single family, three family, and four family	None	
Multiple family	Min. 10 ft.	Required landscaping shall meet the Type C standard set forth in SRC chapter 807.
All other uses	Zone-to-zone setback (Table 522-4)	
Accessory Structures		
Accessory to single family, three family, and four family	Min. 5 ft.	
Accessory to multiple family	Min. 10 ft.	Required landscaping shall meet the Type C standard set forth in SRC chapter 807.
Accessory to all other uses	Zone-to-zone setback (Table 522-4)	
Vehicle Use Areas		
Multiple family	Min. 10 ft.	Required landscaping shall meet the Type C standard set forth in SRC chapter 807.
All other uses	Zone-to-zone setback (Table 522-4)	
Interior Side		
Buildings		
Single family	None	
Three family and four family	Min. 5 ft.	
Multiple family	Min. 10 ft.	Required landscaping shall meet the Type C standard set forth in SRC chapter 807.
All other uses	Zone-to-zone setback (Table 522-4)	
Accessory Structures		
Accessory to single family, three family, and four family	None	Applicable to accessory structures having at least 1 wall which is an integral part of a fence.
	Min. 5 ft.	Applicable to all other accessory structures.
Accessory to multiple family	Min. 10 ft.	Required landscaping shall meet the Type C standard set forth in SRC chapter 807.
Accessory to all other uses	Zone-to-zone setback (Table 522-4)	
Vehicle Use Areas		
Multiple family	Min. 10 ft.	Required landscaping shall meet the Type C standard set forth in SRC chapter 807.
All other uses	Zone-to-zone setback (Table 522-4)	
Interior Rear		
Buildings		
Single family	None	
Three family and four family	Min. 5 ft.	
Multiple family	Min. 10 ft.	Required landscaping shall meet the Type C standard set forth in SRC chapter 807.

All other uses	Zone-to-zone setback (Table 522-4)	
Accessory Structures		
Accessory to single family, three family, and four family	None	Applicable to accessory structures not more than 9 ft. in height.
	Min. 1 ft. for each 1 ft. of height over 9 ft.	Applicable to accessory structures greater than 9 ft. in height.
	Min. 1 ft.	Applicable to accessory structures adjacent to an alley, unless a greater setback is required based on the height of the accessory structure.
Accessory to multiple family	Min. 10 ft.	Required landscaping shall meet the Type C standard set forth in SRC chapter 807.
Accessory to all other uses	Zone-to-zone setback (Table 522-4)	
Vehicle Use Areas		
Multiple family	Min. 10 ft.	Required landscaping shall meet the Type C standard set forth in SRC chapter 807.
All other uses	Zone-to-zone setback (Table 522-4)	

TABLE 522-4. ZONE-TO-ZONE SETBACKS			
Abutting Zone	Type of Improvement	Setback ⁽¹⁾	Landscaping & Screening
EFU	Buildings and accessory structures	None	N/A
	Vehicle use areas	Min. 5 ft.	Type A
Residential Zone	Buildings and accessory structures	Min. 15 ft.	Type C
	Vehicle use areas		
Mixed-Use Zone	Buildings and accessory structures	None	N/A
	Vehicle use areas	Min. 5 ft.	Type A
Commercial Zone	Buildings and accessory structures	None	N/A
	Vehicle use areas	Min. 5 ft.	Type A
Public Zone	Buildings and accessory structures	None	N/A
	Vehicle use areas	Min. 5 ft.	Type A
Industrial and Employment Zone: EC, IC, IBC, and IP	Buildings and accessory structures	Min. 5 ft.	Type A
	Vehicle use areas		
Industrial and Employment Zone: IG and IH	Buildings and accessory structures	Min. 10 ft.	Type C
	Vehicle use areas		
Limitations and qualifications: ⁽¹⁾ Zone-to-Zone setbacks are not required abutting an alley.			

- (c) *Lot coverage; height.* Buildings and accessory structures within the CR zone shall conform to the lot coverage and height standards set forth in Table 522-5.

TABLE 522-5. LOT COVERAGE; HEIGHT		
Requirement	Standard	Limitations & Qualifications
Lot Coverage		
Buildings and Accessory Structures		

All uses	No Max.	
Rear Yard Coverage		
Buildings		
All uses	N/A	
Accessory Structures		
Accessory to all uses	No Max.	
Height		
Buildings		
All uses	Max. 50 ft.	
Accessory Structures		
Accessory to single family, three family, four family, and multiple family	Max. 15 ft.	
Accessory to all other uses	Max. 50 ft.	

(d) *Landscaping.*

- (1) *Setbacks.* Required setbacks shall be landscaped. Landscaping shall conform to the standards set forth in SRC chapter 807.
- (2) *Vehicle use areas.* Vehicle use areas shall be landscaped as provided under SRC chapters 806 and 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.

(e) *Development standards for continued uses.*

- (1) *Buildings.* Buildings housing a continued use may be structurally altered or enlarged, or rebuilt following damage or destruction, provided such alteration, enlargement, or rebuilding conforms to development standards of the Single Family Residential (RS) Zone set forth in SRC chapter 511 and to all other applicable provisions of the UDC, except for lot size and dimension standards in SRC chapter 511.
- (2) *Accessory structures.* Existing accessory structures to a continued use may be structurally altered or enlarged, or rebuilt following damage or destruction, and new accessory structures to a continued use may be constructed, provided such alteration, enlargement, rebuilding, or new accessory structure construction conforms to the development standards of the Single Family Residential (RS) Zone set forth in SRC chapter 511, except the lot size and dimensions standards, and to all other applicable provisions of the UDC.
- (3) *Option to rebuild in same location.* Notwithstanding SRC 522.010(e)(1) and (2), any building or accessory structure rebuilt following damage or destruction may either be located on the same location on the lot as the original building or structure, or in compliance with the setbacks of the Single Family Residential (RS) Zone set forth in SRC 511.010(b).

CHAPTER 523. - CG—GENERAL COMMERCIAL

Sec. 523.010. Development standards.

Development within the CG zone must comply with the development standards set forth in this section.

- (a) *Lot standards.* Lots within the CG zone shall conform to the standards set forth in Table 523-2.

TABLE 523-2. LOT STANDARDS		
Requirement	Standard	Limitations & Qualifications
Lot Area		
All uses	None	
Lot Width		
All uses	None	
Lot Depth		
All uses	None	
Street Frontage		
Single family	Min. 40 ft.	Applicable to lots fronting on the turnaround of a cul-de-sac street or the outside curve of a curved street having a radius of 200 feet or less and a direction change of 60 degrees or more. In no case shall the lot width be less than 40 ft. at the front building setback line.
	Min. 30 ft.	
All other uses	Min. 16 ft.	

- (b) *Setbacks.* Setbacks within the CG zone shall be provided as set forth in Tables 523-3 and 523-4.

TABLE 523-3. SETBACKS		
Requirement	Standard	Limitations & Qualifications
Abutting Street		
Buildings		
All uses	Min. 5 ft.	
Accessory Structures		
Accessory to single family, three family, four family, and multiple family	None	Applicable to accessory structures not more than 4 ft. in height.
	Min. 5 ft.	Applicable to accessory structures greater than 4 ft. in height.
Accessory to all other uses	Min. 5 ft.	Not applicable to transit stop shelters.
Vehicle Use Areas		
All uses	Per SRC chapter 806	
Interior Front		
Buildings		
Single family, three family, and four family	None	
Multiple family	Min. 10 ft.	Required landscaping shall meet the Type C standard set forth in SRC chapter 807.
All other uses	Zone-to-zone setback (Table 523-4)	
Accessory Structures		
Accessory to single family, three family, and four family	Min. 5 ft.	
Accessory to multiple family	Min. 10 ft.	Required landscaping shall meet the Type C standard set forth in SRC chapter 807.

Accessory to all other uses	Zone-to-zone setback (Table 523-4)	
Vehicle Use Areas		
Multiple family	Min. 10 ft.	Required landscaping shall meet the Type C standard set forth in SRC chapter 807.
All other uses	Zone-to-zone setback (Table 523-4)	
Interior Side		
Buildings		
Single family	None	
Three family and four family	Min. 5 ft.	
Multiple family	Min. 10 ft.	Required landscaping shall meet the Type C standard set forth in SRC chapter 807.
All other uses	Zone-to-zone setback (Table 523-4)	
Accessory Structures		
Accessory to single family, three family, and four family	None	Applicable to accessory structures having at least 1 wall which is an integral part of a fence.
	Min. 5 ft.	Applicable to all other accessory structures.
Accessory to multiple family	Min. 10 ft.	Required landscaping shall meet the Type C standard set forth in SRC chapter 807.
Accessory to all other uses	Zone-to-zone setback (Table 523-4)	
Vehicle Use Areas		
Multiple family	Min. 10 ft.	Required landscaping shall meet the Type C standard set forth in SRC chapter 807.
All other uses	Zone-to-zone setback (Table 823-4)	
Interior Rear		
Buildings		
Single family, three family, and four family	None	
Multiple family	Min. 10 ft.	Required landscaping shall meet the Type C standard set forth in SRC chapter 807.
All other uses	Zone-to-zone setback (Table 523-4)	
Accessory Structures		
Accessory to single family, three family, and four family	None	Applicable to accessory structures not more than 9 ft. in height.
	Min. 1 ft. for each 1 ft. of height over 9 ft.	Applicable to accessory structures greater than 9 ft. in height.
	Min. 1 ft.	Applicable to accessory structures adjacent to an alley, unless a greater setback is required based on the height of the accessory structure.
Accessory to multiple family	Min. 10 ft.	Required landscaping shall meet the Type C standard set forth in SRC chapter 807.
Accessory to all other uses	Zone-to-zone setback (Table 523-4)	

Vehicle Use Areas		
Multiple family	Min. 10 ft.	Required landscaping shall meet the Type C standard set forth in SRC chapter 807.
All other uses	Zone-to-zone setback (Table 523-4)	

TABLE 523-4. ZONE-TO-ZONE SETBACKS			
Abutting Zone	Type of Improvement	Setback ⁽¹⁾	Landscaping & Screening
EFU	Buildings and accessory structures	None	N/A
	Vehicle use areas	Min. 5 ft.	Type A
Residential Zone	Buildings and accessory structures	Min. 15 ft.	Type C
	Vehicle use areas		
Mixed-Use Zone	Buildings and accessory structures	None	N/A
	Vehicle use areas	Min. 5 ft.	Type A
Commercial Zone	Buildings and accessory structures	None	N/A
	Vehicle use areas	Min. 5 ft.	Type A
Public Zone	Buildings and accessory structures	None	N/A
	Vehicle use areas	Min. 5 ft.	Type A
Industrial and Employment Zone: EC, IC, IBC, and IP	Buildings and accessory structures	Min. 5 ft.	Type A
	Vehicle use areas		Industrial and Employment Zone:
IG and II	Buildings and accessory structures	Min. 10 ft.	Type C
	Vehicle use areas		
Limitations and qualifications: ⁽¹⁾ Zone-to-Zone setbacks are not required abutting an alley.			

- (c) *Lot coverage; height.* Buildings and accessory structures within the CG zone shall conform to the lot coverage and height standards set forth in Table 523-5.

TABLE 523-5. LOT COVERAGE; HEIGHT		
Requirement	Standard	Limitations & Qualifications
Lot Coverage		
Buildings and accessory structures		
All uses	No Max.	
Rear Yard Coverage		
Buildings		
All uses	N/A	
Accessory Structures		
Accessory to all uses	No Max.	
Height		
Buildings		
All uses	Max. 70 ft.	
Accessory Structures		

Accessory to single family, three family, four family, and multiple family	Max. 15 ft.	
Accessory to all other uses	Max. 70 ft.	

(d) *Landscaping.*

- (1) *Setbacks.* Required setbacks shall be landscaped. Landscaping shall conform to the standards set forth in SRC chapter 807.
- (2) *Vehicle use areas.* Vehicle use areas shall be landscaped as provided under SRC chapters 806 and 807.
- (3) *Development site.* A minimum of 15 percent of the development site shall be landscaped. Landscaping shall meet the Type A standard set forth in SRC chapter 807. Other required landscaping under the UDC, such as landscaping required for setbacks or vehicular use areas, may count towards meeting this requirement.

(e) *Development standards for continued uses.*

- (1) *Buildings.* Buildings housing a continued use may be structurally altered or enlarged, or rebuilt following damage or destruction, provided such alteration, enlargement, or rebuilding conforms to development standards of the Single Family Residential (RS) Zone set forth in SRC chapter 511, and to all other applicable provisions of the UDC, except the lot size and dimensions standards in SRC chapter 511.
- (2) *Accessory structures.* Existing accessory structures to a continued use may be structurally altered or enlarged, or rebuilt following damage or destruction, and new accessory structures to a continued use may be constructed, provided such alteration, enlargement, rebuilding, or new accessory structure construction conforms to the development standards of the Single Family Residential (RS) Zone set forth in SRC chapter 511, except the lot size and dimensions standards, and to all other applicable provisions of the UDC.
- (3) *Option to rebuild in same location.* Notwithstanding subsections (e)(1) and (2) of this section, any building or accessory structure rebuilt following damage or destruction may either be located on the same location on the lot as the original building or structure, or in compliance with the setbacks of the Single Family Residential (RS) Zone set forth in SRC 511.010(b).

CHAPTER 525. - WSCB—WEST SALEM CENTRAL BUSINESS DISTRICT

Sec. 525.010. Development standards.

Development within the WSCB zone must comply with the development standards set forth in this section.

- (a) *Continued development.* Buildings and structures existing within the WSCB zone on June 13, 2018, which would otherwise be made non-conforming by this chapter, are hereby deemed continued development.
 - (1) *Single family uses.*
 - (A) *Buildings.* Continued development housing a continued single family use may be structurally altered or enlarged, or rebuilt following damage or destruction, provided such alteration, enlargement, or rebuilding conforms to development standards of the Single Family Residential (RS) zone set forth in SRC chapter 511 and to all other applicable provisions of the UDC, except for lot size and dimension standards in SRC chapter 511.

- (B) *Accessory structures.* Existing accessory structures on the same property as a continued single family use may be structurally altered or enlarged, or rebuilt following damage or destruction, and new accessory structures to a continued use may be constructed, provided such alteration, enlargement, rebuilding, or new accessory structure construction conforms to the development standards of the Single Family Residential (RS) zone set forth in SRC chapter 511, except the lot size and dimensions standards, and to all other applicable provisions of the UDC.
 - (C) *Option to rebuild in same location.* Notwithstanding SRC 525.010(a)(1)(A) and (B), any continued development housing a continued single family use or associated accessory structure rebuilt following damage or destruction may either be located on the same location on the lot as the original building or structure, or in compliance with the setbacks of the Single Family Residential (RS) zone set forth in SRC 511.010(b).
- (2) *All other uses.* Continued development housing a use other than a continued single family use may be structurally altered, enlarged, or rebuilt following damage or destruction, provided such alteration, enlargement, or rebuilding conforms to the following standards:
- (A) *Minor alterations.* Exterior alterations to buildings that alter an existing building façade area facing a public street right-of-way by less than 20 percent are exempt from all of the development standards in this chapter. Such alterations shall not increase the building façade's nonconformity to the design standards of SRC 525.020.
 - (B) *Minor additions.* Additions to buildings that alter or enlarge an existing building façade area facing a public street right-of-way by less than 20 percent are exempt from all of the development standards in this chapter except for street frontage, interior setbacks, parking, landscaping, and maximum height standards. Such additions shall not increase the building façade's nonconformity to the design standards of SRC 525.020.
 - (C) *Major alterations.* Exterior alterations to buildings that alter an existing building façade area facing a public street right-of-way by between 20 percent 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.

**TABLE 525-2
LOT STANDARDS**

Table 525-2: Lot Standards		
Requirement	Standard	Limitations and Qualifications
LOT AREA		
All uses	None	
LOT WIDTH		
All uses	None	
LOT DEPTH		
All uses	None	
STREET FRONTAGE		
All other uses	Min. 16 ft.	

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

**TABLE 525-3
SETBACKS**

Table 525-3: Setbacks		
Requirement	Standard	Limitations and Qualifications
ABUTTING STREET		
Buildings		
All uses	0 ft.	Maximum setback of up to 10 feet is permitted if the space is used for pedestrian amenities.
		This setback shall not apply from Wallace Road or side street frontages within 60 feet of Wallace Road.
	Min. 0 ft./Max. 60 ft.	This setback shall apply from Wallace Road NW. 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.
Accessory Structures		
Accessory to single family, two family, three family, four family, and multiple family	None	Applicable to accessory structures not more than 4 ft. in height.
	0 ft. or 10 ft.	Applicable to accessory structures greater than 4 ft. in height.
Accessory to all other uses	0 ft. or 10 ft.	Not applicable to transit stop shelters.
Vehicle Use Areas		
All uses	Per SRC Chapter 806	
INTERIOR FRONT		
Buildings		
All uses	Zone-to-zone setback (Table 525-4)	
Accessory Structures		
Accessory to all uses	Zone-to-zone setback (Table 525-4)	

Vehicle Use Areas		
All uses	Per SRC Chapter 806	
INTERIOR SIDE		
Buildings		
All uses	Zone-to-zone setback (Table 525-4)	
Accessory Structures		
Accessory to all uses	Zone-to-zone setback (Table 525-4)	
Vehicle Use Areas		
All uses	Zone-to-zone setback (Table 525-4)	
INTERIOR REAR		
Buildings		
All uses	Zone-to-zone setback (Table 525-4)	
Accessory Structures		
Accessory to all uses	Zone-to-zone setback (Table 525-4)	
Vehicle Use Areas		
All uses	Zone-to-zone setback (Table 525-4)	

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

Table 525-4: Zone-to-Zone Setbacks			
Abutting Zone	Type of Improvement	Setback (1)	Landscaping and Screening
EFU	Buildings and accessory structures	Min. 5 ft.	Type A
	Vehicle use areas		
Residential Zone	Buildings and accessory structures	Min. 10 ft.	Type B
	Vehicle use areas		
Mixed-Use Zone	Buildings and accessory structures	None	NA
	Vehicle use areas	Min. 5 ft.	Type A
Commercial Zone	Buildings and accessory structures	None	NA
	Vehicle use areas	Min. 5 ft.	Type A
Public Zone	Buildings and accessory structures	None	NA
	Vehicle use areas	Min. 5 ft.	Type A
	Buildings and accessory structures	None	

Industrial and Employment Zone: EC, IC, IBC, and IP	Vehicle use areas	Min. 5 ft.	Type A
Industrial and Employment Zone: IG and II	Buildings and accessory structures	Min 10 ft.	Type C
	Vehicle use areas		
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**

Table 525-5: Lot Coverage; Height		
Requirement	Standard	Limitations and Qualifications
LOT COVERAGE		
Buildings and Accessory Structures		
All uses	No max.	
REAR YARD COVERAGE		
Buildings		
All uses	No max.	
Accessory Structures		
Accessory to all uses	No Max.	
HEIGHT		
Buildings		
All uses	Max. 70 ft.	
Accessory Structures		
Accessory to single family, two family, three family, four family, and multiple family	Max. 15 ft.	
Accessory to all other uses	Max. 70 ft.	

- (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.
 - (2) *Vehicle use areas.* Vehicle use areas shall be landscaped as provided under SRC chapter 806 and SRC chapter 807.
- (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.
 - (2) A pedestrian connection through the parking area to the primary building entrance shall be provided when that parking area contains more than 12 parking spaces.
 - (3) On development sites with multiple buildings, pedestrian connections shall be provided to connect the buildings. Pedestrian connections shall be the most practical, direct route.

- (4) Pedestrian connections shall be paved, a minimum of five feet in width, and defined by visual contrast or tactile finish texture.
 - (5) Wheel stops or extended curbs shall be provided along required pedestrian connections to prevent the encroachment of vehicles onto pedestrian connections.
- (h) *Off-street parking.*
- (1) Within a single development site, 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) Within the WSCB zone, the minimum number of off-street parking spaces required for dwelling units in a multiple family development shall be one per dwelling unit.

CHAPTER 532. - NH—NEIGHBORHOOD HUB

CHAPTER 532. NH—NEIGHBORHOOD HUB

Sec. 532.001. Purpose.

The purpose of the Neighborhood Hub (NH) Zone is to establish allowed uses and development standards that encourage small-scale shops and services that serve the daily needs of surrounding residential neighborhoods. The NH zone is intended to encourage adaptive reuse of existing homes and promote pedestrian-oriented development that reflects the scale of surrounding residential areas.

Sec. 532.005. Definitions.

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

Neighborhood hub district means the aggregate area of all properties zoned NH that are contiguous to each other and that are only separated from each other by public right-of-way.

Sec. 532.010. Requirements for application of neighborhood hub zone.

(a) *Approval criteria.* In addition to the approval criteria for zone changes set forth in SRC chapter 265, proposals to zone land NH shall meet the following criteria:

- (1) Not less than one-fourth of the total street frontage of the proposed neighborhood hub district will be on collector and/or minor arterial streets.
- (2) The proposed neighborhood hub district will not be more than two acres, including the area of any public right-of-way that separates properties within the proposed neighborhood hub district.
- (3) The boundaries of the proposed neighborhood hub district will be separated from all commercial zones, mixed-use zones, and other neighborhood hub zones by not less than one-quarter of a mile, as measured along a route utilizing public or private streets.

Sec. 532.015. Uses.

(a) Except as otherwise provided in this section, the permitted (P), special (S), conditional (C), and prohibited (N) uses in the NH zone are set forth in Table 532-1.

TABLE 532-1. USES		
Use	Status	Limitations & Qualifications
Household Living		
<u>Single family</u>	<u>P</u>	The following single family activities: ■ <u>Single family detached dwelling.</u> ■ <u>Residential home, as defined under ORS 197.660.</u> ■ <u>Manufactured dwelling park, subject to SRC chapter 235.</u>
	<u>S</u>	The following single family activities: ■ <u>Manufactured home, subject to SRC 700.025.</u> ■ <u>Townhouse, subject to SRC 700.085.</u> ■ <u>Zero side yard dwelling, subject to SRC 700.095.</u>
	<u>N</u>	<u>All other Single Family.</u>
<u>Two family</u>	<u>P</u>	
<u>Three family</u>	<u>S</u>	<u>Three family, subject to SRC 700.081.</u>
<u>Four family</u>	<u>S</u>	<u>Four family, subject to SRC 700.081.</u>
<u>Multiple family</u>	<u>S</u>	<u>Cottage cluster, subject to SRC 700.011.</u>
	<u>N</u>	<u>All other multiple family.</u>
Group Living		
<u>Room and board</u>	<u>N</u>	
<u>Residential care</u>	<u>C</u>	<u>Residential facility, as defined under ORS 197.660, when located on a lot with frontage on an arterial or collector street.</u>
	<u>N</u>	<u>All other residential care.</u>
<u>Nursing care</u>	<u>C</u>	<u>Nursing care, when located on a lot with frontage on an arterial or collector street.</u>
	<u>N</u>	<u>All other nursing care.</u>
Lodging		
<u>Short-term commercial lodging</u>	<u>C</u>	<u>Short-term rentals.</u>
	<u>N</u>	<u>All other short-term commercial lodging.</u>
<u>Long-term commercial lodging</u>	<u>N</u>	
<u>Nonprofit shelters</u>	<u>C</u>	<u>Nonprofit shelters serving 5 or fewer persons, when located on a lot with frontage on an arterial or collector street.</u>
	<u>P</u>	<u>Nonprofit shelters for victims of domestic violence serving 10 or fewer persons.</u>
	<u>N</u>	<u>All other nonprofit shelters.</u>
Retail Sales and Service		
<u>Eating and drinking establishments</u>	<u>P</u>	<u>Eating and drinking establishments, subject to SRC 532.020(f).</u>
<u>Retail sales</u>	<u>N</u>	The following retail sales activities: ■ <u>Medical marijuana and recreational marijuana sales or transfers</u> ■ <u>Liquor stores.</u>

		<ul style="list-style-type: none"> ■ Tobacco stores. ■ Pawn shops.
	<u>P</u>	<u>All other retails sales, subject to SRC 532.020(f).</u>
<u>Personal services</u>	<u>N</u>	<u>The following personal services activities:</u> <ul style="list-style-type: none"> ■ Laundry and dry cleaning establishments. ■ Tattoo/piercing parlors.
	<u>P</u>	<u>All other personal services, subject to SRC 532.020(f).</u>
<u>Postal services and retail financial services</u>	<u>N</u>	
<u>Business and Professional Services</u>		
<u>Office</u>	<u>N</u>	
<u>Audio/visual media production</u>	<u>N</u>	
<u>Laboratory research and testing</u>	<u>N</u>	
<u>Motor Vehicle, Trailer, and Manufactured Dwelling Sales and Services</u>		
<u>Motor vehicle and manufactured dwelling and trailer sales</u>	<u>N</u>	
<u>Motor vehicle services</u>	<u>N</u>	
<u>Commercial parking</u>	<u>N</u>	
<u>Park-and-ride facilities</u>	<u>N</u>	
<u>Taxicabs and car services</u>	<u>N</u>	
<u>Heavy vehicle and trailer sales</u>	<u>N</u>	
<u>Heavy vehicle and trailer service and storage</u>	<u>N</u>	
<u>Recreation, Entertainment, and Cultural Services and Facilities</u>		
<u>Commercial entertainment—indoor</u>	<u>P</u>	<u>The following commercial entertainment - indoor activities:</u> <ul style="list-style-type: none"> ■ Dance studios and dance schools, subject to SRC 532.020(f). ■ Martial arts studios/schools, subject to SRC 532.020(f). ■ Membership sports and recreation clubs, subject to SRC 532.020(f). ■ Yoga studios, subject to SRC 532.020(f).
	<u>N</u>	<u>All other commercial entertainment – indoor.</u>
<u>Commercial entertainment—outdoor</u>	<u>S</u>	<u>Golf courses, subject to SRC 700.015.</u>
	<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>The following recreational and cultural community services activities:</u> <ul style="list-style-type: none"> ■ Community centers. ■ Senior centers. ■ Youth clubs. ■ Libraries. ■ Community or neighborhood club buildings, including swimming pools and similar recreation

		<u>facilities when operated by a nonprofit community club.</u>
	<u>S</u>	<u>Golf courses, subject to SRC 700.015.</u>
	<u>N</u>	<u>All other recreation and cultural community services.</u>
<u>Parks and open space</u>	<u>N</u>	<u>Arboreta and botanical gardens.</u>
	<u>P</u>	<u>All other parks and open space.</u>
<u>Nonprofit membership assembly</u>	<u>P</u>	<u>The following nonprofit membership assembly activities:</u> <ul style="list-style-type: none"> ■ <u>Meeting places for civic clubs, fraternal, or veteran organizations, subject to SRC 532.020(f).</u>
	<u>C</u>	<u>All other nonprofit membership assembly</u>
<u>Religious assembly</u>	<u>S</u>	<u>Religious assembly, subject to SRC 700.055.</u>
<u>Health Services</u>		
<u>Medical centers/hospitals</u>	<u>N</u>	
<u>Outpatient medical services and laboratories</u>	<u>P</u>	<u>The following outpatient medical services and laboratories activities:</u> <ul style="list-style-type: none"> ■ <u>Offices of doctors, nurses, physicians' assistants, dentists, chiropractors, optometrists, podiatrists, audiologists, dieticians, midwives, naturopaths, occupational and physical therapists, psychologists, psychiatrists, speech therapists, osteopathic doctors, and acupuncturists, subject to SRC 532.020(f).</u>
	<u>N</u>	<u>All other outpatient medical services and laboratories.</u>
<u>Educational Services</u>		
<u>Day care</u>	<u>P</u>	<u>The following day care activities:</u> <ul style="list-style-type: none"> ■ <u>Child day care home.</u> ■ <u>Adult day care home.</u> ■ <u>Child day care center, subject to SRC 532.020(f).</u> ■ <u>Adult day care center, subject to SRC 532.020(f).</u>
	<u>C</u>	<u>The following day care activities:</u> <ul style="list-style-type: none"> ■ <u>All other child day care centers.</u> ■ <u>All other adult day care centers.</u>
	<u>N</u>	<u>All other day care.</u>
<u>Basic education</u>	<u>S</u>	<u>Basic education, subject to SRC 700.010.</u>
<u>Post-secondary and adult education</u>	<u>N</u>	
<u>Civic Services</u>		
<u>Governmental services</u>	<u>N</u>	
<u>Social services</u>	<u>P</u>	<u>The following social services activities:</u> <ul style="list-style-type: none"> ■ <u>Individual and family counseling services, subject to SRC 532.020(f).</u> ■ <u>Job training, vocational rehabilitation, and habilitation services for the unemployed, the underemployed, and the disabled, subject to SRC 532.020(f).</u>

		<ul style="list-style-type: none"> ■ Meal delivery programs, subject to SRC 532.020(f). ■ Organizations providing legal and supportive services for immigrants, subject to SRC 532.020(f). ■ Referral services for those in need, subject to SRC 532.020(f).
	<u>N</u>	All other social services.
<u>Governmental maintenance services and construction</u>	<u>N</u>	
Public Safety		
<u>Emergency services</u>	<u>N</u>	The following emergency services activities: <ul style="list-style-type: none"> ■ Ambulance stations. ■ Ambulance service facilities.
	<u>P</u>	All other emergency services.
<u>Detention facilities</u>	<u>N</u>	
<u>Military installations</u>	<u>N</u>	
Funeral and Related Services		
<u>Cemeteries</u>	<u>N</u>	
<u>Funeral and cremation services</u>	<u>N</u>	Crematories.
	<u>C</u>	All other funeral and cremation services.
Construction Contracting, Repair, Maintenance, and Industrial Services		
<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>	
Wholesale Sales, Storage, and Distribution		
<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>	
Manufacturing		
<u>General manufacturing</u>	<u>N</u>	
<u>Heavy manufacturing</u>	<u>N</u>	
<u>Printing</u>	<u>N</u>	
Transportation Facilities		
<u>Aviation facilities</u>	<u>N</u>	
<u>Passenger ground transportation facilities</u>	<u>P</u>	Transit stop shelters, and multi-modal stops or shelters.
	<u>N</u>	All other passenger ground transportation facilities.
<u>Marine facilities</u>	<u>N</u>	
Utilities		
<u>Basic utilities</u>	<u>P</u>	
<u>Wireless communication facilities</u>	<u>Allowed</u>	Wireless communication facilities are allowed, subject to SRC chapter 703.

<u>Drinking water treatment facilities</u>	<u>C</u>	
<u>Power generation facilities</u>	<u>N</u>	
<u>Data center facilities</u>	<u>N</u>	
<u>Fuel dealers</u>	<u>N</u>	
<u>Waste-related facilities</u>	<u>N</u>	
<u>Mining and Natural Resource Extraction</u>		
<u>Petroleum and natural gas production</u>	<u>N</u>	
<u>Surface mining</u>	<u>N</u>	
<u>Farming, Forestry, and Animal Services</u>		
<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>N</u>	
<u>Keeping of livestock and other animals</u>	<u>N</u>	
<u>Animal services</u>	<u>C</u>	<u>Existing wildlife rehabilitation facility.</u>
	<u>N</u>	<u>All other animal services.</u>
<u>Other Uses</u>		
<u>Accessory short-term rentals</u>	<u>S</u>	<u>Accessory short-term rental, subject to SRC 700.006</u>
<u>Temporary uses</u>	<u>P</u>	<u>The following temporary uses:</u> <ul style="list-style-type: none"> ■ <u>Christmas tree sales, subject to SRC 701.015.</u> ■ <u>Emergency shelter, subject to SRC 701.025, when located on the site of a religious assembly use.</u> ■ <u>Managed temporary village, subject to SRC 701.030, when located on the site of a religious assembly use.</u> ■ <u>Residential sales/development office, subject to SRC 701.040.</u> ■ <u>Replacement single family dwelling, subject to SRC 701.035.</u>
<u>Home occupations</u>	<u>S</u>	<u>Home occupations, subject to SRC 700.020.</u>
<u>Guest houses and guest quarters</u>	<u>P</u>	<u>Guest houses and guest quarters are permitted as an accessory use to single family, provided such houses and quarters are dependent upon the main building for either kitchen or bathroom facilities, or both, and are used for temporary lodging and not as a place of residence.</u>
<u>Storage of commercial vehicle as an accessory use to household living</u>	<u>P</u>	<u>Storage of a commercial vehicle as an accessory use to household living is permitted, provided no more than 1 commercial vehicle is stored per dwelling unit.</u>
<u>Historic resource adaptive reuse pursuant to SRC chapter 230</u>	<u>Allowed</u>	<u>Historic resource adaptive reuse pursuant to SRC chapter 230 is allowed, subject to SRC 230.085.</u>
<u>Accessory dwelling units</u>	<u>S</u>	<u>Accessory dwelling units, subject to SRC 700.007.</u>

- (b) Additional prohibited uses. Notwithstanding Table 532-1, any permitted, special, or conditional use within the NH zone shall be a prohibited use if developed with a drive-through.
- (c) Continued uses. Existing, legally-established uses established prior to *[Insert Effective Date of Ordinance]*, but which would otherwise be made nonconforming by this chapter, are hereby deemed a continued use.
- (1) Building or structures housing a continued use may be structurally altered or enlarged, or rebuilt following damage or destruction, provided such alteration, enlargement, or rebuilding complies with the standards set forth in SRC 532.020(e).
- (2) Cease of occupancy of a building or structure for a continued use shall not preclude future use of the building or structure for that use; provided, however, conversion of the building or structure to another use shall thereafter prevent conversion back to that continued use.

Sec. 532.020. Development standards.

Development within the NH zone must comply with the development standards set forth in this section.

- (a) Lot standards. Lots within the NH zone shall conform to the standards set forth in Table 532-2.

TABLE 532-2. LOT STANDARDS		
<u>Requirement</u>	<u>Standard</u>	<u>Limitations & Qualifications</u>
<u>Lot Area</u>		
<u>Single family</u>	<u>Min. 1,500 sq. ft.</u>	<u>Applicable to townhouses.</u>
	<u>Min. 4,000 sq. ft.</u>	<u>Applicable to all other single family.</u>
<u>Two family</u>	<u>Min. 4,000 sq. ft.</u>	
<u>Three family</u>	<u>Min. 5,000 sq. ft.</u>	
<u>Four family and multiple family</u>	<u>Min. 7,000 sq. ft.</u>	
<u>Nonprofit shelters</u>	<u>Min. 4,000 sq. ft.</u>	<u>Applicable to nonprofit shelters serving victims of domestic violence.</u>
	<u>Min. 6,000 sq. ft.</u>	<u>Applicable to all other nonprofit shelters.</u>
<u>All other uses</u>	<u>Min. 4,000 sq. ft.</u>	
<u>Infill lot</u>	<u>Min. 5,500 sq. ft.</u>	<u>Applicable to all infill lots, unless a greater minimum lot area is required for the specific use.</u>
<u>Lot Width</u>		
<u>Single family</u>	<u>Min. 20 ft.</u>	<u>Applicable to townhouses.</u>
	<u>Min. 40 ft.</u>	<u>Applicable to all other single family.</u>
<u>All other uses</u>	<u>Min. 40 ft.</u>	
<u>Lot Depth</u>		
<u>Single family</u>	<u>Min. 70 ft.</u>	
	<u>Min. 120 ft.</u>	<u>Applicable to double frontage lots.</u>
	<u>No Max.</u>	<u>Applicable to townhouses.</u>
	<u>Max. 300% of average lot width</u>	<u>Applicable to all other single family.</u>
<u>All other uses</u>	<u>Min. 70 ft.</u>	
	<u>Min. 120 ft.</u>	<u>Applicable to double frontage lots.</u>
	<u>Max. 300% of average lot width</u>	

Street Frontage		
<u>Single family</u>	<u>Min. 20 ft.</u>	<u>Applicable to townhouses.</u>
	<u>Min. 40 ft.</u>	<u>Applicable to all other single family.</u>
	<u>Min. 30 ft.</u>	<u>Applicable to all other single family, excluding townhouses, when located on lots fronting on the turnaround of a cul-de-sac street or the outside curve of a curved street having a radius of 200 feet or less and a direction change of 60 degrees or more.</u> <u>In no case shall the lot width be less than 40 ft. at the front building setback line.</u>
<u>Two family, three family, four family, and multiple family</u>	<u>Min. 40 ft.</u>	
	<u>Min. 30 ft.</u>	<u>Applicable to lots fronting on the turnaround of a cul-de-sac street or the outside curve of a curved street having a radius of 200 feet or less and a direction change of 60 degrees or more.</u> <u>In no case shall the lot width be less than 40 ft. at the front building setback line.</u>
<u>All other uses</u>	<u>Min. 40 ft.</u>	

(b) Setbacks. Setbacks within the RS zone shall be provided as set forth in Table 532-3.

TABLE 532-3. SETBACKS		
<u>Requirement</u>	<u>Standard</u>	<u>Limitations & Qualifications</u>
<u>Abutting Street</u>		
<u>Buildings</u>		
<u>Multiple family</u>	<u>Min. 10 ft.</u>	
<u>All other uses</u>	<u>Min. 12 ft.</u>	
	<u>Min. 20 ft.</u>	<u>Applicable along collector or arterial streets.</u>
<u>Accessory Structures</u>		
<u>Multiple family</u>	<u>Min. 10 ft.</u>	
<u>Accessory to all other uses</u>	<u>None</u>	<u>Applicable to accessory structures not more than 4 ft. in height.</u>
	<u>Min. 12 ft.</u>	<u>Applicable to accessory structures greater than 4 ft. in height.</u>
	<u>Min. 20 ft.</u>	<u>Applicable to accessory structures greater than 4 ft. in height, when located in a yard adjacent to a collector or arterial street.</u>
<u>Interior Front</u>		
<u>Buildings</u>		
<u>Multiple family</u>	<u>Min. 10 ft.</u>	
<u>All other uses</u>	<u>Min. 12 ft.</u>	
<u>Accessory Structures</u>		
<u>Multiple family</u>	<u>Min. 10 ft.</u>	

<u>Accessory to all other uses</u>	<u>None</u>	<u>Applicable to accessory structures not more than 4 ft. in height.</u>
	<u>Min. 12 ft.</u>	<u>Applicable to accessory structures greater than 4 ft. in height.</u>
<u>Interior Side</u>		
<u>Buildings</u>		
<u>Single family</u>	<u>Min. 5 ft.</u>	<u>Applicable to new buildings, other than zero side yard dwellings and townhouses.</u>
	<u>Min. 3 ft.</u>	<u>Applicable to existing buildings, other than zero side yard dwellings and townhouses.</u>
	<u>Per SRC 700.085</u>	<u>Applicable to townhouses.</u>
	<u>Per SRC 700.095</u>	<u>Applicable to zero side yard dwellings.</u>
<u>Two family, three family, four family, multiple family, and all uses subject to SRC 532.020(F)</u>	<u>Min. 5 ft.</u>	<u>Applicable to new buildings.</u>
	<u>Min. 3 ft.</u>	<u>Applicable to existing buildings.</u>
<u>All other uses</u>	<u>Min. 5 ft.</u>	<u>Applicable to buildings not more than 35 ft. in height.</u>
	<u>Min. 5 ft., plus 1 ft. for each 1 ft. of height over 35 ft., but need not exceed 20 ft. in depth.</u>	<u>Applicable to buildings greater than 35 ft. in height.</u>
<u>Infill lot</u>	<u>Min. 10 ft.</u>	<u>Applicable to buildings not more than 35 ft. in height where the interior side setback abuts lots zoned RA and RS.</u>
	<u>Min. 10 ft., plus 1 ft. for each 1 ft. of height over 35 ft., but need not exceed 20 ft. in depth.</u>	<u>Applicable to buildings greater than 35 ft. in height where the interior side setback abuts lots zoned RA or RS.</u>
	<u>Min. 5 ft.</u>	<u>Applicable to buildings not more than 35 ft. in height where the interior side setback abuts lots zoned other than RA or RS.</u>
	<u>Min. 5 ft., plus 1 ft. for each 1 ft. of height over 35 ft., but need not exceed 20 ft. in depth.</u>	<u>Applicable to buildings greater than 35 ft. in height where the interior side setback abuts lots zoned other than RA or RS.</u>
<u>Accessory Structures</u>		
<u>Accessory to all uses; infill lot</u>	<u>None</u>	<u>Applicable to accessory structures having at least 1 wall which is an integral part of a fence.</u>
	<u>Min. 5 ft.</u>	<u>Applicable to all other accessory structures.</u>
<u>Interior Rear</u>		
<u>Buildings</u>		
<u>Multiple family</u>	<u>Min. 10 ft.</u>	

<u>All other uses</u>	<u>Min. 14 ft.</u>	<u>Applicable to any portion of a building not more than 1 story in height.</u>
	<u>Min. 20 ft.</u>	<u>Applicable to any portion of a building greater than 1 story in height.</u>
<u>Accessory Structures</u>		
<u>Multiple family</u>	<u>Min. 10 ft.</u>	
<u>Accessory to all other uses</u>	<u>None</u>	<u>Applicable to accessory structures not more than 9 ft. in height.</u>
	<u>Min. 1 ft. for each 1 ft. of height over 9 ft.</u>	<u>Applicable to accessory structures greater than 9 ft. in height.</u>
	<u>Min. 1 ft.</u>	<u>Applicable to accessory structures adjacent to an alley, unless a greater setback is required based on the height of the accessory structure.</u>
<u>Abutting Waterway</u>		
<u>Buildings</u>		
<u>Single Family</u>	<u>Min. 100 ft.</u>	<u>Applicable to townhouses constructed after March 16, 2022.</u>
	<u>None</u>	<u>Applicable to all other single family.</u> <u>All other setbacks required abutting streets and interior front, side, and rear property lines still apply.</u>
<u>Two family, three family, four family, and multiple family</u>	<u>Min. 100 ft.</u>	<u>Applicable to new buildings constructed after March 16, 2022.</u> <u>Existing buildings constructed prior to March 16, 2022 located within the 100-foot setback may be rebuilt in the same location within the same building footprint.</u>
<u>All other uses</u>	<u>None</u>	<u>All other setbacks required abutting streets and interior front, side, and rear property lines still apply.</u>
<u>Accessory Structures</u>		
<u>Accessory to all uses</u>	<u>None</u>	<u>All other setbacks required abutting streets and interior front, side, and rear property lines still apply.</u>

(c) Lot coverage; height. Buildings and accessory structures within the NH zone shall conform to the lot coverage and height standards set forth in Table 532-4.

<u>TABLE 532-4. LOT COVERAGE; HEIGHT</u>		
<u>Requirement</u>	<u>Standard</u>	<u>Limitations & Qualifications</u>
<u>Lot Coverage</u>		
<u>Buildings and Accessory Structures</u>		
<u>All uses</u>	<u>Max. 60%</u>	
<u>Rear Yard Coverage</u>		
<u>Buildings</u>		
<u>All uses</u>	<u>N/A</u>	
<u>Accessory Structures</u>		

<u>Accessory to single family and two family</u>	<u>Max. 25%</u>	
<u>Accessory to all other uses</u>	<u>No Max.</u>	
Height		
<u>Buildings</u>		
<u>Multiple family</u>	<u>Max. 25 ft. or two-stories, whichever is greater</u>	<u>Two-story building height shall not exceed 35 ft.</u>
<u>All other uses</u>	<u>Max. 35 ft.</u>	<u>Applicable to new buildings.</u>
	<u>Max. 28 ft. or existing building height, whichever is greater</u>	<u>Applicable to existing buildings.</u>
<u>Accessory Structures</u>		
<u>Accessory to all uses</u>	<u>Max. 15 ft.</u>	

- (d) Maximum square footage for all accessory structures. In addition to the maximum coverage requirements established in Table 532-4, accessory structures to single family and two family uses shall be limited to the maximum aggregate total square footage set forth in Table 532-5.

TABLE 532-5. MAXIMUM SQUARE FOOTAGE FOR ALL ACCESSORY STRUCTURES	
<u>Main Building Gross Area</u>	<u>Maximum Aggregate Total Square Footage for All Accessory Structures</u>
<u>1,200 square feet or less</u>	<u>600 sq. ft.</u>
<u>Greater than 1,200 square feet</u>	<u>1,000 sq. ft. or 50% of main building gross area, whichever is less</u>

- (e) Development standards for continued uses. Buildings or structures housing a continued use may be structurally altered or enlarged, or rebuilt following damage or destruction, provided such alteration, enlargement, or rebuilding complies with the following standards:
- (1) The altered, enlarged, or rebuilt building or structure shall conform to development standards set forth in this chapter, and to all other applicable provisions of the UDC.
 - (2) Any building or structure altered or enlarged shall not exceed the square footage and height of the original building or structure by more than 20 percent.
 - (3) Any building or structure rebuilt shall be located on the same location on the lot as the original building or structure, or in compliance with the setbacks set forth in Table 532-3. The square footage and height of the rebuilt building or structure shall not exceed the square footage and height of the original building or structure by more than 20 percent.
- (f) Additional development standards. Where a use is allowed subject to the provisions of this subsection, development containing that use shall conform to the additional development standards set forth in this subsection.
- (1) Maximum square footage. Each establishment shall be limited to no more than 4,000 square feet of total floor area. This provision does not apply to a dwelling unit that has been legally converted to a nonresidential use subsequent to its construction as a dwelling unit.
 - (2) Screening. A minimum six-foot tall sight-obscuring fence or wall shall be provided along the interior side and interior rear property lines abutting a residential zone.
 - (3) Storage.
 - (A) Outdoor storage of materials and equipment is prohibited.

(B) On-site storage of hazardous materials, including, but not limited to, those that are toxic, explosive, noxious, combustible, or flammable, is prohibited.

(4) Locations of off-street parking.

(A) Except as provided in subsection (B) of this section, 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.

(B) Existing off-street parking spaces within the NH zone established prior to [Insert Effective Date of Ordinance], but which would otherwise be made non-conforming by this chapter, may continue to be used as off-street parking spaces.

(5) Primary building entrance. A primary building entrance to the nonresidential use shall face a street, with direct pedestrian access to the adjacent sidewalk. This provision does not apply to a dwelling unit that has been legally converted to a nonresidential use subsequent to its construction as a dwelling unit.

(7) Hours of operation. Establishments shall not be open for business earlier than 7:00 a.m. and shall close no later than 9:00 p.m.

(8) Delivery vehicles. Delivery and pick-up of materials in connection with establishments shall be made by vehicles not exceeding two axles in size and shall be prohibited earlier than 7:00 a.m. and later than 7:00 p.m.

Sec. 532.025. Other provisions.

In addition to the standards set forth in this chapter, development within the NH zone must comply with all other applicable development standards of the UDC, including, but not limited to, the following chapters:

- (a) Trees and Shrubs: SRC chapter 86.
- (b) Wireless Communications Facilities: SRC chapter 703.
- (c) General Development Standards: SRC chapter 800.
- (d) Public Improvements: SRC chapter 802.
- (e) Streets and Right-of-Way Improvements: SRC chapter 803.
- (f) Driveway Approaches: SRC chapter 804.
- (g) Vision Clearance: SRC chapter 805.
- (h) Off-Street Parking, Loading and Driveways: SRC chapter 806.
- (i) Landscaping and Screening: SRC chapter 807.
- (j) Preservation of Trees and Vegetation: SRC chapter 808.
- (k) Wetlands: SRC chapter 809.
- (l) Landslide Hazards: SRC chapter 810.
- (m) Sign Code: SRC chapter 900.

CHAPTER 533. - MIXED USE-I

Sec. 533.010. Uses.

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

**TABLE 533-1
USES**

Table 533-1: Uses		
	Status	
Household Living		
Single family	P	The following single family activities: <ul style="list-style-type: none"> • Townhouse. • Residential home, as defined under ORS 197.660.
	N	All other single family.
Two family	N	
Three family	P	
Four family	P	
Multiple family	P	
Group Living		
Room and board	N	
Residential care	P	The following residential care activities: <ul style="list-style-type: none"> • Residential facility, as defined under ORS 197.660. • Assisted living.
	N	All other residential care.
Nursing care	N	
Lodging		
Short-term commercial lodging	P	
Long-term commercial lodging	N	
Non-profit shelters	P	Non-profit shelters serving 5 or fewer persons.
	C	Non-profit shelters serving 6 to 75 persons.
	N	All other non-profit shelters.
Retail Sales and Services		
Eating and drinking establishments	P	
Retail sales	P	
Personal services	P	
Postal services and retail financial services	P	
Business and Professional Services		
Office	P	
Audio/visual media production	P	
Laboratory research and testing	P	
Motor Vehicle, Trailer, and Manufactured Dwelling Sales and Service		
Motor vehicle and manufactured dwelling and trailer sales	N	
Motor vehicle services	N	

Commercial parking	N	Standalone surface parking lots
	P	All other commercial parking
Park-and-ride facilities	N	
Taxicabs and car services	N	
Heavy vehicle and trailer sales	N	
Heavy vehicle and trailer service and storage	N	
Recreation, Entertainment, and Cultural Services and Facilities		
Commercial entertainment—Indoor	N	Firing ranges
	P	All other commercial entertainment—Indoor.
Commercial entertainment—Outdoor	N	
Major event entertainment	N	
Recreational and cultural community services	P	
Parks and open space	P	
Non-profit membership assembly	P	
Religious assembly	P	
Health Services		
Medical centers/hospitals	N	
Outpatient medical services and laboratories	P	
Educational Services		
Day care	P	
Basic education	P	
Post-secondary and adult education	P	
Civic Services		
Government services	P	
Social services	P	
Governmental maintenance services and construction	N	
Public Safety		
Emergency services	P	
Detention facilities	N	
Military installations	N	
Funeral and Related Services		
Cemeteries	N	
Funeral and cremation services	N	
Construction Contracting, Repair, Maintenance, and Industrial Services		
General repair services	P	
Building and ground services and construction contracting	N	
Cleaning plants	N	
Industrial services	N	
Wholesale Sales, Storage, and Distribution		
General wholesaling	N	

Heavy wholesaling	N	
Warehousing and distribution	N	
Self-service storage	N	
Manufacturing		
General manufacturing	P	General manufacturing, provided the manufacturing does not exceed 5,000 square feet of total floor area per development site and retail sales of the products manufactured is provided on-site.
	N	All other general manufacturing.
Heavy manufacturing	N	
Printing	N	
Transportation Facilities		
Aviation facilities	N	
Passenger ground transportation facilities	P	Transit stop shelters
	N	All other passenger ground transportation facilities
Marine facilities	N	
Utilities		
Basic utilities	N	Reservoirs; water storage facilities; electric substation.
	P	All other basic utilities.
Wireless communication facilities	Allowed	Wireless communication facilities are allowed, subject to SRC chapter 703.
Drinking water treatment facilities	N	
Power generation facilities	N	
Data center facilities	N	
Fuel dealers	N	
Waste-related facilities	N	
Mining and natural resource extraction	N	
Petroleum and natural gas	N	
Surface mining	N	
Farming, Forestry, and Animal Services		
Agriculture	N	
Forestry	N	
Agriculture and forestry services	N	
Keeping of livestock and other animals	N	
Animal services	P	
Other Uses		
Home occupations	S	Home occupations, subject to SRC 700.020.
Accessory dwelling units	S	Accessory dwelling units, subject to SRC 700.007.

- (b) *Prohibited uses.* Notwithstanding Table 533-1, any permitted, special, or conditional use within the MU-I zone shall be a prohibited use if developed with a drive-through.
- (c) *Continued uses.* Existing uses within the MU-I zone established prior to *[Insert Effective Date of Ordinance]* ~~September 12, 2018~~, but which would otherwise be made non-conforming by this chapter, are hereby deemed continued uses.

- (1) Buildings or structures housing a continued use may be structurally altered, enlarged, or rebuilt following damage or destruction, provided:
 - (A) Such alteration, enlargement, or rebuilding of a conforming development complies with the standards in this chapter; or
 - (B) Such alteration, enlargement, or rebuilding of a continued development complies with the standards set forth in SRC 533.015(g).
- (2) A continued use shall terminate if the building or structure ceases to be occupied for that continued use for any reason for a continuous period of one year.
- (3) Conversion of the building or structure to a conforming use shall thereafter prevent conversion back to the former continued use or any other continued use.

Sec. 533.015. Development standards.

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

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

**TABLE 533-2
LOT STANDARDS**

Table 533-2: Lot Standards		
Requirement	Standard	Limitations & Qualifications
Lot Area		
All uses	None	
Lot width		
All uses	None	
Lot depth		
All uses	None	
Street frontage		
All uses	16 ft.	

- (b) *Dwelling unit density.* Development within the MU-I zone that is exclusively residential shall have a minimum density of ~~15~~¹² dwelling units per acre.
- (c) *Setbacks.* Setbacks within the MU-I zone shall conform to the standards set forth in Tables 533-3 and 533-4.

**TABLE 533-3
SETBACKS**

Table 533-3: Setbacks		
Requirement	Standard	Limitations & Qualifications
Abutting Street		
Buildings		
All uses	0 ft.	(1) Maximum setback of up to 10 feet is permitted if the setback area is used for pedestrian amenities.

		<p>a) The maximum setback does not apply to a new building if another building exists between a minimum of 50 percent of the street-facing façade of the new building and the street.</p> <p>b) For double frontage lots, the maximum setback shall only apply to the street with the highest street classification. For double frontage lots where both streets have the same classification, the applicant may choose on which street the maximum setback shall apply.</p>
		(2) A minimum setback of five feet to a maximum setback of 10 feet is permitted for ground-floor residential uses if horizontal separation is provided pursuant to [SRC] 533.015(h).
Accessory Structures		
All uses	Min. <u>5</u> 10 ft.	
Vehicle Use Areas		
All uses	Per SRC chapter 806	The use of a berm under [SRC] 806.035(c)(2)(B) is prohibited.
Interior Side		
Buildings		
All uses	Zone-to-zone setback (Table 533-4)	
Accessory Structures		
All uses	Zone-to-zone setback (Table 533-4)	
Vehicle Use Areas		
All uses	Zone-to-zone setback (Table 533-4)	
Interior Rear		
Buildings		
All uses	Zone-to-zone setback (Table 533-4)	
Accessory Structures		
All uses	Zone-to-zone setback (Table 533-4)	
Vehicle Use Areas		
All uses	Zone-to-zone setback (Table 533-4)	

**TABLE 533-4
ZONE-TO-ZONE SETBACKS**

Table 533-4: Zone-to-Zone Setbacks

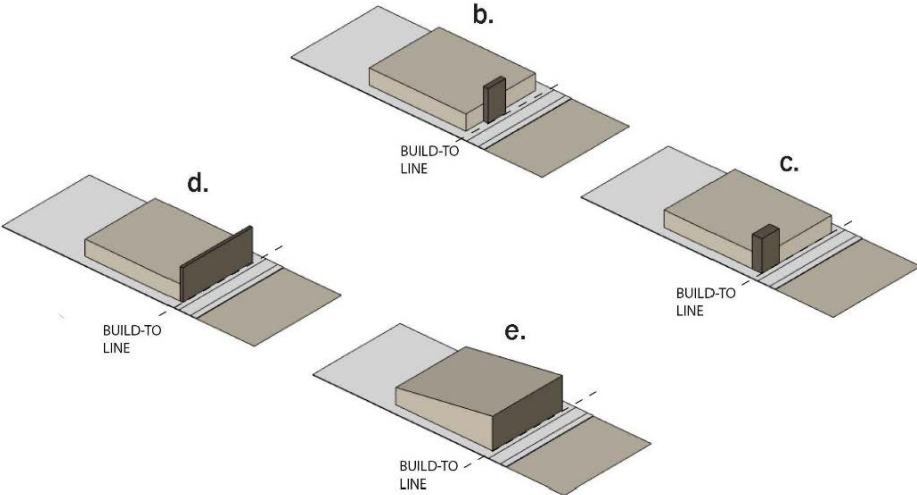
Abutting Zone	Type of Improvement	Setback	Landscaping & Screening
EFU	Buildings and accessory structures	None	N/A
	Vehicle use areas	Min. 5 ft. ⁽¹⁾	Type A
Residential zone	Buildings and accessory structures	Min. 10 ft. plus 1.5 feet for each 1 foot of building height above 15 feet ⁽²⁾	Type C
	Vehicle use areas	Min. 5 ft.	Type C
Mixed-use zone	Buildings and accessory structures	None	N/A
	Vehicle use areas	Min. 5 ft. ⁽¹⁾	Type A
Commercial zone	Buildings and accessory structures	None	N/A
	Vehicle use areas	Min. 5 ft. ⁽¹⁾	Type A
Public zone	Buildings and accessory structures	None	N/A
	Vehicle use areas	Min. 5 ft. ⁽¹⁾	Type A
Industrial and employment zone	Buildings and accessory structures	None	N/A
	Vehicle use areas	Min. 5 ft. ⁽¹⁾	Type A
Limitations & Qualifications			
(1) Zone-to-zone setbacks are not required abutting an alley.			
(2) The additional 1.5-feet for each 1-foot of building height above 15 feet does not apply abutting a creek.			

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

TABLE 533-5
LOT COVERAGE; HEIGHT; BUILDING FRONTAGE

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

Requirement	Standard	Limitations & Qualifications
Lot Coverage		
Buildings and Accessory Structures		
All uses	No Max.	
Rear Yard Coverage		
Buildings		
All uses	NA	
Accessory Structures		
All uses	No Max.	

Height		
Buildings		
All uses	Max. 45 ft.	Applicable to buildings on a lot or lots that are contiguous to a National Register Residential Historic District. For the purposes of this standard, contiguous shall include a lot or lots that are separated from a National Register Residential Historic District by an alley.
	Max. 65 ft.	Applicable to buildings on all other lots.
	Min. 20 ft.	New buildings or additions shall satisfy the minimum height requirements through one of the following options:
		a) Roof. Provide a roof that is 20 feet in height.
		b) Prominent entry. Provide an attached entry that is 20 feet in height, extends for a minimum of 25 percent of the length of the front facade, and extends to the front lot line.
		c) Cupola. Provide a 20-foot tall portion of the building for a minimum of 25 percent of the length of the front facade. It shall include the front facade wall and extend a minimum of 10 feet behind the front wall.
		d) False front. Provide a front facade wall that is 20 feet in height along the entire length of the building.
		e) Reverse shed. Provide a front facade wall that is 20 feet in height along the entire length of the building, and slope the roof down toward the rear of the building.
<p style="text-align: center;">FIGURE 533-1 EXAMPLE OF OPTIONS TO MEET MINIMUM HEIGHT REQUIREMENT</p> 		
Accessory Structures		
All uses	Max. 45 ft.	Applicable to accessory structures on a lot or lots that are contiguous to a National Register Residential Historic District. For the purposes of this standard, contiguous shall

		include a lot or lots that are separated from a National Register Residential Historic District by an alley.
	Max. 65 ft.	Applicable to accessory structures on all other lots.
Building Frontage		
Buildings and Accessory Structures		
All uses	Min. 75%	(1) For corner lots, this standard must be met on the frontage of the street with the highest street classification. For the intersecting street, the building frontage standard is a minimum of 40%.
		(2) For corner lots where both streets have the same classification, the applicant may choose on which street to meet the minimum 75% building frontage standard and on which street to meet the minimum 40% building frontage standard.
		(3) <u>For double frontage lots, this standard must only be met on the street with the highest classification. Where both streets have the same classification, the applicant may choose on which street the building frontage standard shall apply.</u>
Accessory Structures		
<u>All uses</u>	<u>Not applicable</u>	<u>Accessory structures shall be located behind or beside buildings.</u>

- (e) *Parking.* Required off-street parking shall not be located on a new standalone surface parking lot in the MU-I zone or MU-II zone.
- (f) *Landscaping.*
- (1) *Setback areas.* ~~Required~~ Setbacks, except setback areas abutting a street that provide pedestrian amenities or horizontal separation pursuant to [SRC] 533.015(h), 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.
- (g) *Continued development.* Buildings and structures existing within the MU-I zone on September 12, 2018, that would be made non-conforming development by this chapter are hereby deemed continued development. The owner shall have the burden to demonstrate continued development status under this subsection.
- (1) *Single family uses.*
 - (A) *Buildings.* Continued development housing a continued single family use may be structurally altered or enlarged, or rebuilt following damage or destruction, provided such alteration, enlargement, or rebuilding conforms to development standards of the Single Family Residential (RS) zone set forth in SRC chapter 511 and to all other applicable provisions of the UDC, except for lot size and dimension standards in SRC chapter 511.
 - (B) *Accessory structures.* Existing accessory structures on the same property as a continued single family use may be structurally altered or enlarged, or rebuilt following damage or destruction, and new accessory structures to a continued use may be constructed, provided such alteration, enlargement, rebuilding, or new accessory structure construction conforms to the development

standards of the Single Family Residential (RS) zone set forth in SRC chapter 511, except the lot size and dimensions standards, and to all other applicable provisions of the UDC.

- (C) *Option to rebuild in same location.* Notwithstanding SRC 533.015(g)(1)(A) and (B), any continued development housing a continued single family use or associated accessory structure rebuilt following damage or destruction may either be located on the same location on the lot as the original building or structure, or in compliance with the setbacks of the Single Family Residential (RS) zone set forth in SRC 511.010(b).
- (2) *All other uses.* Continued development, housing a use other than a continued single family use, may be structurally altered, enlarged, or rebuilt following damage or destruction, provided such alteration, enlargement, or rebuilding conforms to the following standards:
 - (A) *Minor alterations.* Exterior alterations to buildings that alter less than 20 percent of an existing building facade area facing a primary street are exempt from all of the development standards in this chapter. Such alterations shall not increase the building facade's nonconformity to the pedestrian-oriented design standards in Table 533-6.
 - (B) *Minor additions.* Additions to buildings that enlarge or alter an existing building facade area facing a primary street by less than 20 percent are exempt from all of the development standards in this chapter except for interior setbacks, parking, landscaping, and maximum height standards. Such additions shall not increase the building facade's nonconformity to the pedestrian-oriented design standards in Table 533-6.
 - (C) *Major alterations.* Exterior alterations to buildings that alter between 20 percent and 60 percent of an existing building facade area facing a primary street shall decrease that building facade's nonconformity to all pedestrian-oriented design standards in Table 533-6 that are applicable to that alteration. Such alterations are exempt from all other development standards in this chapter.
 - (D) *Major additions.* Additions to buildings that enlarge or alter an existing building facade area facing a primary street by between 20 percent and 60 percent shall:
 - (i) Comply with a minimum of three of the pedestrian-oriented design standards in Table 533-6; or
 - (ii) Comply with a minimum of one of the pedestrian-oriented design standards in Table 533-6 and add perimeter landscaping in vehicle use areas if such landscaping is not already required under SRC 533.015(f).

For the purposes of [SRC] 533.015(h)(2)(C)(i) and (ii), the pedestrian-oriented design standards in Table 533-6 shall apply to the addition. Major additions must meet all other development standards in this chapter except for building frontage, maximum setback abutting a street, and minimum height.
 - (E) *Substantial alterations.* Exterior alterations to buildings that alter more than 60 percent of an existing building facade area facing a primary street shall meet all applicable pedestrian-oriented design standards in Table 533-6. Such alterations are exempt from all other development standards in this chapter.
 - (F) *Substantial additions or redevelopment.* Additions to buildings that enlarge or alter an existing building facade area facing a primary street by more than 60 percent shall meet all applicable development standards in this chapter. Continued development that is rebuilt following damage or destruction shall meet all development standards in this chapter.

(G) Accessory structure. Alterations and additions to accessory structures shall meet all applicable development standards in this chapter.

- (h) *Pedestrian-oriented design.* Development within the MU-I zone, excluding development requiring historic design review, shall conform to the pedestrian-oriented design standards set forth in Table 533-6. Any development requiring historic design review shall only be subject to design review according to the historic design review standards or the historic design review guidelines set forth in SRC chapter 230.

**TABLE 533-6
PEDESTRIAN-ORIENTED DESIGN**

Table 533-6: Pedestrian-Oriented Design		
Requirement	Standard	Limitations & Qualifications
Ground Floor Height		
This standard applies to building ground floors on primary streets.	Min. 14 ft.	For the purposes of this standard, ground floor height is measured from the floor to the ceiling of the first floor.
<p style="text-align: center;">FIGURE 533-2 GROUND FLOOR HEIGHT</p>		
Separation of Ground Floor Residential Uses		
This standard applies when a dwelling unit is located on the ground floor.	Vertical or horizontal separation shall be provided	For the purposes of this standard, separation is required between the public right-of-way and the residential entryway and any habitable room.
	Vertical Distance Min. 1.5 ft. Max. 3 ft.	Vertical separation shall take the form of several steps or a ramp to a porch, stoop, or terrace.
	Horizontal Distance Min. 5 ft. Max. 10 ft.	Horizontal separation shall take the form of a landscaped area such as private open space or hardscaped area such as a plaza.
<p style="text-align: center;">FIGURE 533-3 HORIZONTAL SEPARATION</p>		



Building Facade Articulation

This standard applies to building facades facing primary streets.	Required	(1)	For buildings on corner lots, where the primary street intersects with a secondary street, these standards shall apply to the full length of the front facade and the portion of the side facade that extends a minimum of 50 feet from the corner where the primary street meets the secondary street, or to the edge of the building or the lot, whichever is shorter.
		(2)	Buildings shall incorporate vertical and horizontal articulation and shall divide vertical mass into a base, middle, and top.
		a)	Base: Ground floor facades shall be distinguished from middle facades by at least one of the following standards:
			1. Change in materials.
			2. Change in color.
			3. Molding or other horizontally-articulated transition piece.
		b)	Middle: Middle facades shall provide visual interest by incorporating at a minimum of every 50 feet at least one of the following standards:
			1. Recesses of a minimum depth of two feet.
			2. Extensions of a minimum depth of two feet.
			3. Vertically-oriented windows.

			4. Pilasters that project away from the building.
		c)	Top: Building tops shall be defined by at least one of the following standards:
			1. Cornice that is a minimum of eight inches tall and a minimum of three inches beyond the face of the facade.
			2. Change in material from the upper floors, with that material being a minimum of eight inches tall.
			3. Offsets or breaks in roof elevation that are a minimum of three feet in height.
			4. A roof overhang that is a minimum of eight inches beyond the face of the facade.
		(3)	The repainting of a facade of an existing building is exempt from this standard.

FIGURE 533-4
ARTICULATION



Ground Floor Windows

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

FIGURE 533-5
GROUND FLOOR WINDOWS



Building Entrances

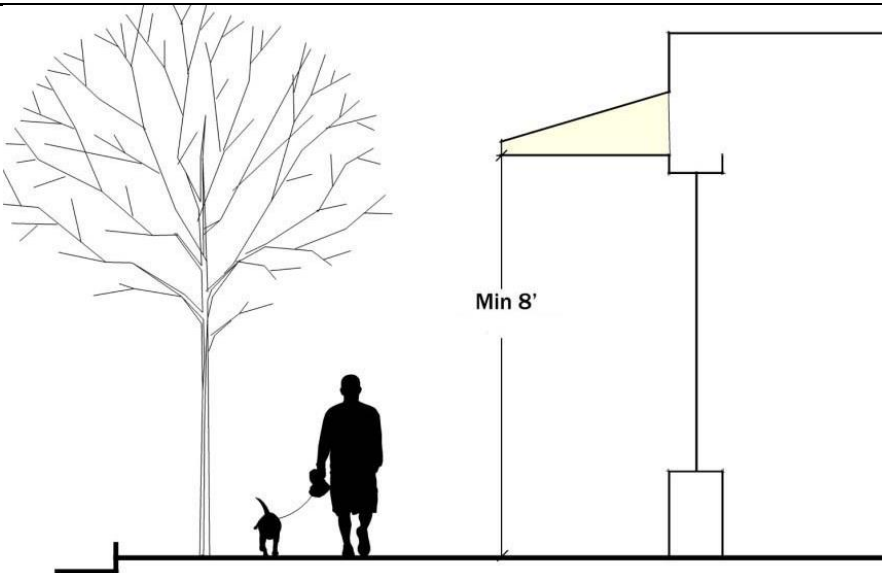
This standard applies to building ground floors on primary streets.	Required	(1) For non-residential uses on the ground floor, a primary building entrance for each tenant space facing a primary street shall be located on the primary street. If a building has frontage on a primary street and any other street, a single primary building entrance for a non-residential tenant space at the corner of the building where the streets intersect may be provided at that corner.
		(2) For residential uses on the ground floor, a primary building entrance for each building facade facing a primary street shall be located on the primary street. If a building has frontage on a primary street and any other street, a single primary building entrance for a residential use on the ground floor may be provided at the corner of the building where the streets intersect.
		(3) Building entrances shall include weather protection.

FIGURE 533-6
ENTRANCE AT BUILDING CORNER



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

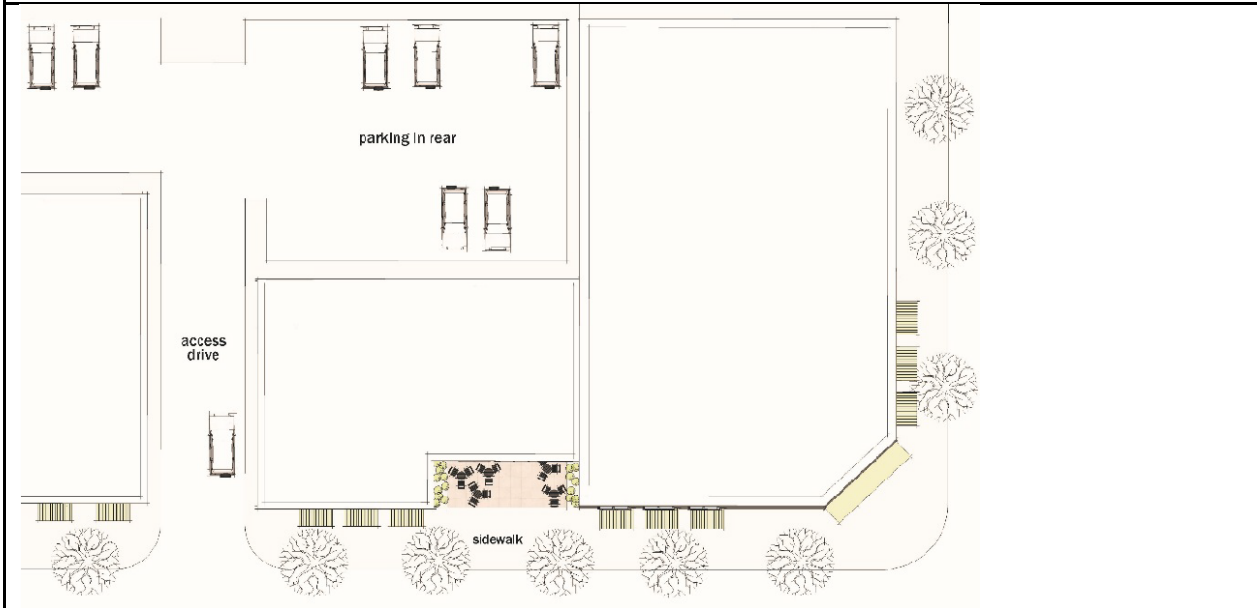
FIGURE 533-7
WEATHER PROTECTION



Parking Location		
This standard applies to off-street parking areas and vehicle maneuvering areas.	Required	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
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FIGURE 533-8
OFF-STREET PARKING



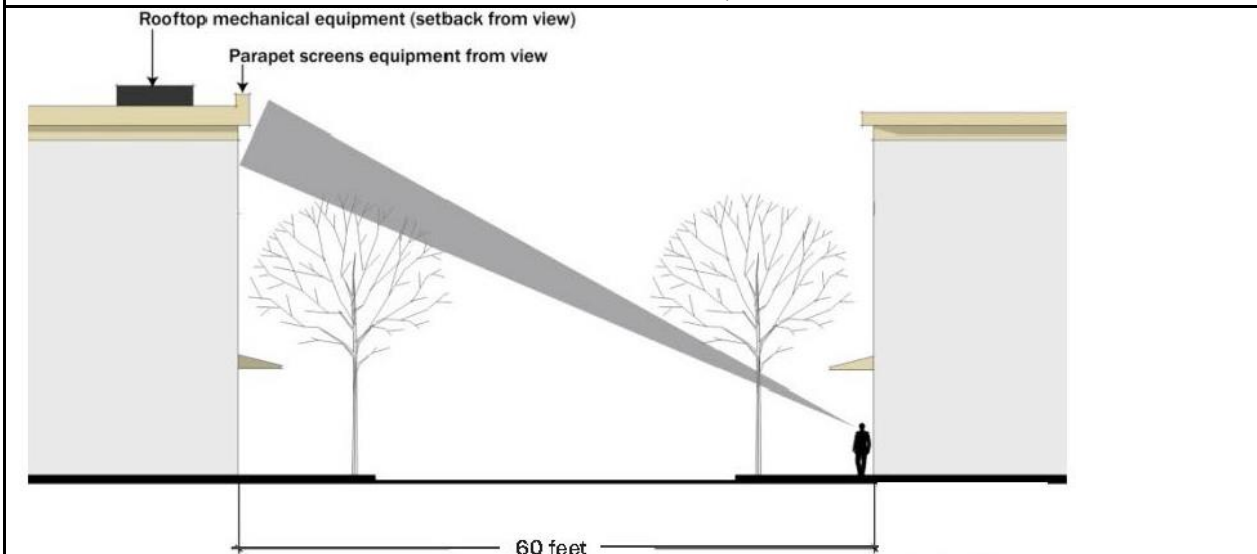
Mechanical and Service Equipment

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

FIGURE 533-9
GROUND-LEVEL MECHANICAL EQUIPMENT



FIGURE 533-10
ROOFTOP MECHANICAL EQUIPMENT



CHAPTER 534. - MIXED USE-II

Sec. 534.010. Uses.

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

TABLE 534-1
USES

Table 534-1: Uses		
	Status	
Household Living		

Single family	P	The following single family activities: <ul style="list-style-type: none"> • Townhouse. • Residential home, as defined under ORS 197.660.
	N	All other single family.
Two family	N	
Three family	P	
Four family	P	
Multiple family	P	
Group Living		
Room and board	P	Room and board serving 5 or fewer persons.
	C	Room and board serving 6 to 75 persons.
	N	All other room and board
Residential care	P	The following residential care activities: <ul style="list-style-type: none"> • Residential facility, as defined under ORS 197.660. • Assisted living.
	N	All other residential care.
Nursing care	N	
Lodging		
Short-term commercial lodging	P	
Long-term commercial lodging	N	
Non-profit shelters	P	Non-profit shelters serving 5 or fewer persons.
	C	Non-profit shelters serving 6 to 75 persons.
	N	All other non-profit shelters.
Retail Sales and Services		
Eating and drinking establishments	P	
Retail sales	P	
Personal services	P	
Postal services and retail financial services	P	
Business and Professional Services		
Office	P	
Audio/visual media production	P	
Laboratory research and testing	P	
Motor Vehicle, Trailer, and Manufactured Dwelling Sales and Service		
Motor vehicle and manufactured dwelling and trailer sales	N	
Motor vehicle services	N	
Commercial parking	N	Standalone surface parking lots
	P	All other commercial parking
Park-and-ride facilities	N	
Taxicabs and car services	N	
Heavy vehicle and trailer sales	N	
Heavy vehicle and trailer service and storage	N	
Recreation, Entertainment, and Cultural Services and Facilities		
Commercial entertainment—Indoor	N	Firing ranges
	P	All other commercial entertainment—Indoor.

Commercial entertainment— Outdoor	N	
Major event entertainment	N	
Recreational and cultural community services	P	
Parks and open space	P	
Non-profit membership assembly	P	
Religious assembly	P	
Health Services		
Medical centers/hospitals	N	
Outpatient medical services and laboratories	P	
Educational Services		
Day care	P	
Basic education	P	
Post-secondary and adult education	P	
Civic Services		
Government services	P	
Social services	P	
Governmental maintenance services and construction	N	
Public Safety		
Emergency services	P	
Detention facilities	N	
Military installations	N	
Funeral and Related Services		
Cemeteries	N	
Funeral and cremation services	N	
Construction Contracting, Repair, Maintenance, and Industrial Services		
General repair services	P	
Building and ground services and construction contracting	N	
Cleaning plants	N	
Industrial services	N	
Wholesale Sales, Storage, and Distribution		
General wholesaling	N	
Heavy wholesaling	N	
Warehousing and distribution	N	
Self-service storage	N	
Manufacturing		
General manufacturing	P	General manufacturing, provided the manufacturing does not exceed 5,000 square feet of total floor area per development site and retail sales of the products manufactured is provided on-site.
	N	All other general manufacturing.
Heavy manufacturing	N	

Printing	N	
Transportation Facilities		
Aviation facilities	N	
Passenger ground transportation facilities	P	Transit stop shelters
	N	All other passenger ground transportation facilities
Marine facilities	N	
Utilities		
Basic utilities	N	Reservoirs; water storage facilities; electric substation.
	P	All other basic utilities.
Wireless communication facilities	Allowed	Wireless communication facilities are allowed, subject to SRC chapter 703.
Drinking water treatment facilities	N	
Power generation facilities	N	
Data center facilities	N	
Fuel dealers	N	
Waste-related facilities	N	
Mining and natural resource extraction	N	
Petroleum and natural gas	N	
Surface mining	N	
Farming, Forestry, and Animal Services		
Agriculture	N	
Forestry	N	
Agriculture and forestry services	N	
Keeping of livestock and other animals	N	
Animal services	P	
Other Uses		
Home occupations	S	Home occupations, subject to SRC 700.020.
Accessory dwelling units	S	Accessory dwelling units, subject to SRC 700.007.

- (b) *Prohibited uses.* Notwithstanding Table 534-1, any permitted, special, or conditional use within the MU-II zone shall be a prohibited use if developed with a drive-through.
- (c) *Continued uses.* Existing uses within the MU-II zone established prior to *[Insert Effective Date of Ordinance]* ~~September 12, 2018~~, but which would otherwise be made non-conforming by this chapter, are hereby deemed continued uses.
- (1) Buildings or structures housing a continued use may be structurally altered, enlarged, or rebuilt following damage or destruction, provided:
 - (A) Such alteration, enlargement, or rebuilding of a conforming development complies with the standards in this chapter; or
 - (B) Such alteration, enlargement, or rebuilding of a continued development complies with the standards set forth in SRC 534.015(g).
 - (2) A continued use shall terminate if the building or structure ceases to be occupied for that continued use for any reason for a continuous period of one year.

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

Sec. 534.015. Development standards.

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

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

**TABLE 534-2
LOT STANDARDS**

Table 534-2: Lot Standards		
Requirement	Standard	Limitations & Qualifications
Lot Area		
All Uses	None	
Lot Width		
All Uses	None	
Lot Depth		
All Uses	None	
Street Frontage		
All Uses	16 ft.	

- (b) *Dwelling unit density.* Development within the MU-II zone that is exclusively residential shall have a minimum density of ~~12~~15 dwelling units per acre.
- (c) *Setbacks.* Setbacks within the MU-II zone shall conform to the standards set forth in Tables 534-3 and 534-4.

**TABLE 534-3
SETBACKS**

Table 534-3: Setbacks		
Requirement	Standard	Limitations & Qualifications
Abutting Street		
Buildings		
All uses	0 ft.	<p>(1) Maximum setback of up to 10 feet is permitted if the setback area is used for pedestrian amenities.</p> <p>a) <u>The maximum setback does not apply to a new building if another building exists between a minimum of 50 percent of the street-facing façade of the new building and the street.</u></p> <p>b) <u>For double frontage lots, the maximum setback shall only apply to the street with the highest street classification. For double frontage lots where both streets have the same classification, the applicant may choose on which street the maximum setback shall apply.</u></p>

		(2) A minimum setback of five feet to a maximum setback of 10 feet is permitted for ground-floor residential uses if horizontal separation is provided pursuant to 534.015(h).
Accessory Structures		
All uses	Min. <u>5</u> 10 ft.	
Vehicle Use Areas		
All uses	Per SRC chapter 806	The use of a berm under 806.035(c)(2)(B) is prohibited.
Interior Side		
Buildings		
All uses	Zone-to-zone setback (Table 534-4)	
Accessory Structures		
All uses	Zone-to-zone setback (Table 534-4)	
Vehicle Use Areas		
All uses	Zone-to-zone setback (Table 534-4)	
Interior Rear		
Buildings		
All uses	Zone-to-zone setback (Table 534-4)	
Accessory Structures		
All uses	Zone-to-zone setback (Table 534-4)	
Vehicle Use Areas		
All uses	Zone-to-zone setback (Table 534-4)	

**TABLE 534-4
ZONE-TO-ZONE SETBACKS**

Table 534-4: Zone-to-Zone Setbacks			
Abutting Zone	Type of Improvement	Setback	Landscaping & Screening
EFU	Buildings and accessory structures	None	N/A
	Vehicle use areas	Min. 5 ft. ⁽¹⁾	Type A
Residential zone	Buildings and accessory structures	Min. 10 ft. plus 1.5 feet for each 1 foot	Type C

		of building height above 15 feet ⁽²⁾	
	Vehicle Use Areas	Min. 5 ft.	Type C
Mixed-use zone	Buildings and accessory structures	None	N/A
	Vehicle use areas	Min. 5 ft. ⁽¹⁾	Type A
Commercial zone	Buildings and accessory structures	None	N/A
	Vehicle use areas	Min. 5 ft. ⁽¹⁾	Type A
Public zone	Buildings and accessory structures	None	N/A
	Vehicle use areas	Min. 5 ft. ⁽¹⁾	Type A
Industrial and employment zone	Buildings and accessory structures	None	N/A
	Vehicle use areas	Min. 5 ft. ⁽¹⁾	Type A
Limitations & Qualifications			
(1) Zone-to-zone setbacks are not required abutting an alley.			
(2) The additional 1.5-feet for each 1-foot of building height above 15 feet does not apply abutting a creek.			

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

**TABLE 534-5
LOT COVERAGE; HEIGHT; BUILDING FRONTAGE**

Table 533-5: Lot Coverage; Height; Building Frontage		
Requirement	Standard	Limitations & Qualifications
Lot Coverage		
Buildings and Accessory Structures		
All uses	No Max.	
Rear Yard Coverage		
Buildings		
All uses	NA	
Accessory Structures		
All uses	No Max.	
Height		
Buildings and Accessory Structures		
All uses	Max. 45 ft.	Applicable to buildings on a lot or lots that are contiguous to a National Register Residential Historic District. For the purposes of this standard, contiguous shall include a lot or lots that are separated from a National Register Residential Historic District by an alley.
	Max. 55 ft.	Applicable to buildings on all other lots.
Building Frontage		

Buildings and Accessory Structures			
All uses	Min. 50%	(1)	For corner lots, this standard must be met on the frontage of the street with the highest street classification. For the intersecting street, the building frontage standard is a minimum of 40%.
		(2)	For corner lots where both streets have the same classification, the applicant may choose on which street to meet the minimum 50% building frontage standard and on which street to meet the minimum 40% building frontage standard.
		(3)	<u>For double frontage lots, this standard must only be met on the street with the highest classification. Where both streets have the same classification, the applicant may choose on which street the building frontage standard shall apply.</u>
<u>Accessory Structures</u>			
<u>All uses</u>	<u>Not applicable</u>		<u>Accessory structures shall be located behind or beside buildings.</u>

- (e) *Parking.* Required off-street parking shall not be located on a new standalone surface parking lot in the MU-I zone or MU-II zone.
- (f) *Landscaping.*
- (1) *Setback areas.* ~~Required.~~ Setbacks, except setback areas abutting a street that provide pedestrian amenities or horizontal separation pursuant to [SRC] 534.015(h), 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.
- (g) *Continued development.* Buildings and structures existing within the MU-II zone on September 12, 2018, that would be made non-conforming development by this chapter are hereby deemed continued development. The owner shall have the burden to demonstrate continued development status under this subsection.
- (1) *Single family uses.*
 - (A) *Buildings.* Continued development housing a continued single family use may be structurally altered or enlarged, or rebuilt following damage or destruction, provided such alteration, enlargement, or rebuilding conforms to development standards of the Single Family Residential (RS) zone set forth in SRC chapter 511 and to all other applicable provisions of the UDC, except for lot size and dimension standards in SRC chapter 511.
 - (B) *Accessory structures.* Existing accessory structures on the same property as a continued single family use may be structurally altered or enlarged, or rebuilt following damage or destruction, and new accessory structures to a continued use may be constructed, provided such alteration, enlargement, rebuilding, or new accessory structure construction conforms to the development standards of the Single Family Residential (RS) zone set forth in SRC chapter 511, except the lot size and dimensions standards, and to all other applicable provisions of the UDC.
 - (C) *Option to rebuild in same location.* Notwithstanding SRC 543.015(h)(1)(A) and (B), any continued development housing a continued single family use or associated accessory structure rebuilt

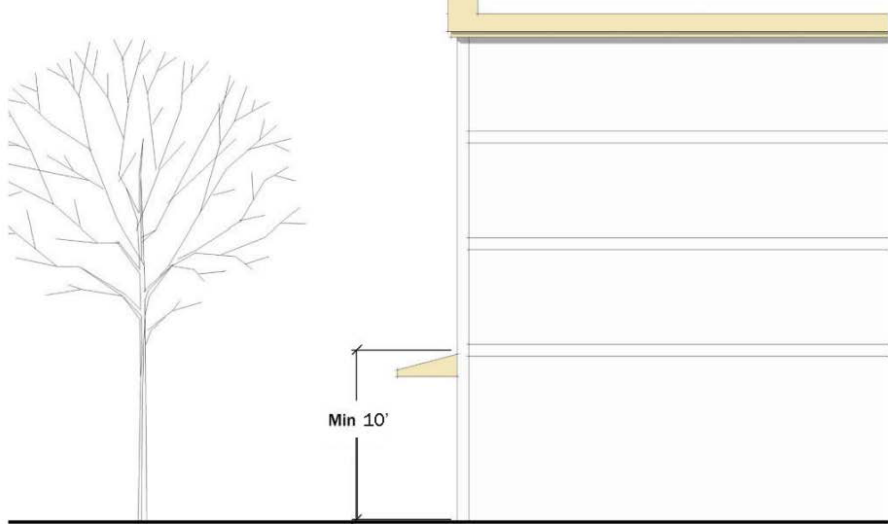
following damage or destruction may either be located on the same location on the lot as the original building or structure, or in compliance with the setbacks of the Single Family Residential (RS) zone set forth in SRC 511.010(b).

- (2) *All other uses.* Continued development, housing a use other than a continued single family use, may be structurally altered, enlarged, or rebuilt following damage or destruction, provided such alteration, enlargement, or rebuilding conforms to the following standards:
- (A) *Minor alterations.* Exterior alterations to buildings that alter less than 20 percent of an existing building facade area facing a primary street are exempt from all of the development standards in this chapter. Such alterations shall not increase the building facade's nonconformity to the pedestrian-oriented design standards in Table 534-6.
 - (B) *Minor additions.* Additions to buildings that enlarge or alter an existing building facade area facing a primary street by less than 20 percent are exempt from all of the development standards in this chapter except for interior setbacks, parking, landscaping, and maximum height standards. Such additions shall not increase the building facade's nonconformity to the pedestrian-oriented design standards in Table 534-6.
 - (C) *Major alterations.* Exterior alterations to buildings that alter between 20 percent and 60 percent of an existing building facade area facing a primary street shall decrease that building facade's nonconformity to all pedestrian-oriented design standards in Table 534-6 that are applicable to that alteration. Such alterations are exempt from all other development standards in this chapter.
 - (D) *Major additions.* Additions to buildings that enlarge or alter an existing building facade area facing a primary street by between 20 percent and 60 percent shall:
 - (i) Comply with a minimum of three of the pedestrian-oriented design standards in Table 534-6; or
 - (ii) Comply with a minimum of one of the pedestrian-oriented design standards in Table 534-6 and add perimeter landscaping in vehicle use areas if such landscaping is not already required under SRC 534.015(f).

For the purposes of [SRC] 534.015(h)(2)(C)(i) and (ii), the pedestrian-oriented design standards in Table 534-6 shall apply to the addition. Major additions must meet all other development standards in this chapter except for building frontage and maximum setback abutting a street.
 - (E) *Substantial alterations.* Exterior alterations to buildings that alter more than 60 percent of an existing building facade area facing a primary street shall meet all applicable pedestrian-oriented design standards in Table 534-6. Such alterations are exempt from all other development standards in this chapter.
 - (F) *Substantial additions or redevelopment.* Additions to buildings that enlarge or alter an existing building facade area facing a primary street by more than 60 percent shall meet all applicable development standards in this chapter. Continued development that is rebuilt following damage or destruction shall meet all development standards in this chapter.
 - (G) *Accessory structure.* Alterations and additions to accessory structures shall meet all applicable development standards in this chapter.
- (h) *Pedestrian-oriented design.* Development within the MU-II zone, excluding development requiring historic design review, shall conform to the pedestrian-oriented design standards set forth in Table 534-6. Any development requiring historic design review shall only be subject to design review

according to the historic design review standards or the historic design review guidelines set forth in SRC chapter 230.

**TABLE 534-6
PEDESTRIAN-ORIENTED DESIGN**

Table 534-6: Pedestrian-Oriented Design		
Requirement	Standard	Limitations & Qualifications
Ground Floor Height		
This standard applies to building ground floors on primary streets.	Min. 10 ft.	For the purposes of this standard, ground floor height is measured from the floor to the ceiling of the first floor.
<p style="text-align: center;">FIGURE 534-1 GROUND FLOOR HEIGHT</p> 		
Separation of Ground Floor Residential Uses		
This standard applies when a dwelling unit is located on the ground floor.	Vertical or horizontal separation shall be provided	For the purposes of this standard, separation is required between the public right-of-way and the residential entryway and any habitable room.
	Vertical Distance Min. 1.5 ft. Max. 3 ft.	Vertical separation shall take the form of several steps or a ramp to a porch, stoop, or terrace.
	Horizontal Distance Min. 5 ft. Max. 10 ft.	Horizontal separation shall take the form of a landscaped area such as private open space or hardscaped area such as a plaza.
<p style="text-align: center;">FIGURE 534-2 HORIZONTAL SEPARATION</p>		



Building Facade Articulation

This standard applies to building facades facing primary streets.	Required	(1)	For buildings on corner lots, where the primary street intersects with a secondary street, these standards shall apply to the full length of the front facade and the portion of the side facade that extends a minimum of 50 feet from the corner where the primary street meets the secondary street, or to the edge of the building or the lot, whichever is shorter.
		(2)	Buildings shall incorporate vertical and horizontal articulation and shall divide vertical mass into a base, middle, and top.
		a)	Base: Ground floor facades shall be distinguished from middle facades by at least one of the following standards:
			1. Change in materials.
			2. Change in color.
			3. Molding or other horizontally-articulated transition piece.
		b)	Middle: Middle facades shall provide visual interest by incorporating at a minimum of every 50 feet at least one of the following standards:
			1. Recesses of a minimum depth of two feet.
			2. Extensions of a minimum depth of two feet.
			3. Vertically-oriented windows.

			4. Pilasters that project away from the building.
		c)	Top: Building tops shall be defined by at least one of the following standards:
			1. Cornice that is a minimum of eight inches tall and a minimum of three inches beyond the face of the facade.
			2. Change in material from the upper floors, with that material being a minimum of eight inches tall.
			3. Offsets or breaks in roof elevation that are a minimum of three feet in height.
			4. A roof overhang that is a minimum of eight inches beyond the face of the facade.
		(3)	The repainting of a facade of an existing building is exempt from this standard.

FIGURE 534-3
ARTICULATION



Ground Floor Windows

This standard applies to building ground floors on primary streets.	Residential uses Min. 30%	(1)	For the purposes of this standard, ground floor building facades shall include the minimum percentage of transparent windows. The windows shall not be mirrored or treated in such a way as to block visibility into the building. The windows shall have a minimum visible transmittance (VT) of 37 percent.
	Non-residential uses Min. 65%	(2)	For buildings on corner sites, where the primary street intersects with a secondary street, this standards shall apply to the full length of the front facade and the portion of the side facade that extends a minimum of 50 feet from the corner where the primary street meets the secondary street, or to the edge of the building or the lot, whichever is shorter.

FIGURE 534-4
GROUND FLOOR WINDOWS



Building Entrances

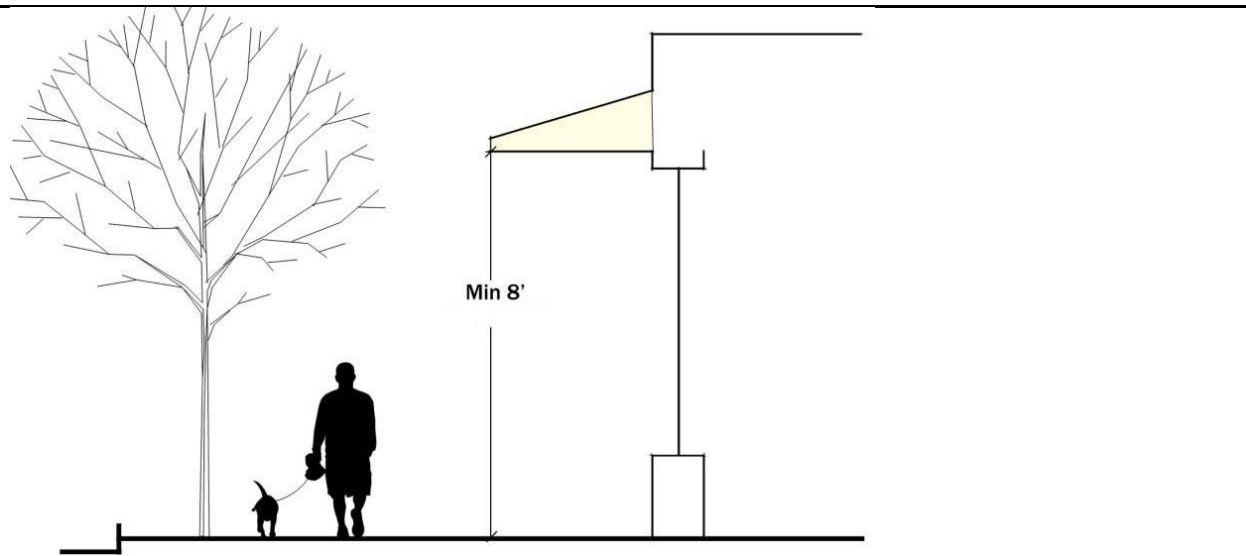
This standard applies to building ground floors on primary streets.	Required	(1) For non-residential uses on the ground floor, a primary building entrance for each tenant space facing a primary street shall be located on the primary street. If a building has frontage on a primary street and any other street, a single primary building entrance for a non-residential tenant space at the corner of the building where the streets intersect may be provided at that corner.
		(2) For residential uses on the ground floor, a primary building entrance for each building facade facing a primary street shall be located on the primary street. If a building has frontage on a primary street and any other street, a single primary building entrance for a residential use on the ground floor may be provided at the corner of the building where the streets intersect.
		(3) Building entrances shall include weather protection.

FIGURE 534-5
ENTRANCE AT BUILDING CORNER



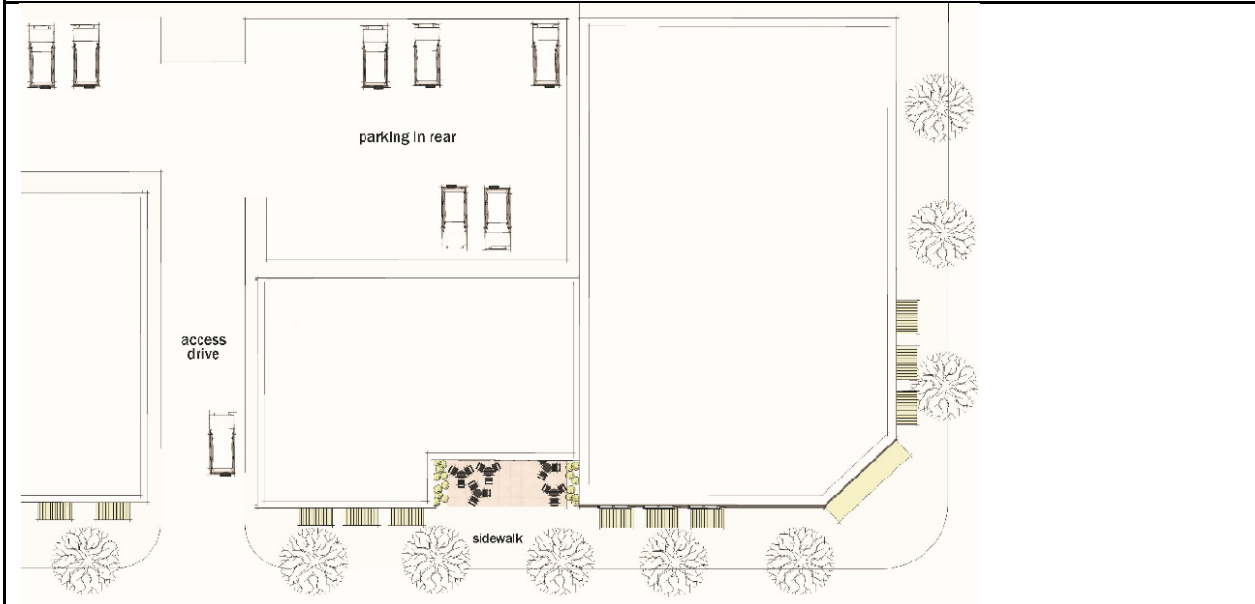
Weather Protection			
This standard applies to building ground floors adjacent to a street.	Residential uses Min. 50%	(1)	For the purposes of this standard, weather protection in the form of awnings or canopies shall be provided along the ground floor building facade for the minimum length required.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

FIGURE 534-6
WEATHER PROTECTION



Parking Location		
This standard applies to off-street parking areas and vehicle maneuvering areas.	Required	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

FIGURE 534-7
OFF-STREET PARKING

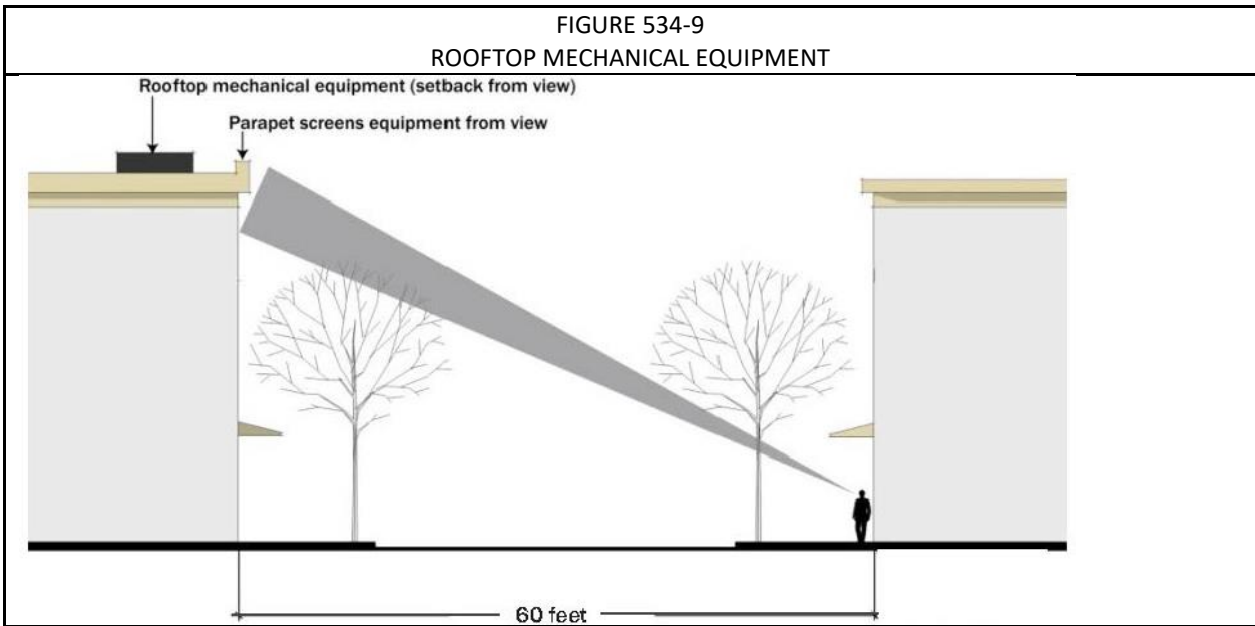


Mechanical and Service Equipment

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

FIGURE 534-8
GROUND-LEVEL MECHANICAL EQUIPMENT





CHAPTER 535. – MU-III – MIXED USE-III

CHAPTER 535. MU-III—MIXED USE-III

Sec. 535.001. Purpose.

The purpose of the Mixed Use-III (MU-III) zone is to identify allowed uses and establish development standards that encourage infill development and redevelopment in mixed-use corridors and centers and promote pedestrian access. The MU-III zone generally allows a variety of retail and office uses, commercial services, and multiple family residential uses.

Sec. 535.005. - Definitions.

Unless the context otherwise specifically requires, as used in this chapter, the following mean:

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

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

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

Sec. 535.010. Uses.

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

TABLE 535-1

USES

TABLE 535-1. USES		
<u>Use</u>	<u>Status</u>	<u>Limitations & Qualifications</u>
<u>Household Living</u>		
<u>Single family</u>	<u>P</u>	The following single family activities: ■ Townhouse. ■ Residential home, as defined under ORS 197.660. ■ Single family, when located in a mixed-use building.
	<u>N</u>	All other single family.
<u>Two family</u>	<u>P</u>	Two family, when located in a mixed-use building.
	<u>N</u>	All other two family.
<u>Three family</u>	<u>S</u>	Subject to SRC 700.081.
<u>Four family</u>	<u>S</u>	Subject to SRC 700.081.
<u>Multiple family</u>	<u>P</u>	
<u>Group Living</u>		
<u>Room and board</u>	<u>P</u>	Room and board serving 5 or fewer persons.
	<u>C</u>	Room and board serving 6 to 75 persons.
	<u>N</u>	All other room and board.
<u>Residential care</u>	<u>P</u>	
<u>Nursing care</u>	<u>P</u>	
<u>Lodging</u>		
<u>Short-term commercial lodging</u>	<u>P</u>	
<u>Long-term commercial lodging</u>	<u>C</u>	
<u>Nonprofit shelters</u>	<u>P</u>	Nonprofit shelters serving 5 or fewer persons.
	<u>C</u>	Nonprofit shelters serving 6 to 75 persons.
	<u>P</u>	Nonprofit shelters serving victims of domestic violence for 10 or fewer persons.
	<u>N</u>	All other nonprofit shelters.
<u>Retail Sales and Service</u>		
<u>Eating and drinking establishments</u>	<u>P</u>	
<u>Retail sales</u>	<u>N</u>	Used merchandise stores, where sales and storage of merchandise and equipment is not conducted entirely within a building.
	<u>P</u>	All other retail sales.
<u>Personal services</u>	<u>P</u>	
<u>Postal services and retail financial services</u>	<u>P</u>	
<u>Business and Professional Services</u>		
<u>Office</u>	<u>P</u>	
<u>Audio/visual media production</u>	<u>P</u>	
<u>Laboratory research and testing</u>	<u>P</u>	
<u>Motor Vehicle, Trailer, and Manufactured Dwelling Sales and Service</u>		

<u>Motor vehicle and manufactured dwelling and trailer sales</u>	<u>C</u>	
<u>Motor vehicle services</u>	<u>P</u>	<u>Gasoline service stations.</u>
	<u>C</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>C</u>	<u>Truck rental and leasing.</u>
	<u>N</u>	<u>All other heavy vehicle and trailer sales.</u>
<u>Heavy vehicle and trailer service and storage</u>	<u>C</u>	<u>The following heavy vehicle and trailer service and storage activities:</u> <ul style="list-style-type: none"> ■ <u>Truck stops.</u> ■ <u>Heavy vehicle and equipment operation instruction.</u> ■ <u>Tire retreading and tire repair shops.</u>
	<u>N</u>	<u>All other heavy vehicle and trailer service and storage.</u>
<u>Recreation, Entertainment, and Cultural Services and Facilities</u>		
<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>
<u>Commercial entertainment—outdoor</u>	<u>C</u>	<u>Privately owned camps, campgrounds, and recreational vehicle parks.</u>
	<u>N</u>	<u>The following commercial entertainment—outdoor activities:</u> <ul style="list-style-type: none"> ■ <u>Amusement parks.</u> ■ <u>Drive-in movie theaters.</u>
	<u>P</u>	<u>All other commercial entertainment—outdoor.</u>
<u>Major event entertainment</u>	<u>C</u>	
<u>Recreational and cultural community services</u>	<u>P</u>	
<u>Parks and open space</u>	<u>P</u>	
<u>Nonprofit membership assembly</u>	<u>P</u>	
<u>Religious assembly</u>	<u>P</u>	
<u>Health Services</u>		
<u>Medical centers/hospitals</u>	<u>N</u>	
<u>Outpatient medical services and laboratories</u>	<u>P</u>	
<u>Education Services</u>		
<u>Day care</u>	<u>P</u>	
<u>Basic education</u>	<u>P</u>	
<u>Post-secondary and adult education</u>	<u>P</u>	
<u>Civic Services</u>		
<u>Governmental services</u>	<u>P</u>	
<u>Social services</u>	<u>P</u>	
<u>Governmental maintenance services and construction</u>	<u>N</u>	
<u>Public Safety</u>		
<u>Emergency services</u>	<u>P</u>	
<u>Detention facilities</u>	<u>N</u>	

Military Installations	<u>P</u>	
Funeral and Related Services		
Cemeteries	<u>N</u>	
Funeral and cremation services	<u>P</u>	
Construction Contracting, Repair, Maintenance, and Industrial Services		
General repair services	<u>P</u>	
Building and grounds services and construction contracting	<u>P</u>	The following buildings and grounds services and construction contracting activities: ■ Landscape, lawn, and garden services. ■ Tree and shrub services.
	<u>C</u>	Carpet and upholstery cleaning establishments.
	<u>N</u>	All other building and grounds services and construction contracting.
Cleaning plants	<u>N</u>	
Industrial services	<u>P</u>	
Wholesale Sales, Storage, and Distribution		
General wholesaling	<u>N</u>	
Heavy wholesaling	<u>N</u>	
Warehousing and distribution	<u>C</u>	Distribution centers for online, mail order, and catalog sales.
	<u>N</u>	All other warehousing and distribution.
Self-service storage	<u>N</u>	
Manufacturing		
General manufacturing	<u>P</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>C</u>	The following general manufacturing activities, when exceeding 10,000 square feet of total floor area per development site: ■ Industrial and institutional food service contractors. ■ Costume jewelry and precious metals metalsmithing. ■ Sundries and notions. ■ Signs.
	<u>N</u>	All other general manufacturing.
Heavy manufacturing	<u>N</u>	
Printing	<u>P</u>	
Transportation Facilities		
Aviation facilities	<u>N</u>	
Passenger ground transportation facilities	<u>P</u>	
Marine facilities	<u>N</u>	
Utilities		
Basic utilities	<u>C</u>	Reservoirs; water storage facilities.
	<u>P</u>	All other basic utilities.
Wireless communication facilities	Allowed	Wireless communication facilities are allowed, subject to SRC chapter 703.
Drinking water treatment facilities	<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>C</u>	The following waste-related facilities are allowed conditionally: ■ <u>Recycling depots.</u> ■ <u>Solid waste transfer stations.</u>
	<u>N</u>	<u>All other waste-related facilities.</u>
<u>Mining and Natural Resource Extraction</u>		
<u>Petroleum and natural gas production</u>	<u>N</u>	
<u>Surface mining</u>	<u>N</u>	
<u>Farming, Forestry, and Animal Services</u>		
<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>New wildlife rehabilitation facility.</u>
	<u>P</u>	<u>All other animal services.</u>
<u>Other Uses</u>		
<u>Temporary uses</u>	<u>P</u>	The following temporary uses: ■ <u>Emergency shelter, subject to SRC 701.025.</u> ■ <u>Managed temporary village, subject to SRC 701.030.</u> ■ <u>Temporary motor vehicle and recreational vehicle sales, subject to SRC 701.035.</u>
<u>Home occupations</u>	<u>S</u>	<u>Home occupations, subject to SRC 700.020.</u>
<u>Accessory dwelling units</u>	<u>S</u>	<u>Accessory dwelling units, subject to SRC 700.007.</u>

- (b) Continued uses. Existing, legally-established uses established prior to [Insert Effective Date of Ordinance], but which would otherwise be made nonconforming by this chapter, are hereby deemed continued uses.
- (1) Building or structures housing a continued use may be structurally altered or enlarged, or rebuilt following damage or destruction, provided such alteration, enlargement, or rebuilding complies with the standards set forth in SRC 535.015(f).
 - (2) Cease of occupancy of a building or structure for a continued use shall not preclude future use of the building or structure for that use; provided, however, conversion of the building or structure to a conforming use shall thereafter prevent conversion back to the former continued use or any other continued use.
- (c) Adaptive reuse of existing industrial buildings and structures. In order to allow for greater flexibility in the use of existing industrial buildings and structures within the area shown in Figure 535-1, the adaptive reuse of industrial buildings and structures existing on [Insert Effective Date of Ordinance], is allowed as set forth in this subsection.
- (1) Uses. Any use within the industrial use classification that is a permitted, special, or conditional use within the General Industrial (IG) Zone shall be a permitted, special, or conditional use within an existing industrial building or structure within the area shown in Figure 535-1.

- (2) Development standards; design review. The exterior of the existing industrial building or structure may be altered, but shall not be enlarged. The exterior alteration shall comply with all applicable standards of the IG Zone. The exterior alteration shall not be subject to the development standards, or the design review guidelines or the design review standards, of this chapter.
- (3) Termination. Adaptive reuse of an existing industrial building or structure shall terminate as provided in this subsection. When the adaptive reuse of an existing industrial building or structure has terminated, the property shall thereafter only be used for uses allowed in the MU-III zone.
- (A) Change of use to any use that is allowed in the MU-III zone shall terminate the adaptive reuse of the building or structure.
- (B) Determination by the Building Official that the building or structure is derelict or dangerous, as defined in SRC 50.600 and 56.230, shall terminate the adaptive reuse of the building or structure.
- (C) Substantial damage or destruction of the building or structure by any cause, to the extent that the cost of repair or restoration would exceed 60 percent of the building or structure replacement cost using new materials and conforming to the current building codes, shall terminate the adaptive reuse of the building or structure. Cost of repair or restoration, and replacement cost, shall be determined by the Building Official. The Building Official's determination is appealable as provided in SRC 20J.240 through 20J.430 for contested case proceedings.

Sec. 535.015. Development standards.

Development within the MU-III zone must comply with the development standards set forth in this section.

- (a) Lot standards. Lots within the MU-III zone shall conform to the standards set forth in Table 535-2.

TABLE 535-2
LOT STANDARDS

<u>TABLE 535-2. LOT STANDARDS</u>		
<u>Requirement</u>	<u>Standard</u>	<u>Limitations & Qualifications</u>
<u>Lot Area</u>		
<u>All uses</u>	<u>None</u>	
<u>Lot Width</u>		
<u>All uses</u>	<u>None</u>	
<u>Lot Depth</u>		
<u>All uses</u>	<u>None</u>	
<u>Street Frontage</u>		
<u>Single family</u>	<u>Min. 40 ft.</u>	<u>Applicable to lots fronting on the turnaround of a cul-de-sac street or the outside curve of a curved street having a radius of 200 feet or less and a direction change of 60 degrees or more. In no case shall the lot width be less than 40 ft. at the front building setback line.</u>
	<u>Min. 30 ft.</u>	
<u>All other uses</u>	<u>Min. 16 ft.</u>	

- (b) Dwelling unit density. Development within the MU-III zone that is exclusively residential shall have a minimum density of 15 dwelling units per acre.
- (c) Setbacks. Setbacks within the MJU-III zone shall be provided as set forth in Tables 535-3 and 535-4.

**TABLE 535-3
SETBACKS**

TABLE 535-3. SETBACKS		
Requirement	Standard	Limitations & Qualifications
Abutting Street		
Buildings		
<u>Three family, four family, and multiple family</u>	<u>Min. 20 ft</u> <u>No Max.</u>	<u>Applicable to standalone three family, four family, and multiple family uses along arterial streets.</u>
	<u>Min. 5 ft.</u> <u>Max. 30 ft.</u>	<u>Applicable to all other three family, four family, and multiple family.</u> <u>The maximum setback of up to 30 feet is applicable to all new buildings and is permitted, provided the setback area is used for a combination of landscaping and pedestrian amenities and meets the following standards:</u> <ul style="list-style-type: none"> ■ <u>Up to the first 10 ft of the setback area can be used exclusively for pedestrian amenities, and</u> ■ <u>At least 50 percent of the remaining setback area must be landscaped.</u> <u>The maximum setback does not apply to a new building if another building exists between a minimum of 50 percent of the street-facing façade of the new building and the street.</u>
<u>All other uses</u>	<u>Min. 5 ft.</u> <u>Max. 30 ft.</u>	<u>The maximum setback of up to 30 feet is applicable to all new buildings and is permitted, provided the setback area is used for a combination of landscaping and pedestrian amenities and meets the following standards:</u> <ul style="list-style-type: none"> ■ <u>Up to the first 10 ft of the setback area can be used exclusively for pedestrian amenities, and</u> ■ <u>At least 50 percent of the remaining setback area must be landscaped.</u> <u>The maximum setback does not apply to a new building if another building exists between a minimum of 50 percent of the street-facing façade of the new building and the street.</u>
Accessory Structures		
<u>Accessory to single family, three family, four family, and multiple family</u>	<u>None</u>	<u>Applicable to accessory structures not more than 4 ft. in height.</u>
	<u>Min. 5 ft.</u>	<u>Applicable to accessory structures greater than 4 ft. in height.</u>
<u>Accessory to all other uses</u>	<u>Min. 5 ft.</u>	<u>Not applicable to transit stop shelters.</u>
Vehicle Use Areas		
<u>All uses</u>	<u>Per SRC chapter 806</u>	

Interior Front		
Buildings		
<u>Single family, three family, and four family</u>	<u>None</u>	
<u>Multiple family</u>	<u>Min. 10 ft.</u>	<u>Required landscaping shall meet the Type C standard set forth in SRC chapter 807.</u>
<u>All other uses</u>	<u>Zone-to-zone setback (Table 535-4)</u>	
Accessory Structures		
<u>Accessory to single family, three family, and four family</u>	<u>Min. 5 ft.</u>	
<u>Accessory to multiple family</u>	<u>Min. 10 ft.</u>	<u>Required landscaping shall meet the Type C standard set forth in SRC chapter 807.</u>
<u>Accessory to all other uses</u>	<u>Zone-to-zone setback (Table 535-4)</u>	
Vehicle Use Areas		
<u>Multiple family</u>	<u>Min. 10 ft.</u>	<u>Required landscaping shall meet the Type C standard set forth in SRC chapter 807.</u>
<u>All other uses</u>	<u>Zone-to-zone setback (Table 535-4)</u>	
Interior Side		
Buildings		
<u>Single family</u>	<u>None</u>	
<u>Three family and four family</u>	<u>Min. 5 ft.</u>	
<u>Multiple family</u>	<u>Min. 10 ft.</u>	<u>Required landscaping shall meet the Type C standard set forth in SRC chapter 807.</u>
<u>All other uses</u>	<u>Zone-to-zone setback (Table 535-4)</u>	
Accessory Structures		
<u>Accessory to single family, three family, and four family</u>	<u>None</u>	<u>Applicable to accessory structures having at least 1 wall which is an integral part of a fence.</u>
	<u>Min. 5 ft.</u>	<u>Applicable to all other accessory structures.</u>
<u>Accessory to multiple family</u>	<u>Min. 10 ft.</u>	<u>Required landscaping shall meet the Type C standard set forth in SRC chapter 807.</u>
<u>Accessory to all other uses</u>	<u>Zone-to-zone setback (Table 535-4)</u>	
Vehicle Use Areas		
<u>Multiple family</u>	<u>Min. 10 ft.</u>	<u>Required landscaping shall meet the Type C standard set forth in SRC chapter 807.</u>
<u>All other uses</u>	<u>Zone-to-zone setback (Table 535-4)</u>	
Interior Rear		
Buildings		
<u>Single family</u>	<u>None</u>	
<u>Three family and four family</u>	<u>Min. 5 ft.</u>	
<u>Multiple family</u>	<u>Min. 10 ft.</u>	<u>Required landscaping shall meet the Type C standard set forth in SRC chapter 807.</u>
<u>All other uses</u>	<u>Zone-to-zone setback (Table 535-4)</u>	

Accessory Structures		
<u>Accessory to single family, three family, and four family</u>	<u>None</u>	<u>Applicable to accessory structures not more than 9 ft. in height.</u>
	<u>Min. 1 ft. for each 1 ft. of height over 9 ft.</u>	<u>Applicable to accessory structures greater than 9 ft. in height.</u>
	<u>Min. 1 ft.</u>	<u>Applicable to accessory structures adjacent to an alley, unless a greater setback is required based on the height of the accessory structure.</u>
<u>Accessory to multiple family</u>	<u>Min. 10 ft.</u>	<u>Required landscaping shall meet the Type C standard set forth in SRC chapter 807.</u>
<u>Accessory to all other uses</u>	<u>Zone-to-zone setback (Table 535-4)</u>	
Vehicle Use Areas		
<u>Multiple family</u>	<u>Min. 10 ft.</u>	<u>Required landscaping shall meet the Type C standard set forth in SRC chapter 807.</u>
<u>All other uses</u>	<u>Zone-to-zone setback (Table 535-4)</u>	

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

TABLE 535-4. ZONE-TO-ZONE SETBACKS			
<u>Abutting Zone</u>	<u>Type of Improvement</u>	<u>Setback</u>	<u>Landscaping & Screening</u>
<u>EFU</u>	<u>Buildings and accessory structures</u>	<u>None</u>	<u>N/A</u>
	<u>Vehicle use areas</u>	<u>Min. 5 ft. ⁽¹⁾</u>	<u>Type A</u>
<u>Residential Zone</u>	<u>Buildings and accessory structures</u>	<u>Min. 10 ft. plus 1.5 feet for each 1 foot of building height above 15 feet, but in no case more than 50 ft ⁽²⁾</u>	<u>Type C</u>
	<u>Vehicle use areas</u>	<u>Min. 5 ft. ⁽¹⁾</u>	<u>Type C</u>
<u>Mixed-Use Zone</u>	<u>Buildings and accessory structures</u>	<u>None</u>	<u>N/A</u>
	<u>Vehicle use areas</u>	<u>Min. 5 ft. ⁽¹⁾</u>	<u>Type A</u>
<u>Commercial Zone</u>	<u>Buildings and accessory structures</u>	<u>None</u>	<u>N/A</u>
	<u>Vehicle use areas</u>	<u>Min. 5 ft. ⁽¹⁾</u>	<u>Type A</u>
<u>Public Zone</u>	<u>Buildings and accessory structures</u>	<u>None</u>	<u>N/A</u>
	<u>Vehicle use areas</u>	<u>Min. 5 ft. ⁽¹⁾</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. ⁽¹⁾</u>	<u>Type A</u>
	<u>Vehicle use areas</u>		
<u>Industrial and Employment Zone: IG</u>	<u>Buildings and accessory structures</u>	<u>Min. 10 ft. ⁽¹⁾</u>	<u>Type C</u>
	<u>Vehicle use areas</u>		
<u>Limitations and qualifications:</u>			
⁽¹⁾ Zone-to-Zone setbacks are not required abutting an alley.			

(2) The additional 1.5-feet for each 1-foot of building height above 15 feet does not apply abutting a creek.

(d) Lot coverage; height. Buildings and accessory structures within the MU-III zone shall conform to the lot coverage and height standards set forth in Table 535-5.

TABLE 535-5
LOT COVERAGE; HEIGHT

TABLE 535-5. LOT COVERAGE; HEIGHT		
Requirement	Standard	Limitations & Qualifications
Lot Coverage		
Buildings and Accessory Structures		
All uses	No Max.	
Rear Yard Coverage		
Buildings		
All uses	N/A	
Accessory Structures		
Accessory to all uses	No Max.	
Height		
Buildings		
All uses	Max. 70 ft.	
Accessory Structures		
Accessory to single family, three family, four family, and multiple family	Max. 15 ft.	
Accessory to all other uses	Max. 70 ft.	

(e) Landscaping.

(1) Setbacks. Setbacks, except setback areas abutting a street that provide pedestrian amenities, shall be landscaped to conform to the following standards:

(A) The required setback abutting a street for development that is exclusively residential shall meet the standard of a minimum of one plant unit per 16 square feet of landscaped area. Landscaping shall conform to the standards set forth in SRC chapter 807.

(B) For all other uses, 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 chapters 806 and 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.

(4) Gasoline stations. In addition to the landscaping requirements set forth in this section, gasoline stations shall be required to provide a minimum of one plant unit per 16 square feet of landscaped area. The landscaped area shall conform to the standards set forth in SRC chapter 807.

(f) Development Standards for Continued Uses.

(1) Buildings. Buildings housing a continued use and existing accessory structures may be structurally altered or enlarged, or rebuilt following damage or destruction, provided such alteration, enlargement, or rebuilding conforms to development standards in this chapter and to all other applicable provisions of the UDC; or

(2) Option to rebuild in same location. Any building or structure rebuilt shall be located on the same location on the lot as the original building or structure and may be enlarged, provided the

enlargement does not increase the building or structure's nonconformity to development standards set forth in this chapter and all other applicable provisions of the UDC.

- (g) *Pedestrian-oriented Design.* Development within the MU-III zone, excluding development requiring historic design review and multiple family development, shall conform to the pedestrian-oriented design standards set forth in this section. Any development requiring historic design review shall only be subject to design review according to the historic design review standards or the historic design review guidelines set forth in SRC chapter 230.

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

(2) *Drive through location.* New drive throughs shall be located behind or beside buildings and structures.

(3) *Outdoor storage.* Outdoor storage of merchandise located within 50 feet of the right-of-way shall be screened with landscaping or a site-obscuring fence or wall.

(4) *Building entrances:* For buildings within the maximum setback abutting a street, a primary building entrance for each building facade facing a street shall be facing the street. If a building has frontage on more than one street, a single primary building entrance on the ground floor may be provided at the corner of the building where the streets intersect.

(5) *Ground-floor windows.* For buildings within the maximum setback abutting a street, ground floor building facades facing that street shall include transparent windows on a minimum of 50 percent of the ground floor facade. The windows shall not be mirrored or treated in such a way as to block visibility into the building. The windows shall have a minimum visible transmittance (VT) of 37 percent.

Sec. 535.020. Design review.

Design review under SRC chapter 225 is required for development within the MU-III as follows:

- (a) Multiple family development shall be subject to design review according to the multiple family design review standards set forth in SRC chapter 702.
- (b) Residential care with five or more self-contained dwelling units shall be subject to design review according to the multiple family design review standards set forth in SRC chapter 702.

Sec. 535.025. Other provisions.

In addition to the standards set forth in this chapter, development within the MU-III zone must comply with all other applicable development standards of the UDC, including, but not limited to, the following chapters:

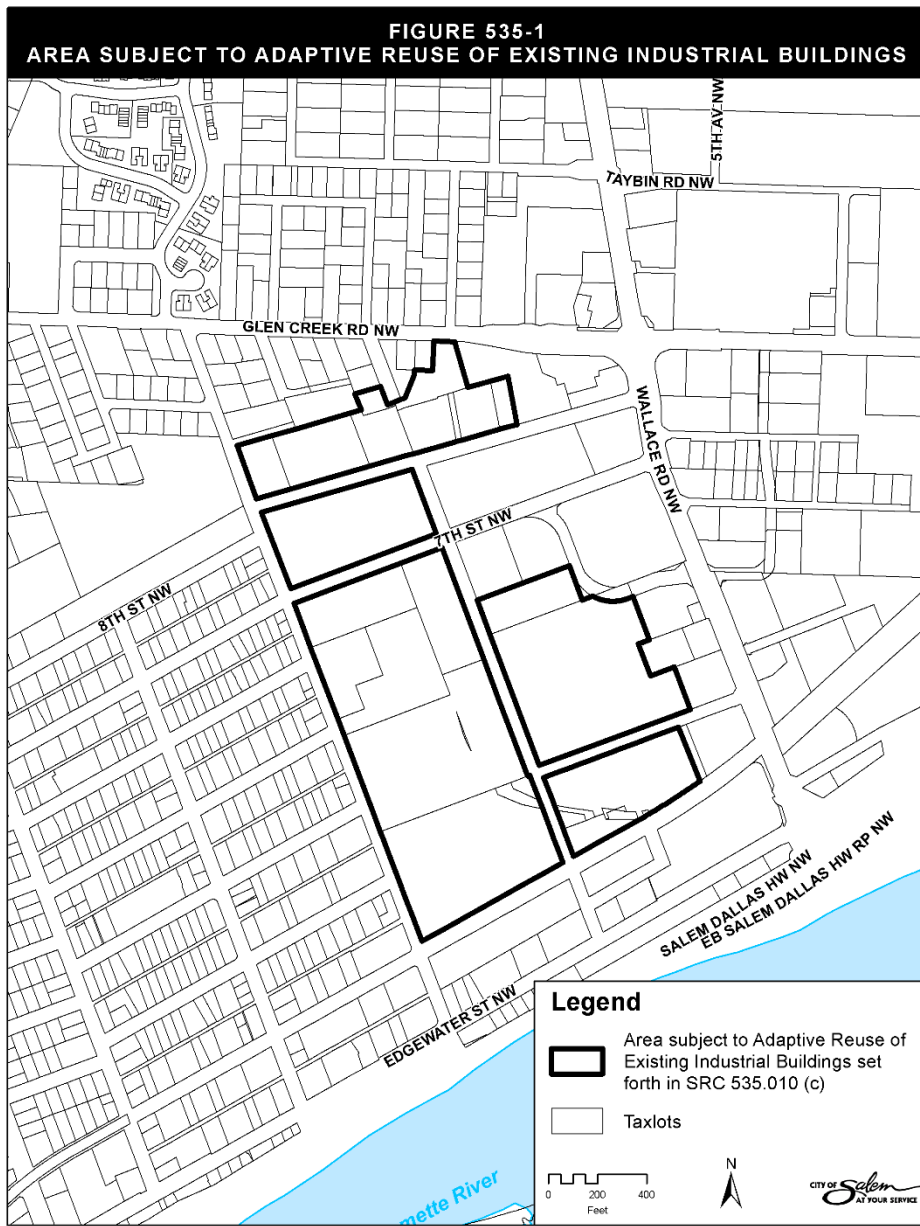
- (a) Trees and Shrubs: SRC chapter 86.
- (b) Wireless Communications Facilities: SRC chapter 703.
- (c) General Development Standards: SRC chapter 800.
- (d) Public Improvements: SRC chapter 802.
- (e) Streets and Right-of-Way Improvements: SRC chapter 803.
- (f) Driveway Approaches: SRC chapter 804.
- (g) Vision Clearance: SRC chapter 805.
- (h) Off-Street Parking, Loading and Driveways: SRC chapter 806.
- (i) Landscaping and Screening: SRC chapter 807.

(j) Preservation of Trees and Vegetation: SRC chapter 808.

(k) Wetlands: SRC chapter 809.

(l) Landslide Hazards: SRC chapter 810.

(m) Sign Code: SRC chapter 900.



CHAPTER 536. MIXED USE-RIVERFRONT**Sec. 536.001. Purpose.**

The purpose of the Mixed Use-Riverfront (MU-R) zone is to identify allowed uses and establish development standards that promote a mixed-use, pedestrian-oriented district that takes advantage of its proximity to the Willamette River. The MU-R zone encourages a mix of uses in multi-story buildings and promotes pedestrian access to the Willamette River.

Sec. 536.005. Definitions.

Unless the context otherwise specifically requires, as used in this chapter, the following mean:

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

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

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

Sec. 536.010. Uses.

- (a) The permitted (P), special (S), conditional (C), and prohibited (N) uses in the MU-R zone are set forth in Table 536-1.

TABLE 536-1
USES

<u>Table 536-1: Uses</u>		
	<u>Status</u>	
<u>Household Living</u>		
<u>Single family</u>	<u>P</u>	<u>The following single family activities:</u> • <u>Townhouse.</u> • <u>Residential home, as defined under ORS 197.660.</u>
	<u>N</u>	<u>All other single family.</u>
<u>Two family</u>	<u>N</u>	
<u>Three family</u>	<u>P</u>	
<u>Four family</u>	<u>P</u>	
<u>Multiple family</u>	<u>P</u>	
<u>Group Living</u>		
<u>Room and board</u>	<u>P</u>	<u>Room and board serving 5 or fewer persons.</u>
	<u>N</u>	<u>All other room and board</u>
<u>Residential care</u>	<u>P</u>	<u>The following residential care activities:</u> • <u>Residential facility, as defined under ORS 197.660.</u> • <u>Assisted living.</u>
	<u>N</u>	<u>All other residential care.</u>
<u>Nursing care</u>	<u>N</u>	

Lodging		
Short-term commercial lodging	<u>P</u>	
Long-term commercial lodging	<u>N</u>	
Non-profit shelters	<u>N</u>	
Retail Sales and Services		
Eating and drinking establishments	<u>P</u>	
Retail sales	<u>P</u>	
Personal services	<u>P</u>	
Postal services and retail financial services	<u>P</u>	
Business and Professional Services		
Office	<u>P</u>	
Audio/visual media production	<u>P</u>	
Laboratory research and testing	<u>P</u>	
Motor Vehicle, Trailer, and Manufactured Dwelling Sales and Service		
Motor vehicle and manufactured dwelling and trailer sales	<u>N</u>	
Motor vehicle services	<u>N</u>	
Commercial parking	<u>N</u>	<u>Standalone surface parking lots</u>
	<u>P</u>	<u>All other commercial parking</u>
Park-and-ride facilities	<u>N</u>	
Taxicabs and car services	<u>N</u>	
Heavy vehicle and trailer sales	<u>N</u>	
Heavy vehicle and trailer service and storage	<u>N</u>	
Recreation, Entertainment, and Cultural Services and Facilities		
Commercial entertainment— Indoor	<u>N</u>	<u>Firing ranges</u>
	<u>P</u>	<u>All other commercial entertainment—Indoor.</u>
Commercial entertainment— Outdoor	<u>N</u>	
Major event entertainment	<u>C</u>	
Recreational and cultural community services	<u>P</u>	
Parks and open space	<u>P</u>	
Non-profit membership assembly	<u>P</u>	
Religious assembly	<u>P</u>	
Health Services		
Medical centers/hospitals	<u>N</u>	
Outpatient medical services and laboratories	<u>P</u>	
Educational Services		
Day care	<u>P</u>	
Basic education	<u>P</u>	
Post-secondary and adult education	<u>P</u>	
Civic Services		
Government services	<u>P</u>	
Social services	<u>P</u>	

Governmental maintenance services and construction	<u>N</u>	
Public Safety		
Emergency services	<u>P</u>	
Detention facilities	<u>N</u>	
Military installations	<u>N</u>	
Funeral and Related Services		
Cemeteries	<u>N</u>	
Funeral and cremation services	<u>N</u>	
Construction Contracting, Repair, Maintenance, and Industrial Services		
General repair services	<u>P</u>	
Building and ground services and construction contracting	<u>N</u>	
Cleaning plants	<u>N</u>	
Industrial services	<u>N</u>	
Wholesale Sales, Storage, and Distribution		
General wholesaling	<u>P</u>	<u>General wholesaling, provided the following is met:</u> <ul style="list-style-type: none"> Wholesaling is in buildings and structures constructed prior to <i>[Insert Effective Date of Ordinance]</i>, retail sales in the same line of goods is provided on-site, and the wholesaling does not exceed 50 percent of total floor area per development site or 10,000 square feet, whichever is more; or, Wholesaling is in buildings and structures constructed after <i>[Insert Effective Date of Ordinance]</i>, retail sales in the same line of goods is provided on-site, and wholesaling does not exceed 5,000 square feet of total floor area per development site.
	<u>N</u>	
Heavy wholesaling	<u>N</u>	
Warehousing and distribution	<u>N</u>	
Self-service storage	<u>N</u>	
Manufacturing		
General manufacturing	<u>P</u>	<u>General manufacturing, provided the following is met:</u> <ul style="list-style-type: none"> Manufacturing is in buildings and structures constructed prior to <i>[Insert Effective Date of Ordinance]</i>, retail sales of the products manufactured is provided on-site, and the manufacturing does not exceed 50 percent of total floor area per development site or 10,000 square feet, whichever is more; or, Manufacturing is in buildings and structures constructed after <i>[Insert Effective Date of Ordinance]</i>, retail sales of the products manufactured is provided on-site, and manufacturing does not exceed 5,000 square feet of total floor area per development site.
	<u>N</u>	<u>All other general manufacturing.</u>
Heavy manufacturing	<u>N</u>	
Printing	<u>P</u>	

Transportation Facilities		
<u>Aviation facilities</u>	<u>N</u>	
<u>Passenger ground transportation facilities</u>	<u>P</u>	
<u>Marine facilities</u>	<u>C</u>	
Utilities		
<u>Basic utilities</u>	<u>N</u>	<u>Reservoirs; water storage facilities; electric substation.</u>
	<u>P</u>	<u>All other basic utilities.</u>
<u>Wireless communication facilities</u>	<u>Allowed</u>	<u>Wireless communication facilities are allowed, subject to SRC chapter 703.</u>
<u>Drinking water treatment facilities</u>	<u>N</u>	
<u>Power generation facilities</u>	<u>N</u>	
<u>Data center facilities</u>	<u>N</u>	
<u>Fuel dealers</u>	<u>N</u>	
<u>Waste-related facilities</u>	<u>N</u>	
<u>Mining and natural resource extraction</u>	<u>N</u>	
<u>Petroleum and natural gas</u>	<u>N</u>	
<u>Surface mining</u>	<u>N</u>	
Farming, Forestry, and Animal Services		
<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>	
Other Uses		
<u>Temporary uses</u>	<u>P</u>	<u>The following temporary uses:</u> <u>■ Emergency shelter, subject to SRC 701.025.</u> <u>■ Managed temporary village, subject to SRC 701.030.</u>
<u>Home occupations</u>	<u>S</u>	<u>Home occupations, subject to SRC 700.020.</u>
<u>Accessory dwelling units</u>	<u>S</u>	<u>Accessory dwelling units, subject to SRC 700.007.</u>

- (b) Prohibited uses. Notwithstanding Table 536-1, any permitted, special, or conditional use within the MU-R zone shall be a prohibited use if developed with a drive-through.
- (c) Continued uses. Existing uses within the MU-R zone established prior to *[Insert Effective Date of Ordinance]*, but which would otherwise be made non-conforming by this chapter, are hereby deemed continued uses.
- (1) Buildings or structures housing a continued use may be structurally altered, enlarged, or rebuilt following damage or destruction, provided such alteration, enlargement, or rebuilding complies with the standards set forth in SRC 526.015(f).
 - (2) Cease of occupancy of a building or structure for a continued use shall not preclude future use of the building or structure for that use; provided, however, conversion of the building or structure to a conforming use shall thereafter prevent conversion back to the former continued use or any other continued use.

Sec. 536.015. Development standards.

Development within the MU-R zone must comply with the development standards set forth in this section.

- (a) Lot standards. Lots within the MU-R zone shall conform to the standards set forth in Table 536-2.

TABLE 536-2
LOT STANDARDS

<u>Table 536-2: Lot Standards</u>		
<u>Requirement</u>	<u>Standard</u>	<u>Limitations & Qualifications</u>
<u>Lot Area</u>		
All uses	None	
<u>Lot width</u>		
All uses	None	
<u>Lot depth</u>		
All uses	None	
<u>Street frontage</u>		
All uses	16 ft.	

- (b) Dwelling unit density. Development within the MU-R zone that is exclusively residential shall have a minimum density of 15 dwelling units per acre.
- (c) Setbacks. Setbacks within the MU-R zone shall conform to the standards set forth in Tables 536-3 and 536-4.

TABLE 536-3
SETBACKS

<u>Table 536-3: Setbacks</u>		
<u>Requirement</u>	<u>Standard</u>	<u>Limitations & Qualifications</u>
<u>Abutting Street</u>		
<u>Buildings</u>		
All uses	0 ft.	(1) Maximum setback of up to 10 feet is permitted if the setback area is used for pedestrian amenities. a) The maximum setback does not apply to a new building if another building exists between a minimum of 50 percent of the street-facing façade of the new building and the street. b) For double frontage lots, the maximum setback shall only apply to the street with the highest street classification. For double frontage lots where both streets have the same classification, the applicant may choose on which street the maximum setback shall apply. c) For lots contiguous to the river and located between the river and a street, the maximum setback

		shall only apply along a minimum of 50 percent of the length of the lot line abutting a street.
Accessory Structures		
All uses	Min. 10 ft.	
Vehicle Use Areas		
All uses	Per SRC chapter 806	The use of a berm under SRC 806.035(c)(2)(B) is prohibited.
Interior Side		
Buildings		
All uses	Zone-to-zone setback (Table 536-4)	
Accessory Structures		
All uses	Zone-to-zone setback (Table 536-4)	
Vehicle Use Areas		
All uses	Zone-to-zone setback (Table 536-4)	
Interior Rear		
Buildings		
All uses	Zone-to-zone setback (Table 536-4)	
Accessory Structures		
All uses	Zone-to-zone setback (Table 536-4)	
Vehicle Use Areas		
All uses	Zone-to-zone setback (Table 536-4)	

**TABLE 536-4
ZONE-TO-ZONE SETBACKS**

Table 536-4: Zone-to-Zone Setbacks			
<u>Abutting Zone</u>	<u>Type of Improvement</u>	<u>Setback</u>	<u>Landscaping & Screening</u>
<u>EFU</u>	<u>Buildings and accessory structures</u>	<u>None</u>	<u>N/A</u>
	<u>Vehicle use areas</u>	<u>Min. 5 ft.⁽¹⁾</u>	<u>Type A</u>
<u>Residential zone</u>	<u>Buildings and accessory structures</u>	<u>Min. 15 ft.</u>	<u>Type C</u>
	<u>Vehicle use areas</u>	<u>Min. 5 ft.</u>	<u>Type C</u>
<u>Mixed-use zone</u>	<u>Buildings and accessory structures</u>	<u>None</u>	<u>N/A</u>

	Vehicle use areas	Min. 5 ft. ⁽¹⁾	Type A
Commercial zone	Buildings and accessory structures	None	N/A
	Vehicle use areas	Min. 5 ft. ⁽¹⁾	Type A
Public zone	Buildings and accessory structures	None	N/A
	Vehicle use areas	Min. 5 ft. ⁽¹⁾	Type A
Industrial and employment zone	Buildings and accessory structures	None	N/A
	Vehicle use areas	Min. 5 ft. ⁽¹⁾	Type A
Limitations & Qualifications			
(1) Zone-to-zone setbacks are not required abutting an alley.			

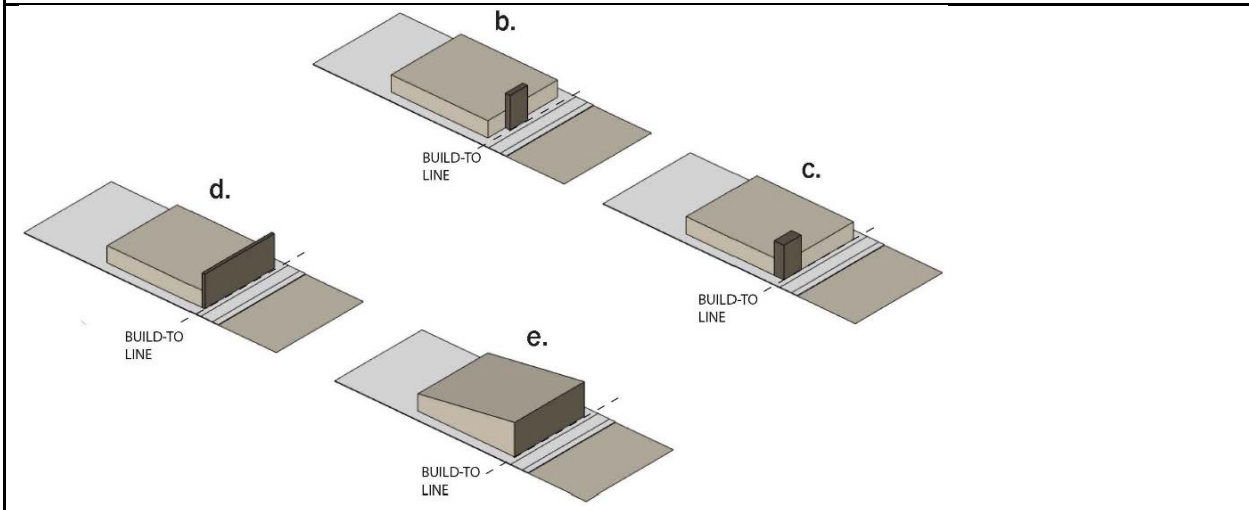
(d) Lot coverage; height; building frontage. Buildings and accessory structures within the MU-R zone shall conform to the lot coverage, height, and building frontage standards set forth in Table 536-5.

TABLE 536-5
LOT COVERAGE; HEIGHT; BUILDING FRONTAGE

Table 536-5: Lot Coverage; Height; Building Frontage				
Requirement		Standard	Limitations & Qualifications	
Lot Coverage				
Buildings and Accessory Structures				
All uses		No Max.		
Rear Yard Coverage				
Buildings				
All uses		NA		
Accessory Structures				
All uses		No Max.		
Height				
Buildings				
All uses		Max. 70 ft.		
		Min. 20 ft.	New buildings or additions shall satisfy the minimum height requirements through one of the following options:	
			a)	Roof. Provide a roof that is 20 feet in height.
			b)	Prominent entry. Provide an attached entry that is 20 feet in height, extends for a minimum of 25 percent of the length of the front facade, and extends to the front lot line.
			c)	Cupola. Provide a 20-foot tall portion of the building for a minimum of 25 percent of the length of the front facade. It shall include the front facade wall and extend a minimum of 10 feet behind the front wall.

		d)	<u>False front. Provide a front facade wall that is 20 feet in height along the entire length of the building.</u>
		e)	<u>Reverse shed. Provide a front facade wall that is 20 feet in height along the entire length of the building, and slope the roof down toward the rear of the building.</u>

FIGURE 536-1
EXAMPLE OF OPTIONS TO MEET MINIMUM HEIGHT REQUIREMENT



Accessory Structures

<u>All uses</u>	<u>Max. 70 ft.</u>	
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Building Frontage

Buildings

<u>All uses</u>	<u>Min. 50%</u>	(1)	<u>For corner lots, this standard must be met on the frontage of the street with the highest street classification. For the intersecting street, the building frontage standard is a minimum of 40%.</u>
		(2)	<u>For corner lots where both streets have the same classification, the applicant may choose on which street to meet the minimum 50% building frontage standard and on which street to meet the minimum 40% building frontage standard.</u>
		(3)	<u>For double frontage lots, this standard must only be met on the street with the highest classification. Where both streets have the same classification, the applicant may choose on which street the building frontage standard shall apply.</u>

Accessory Structures

<u>All uses</u>	<u>Not applicable</u>	<u>Accessory structures shall be located behind or beside buildings.</u>
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(e) Landscaping.

- (1) *Setback areas.* Setbacks, except setback areas abutting a street that provide pedestrian amenities, 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.
- (f) *Continued development.* Buildings and structures existing on *[Insert Effective Date of Ordinance]* that would be made non-conforming development by this chapter are hereby deemed continued development. The owner shall have the burden to demonstrate continued development status under this subsection.
 - (1) *Single family uses.*
 - (A) *Buildings.* Continued development housing a continued single family use may be structurally altered or enlarged, or rebuilt following damage or destruction, provided such alteration, enlargement, or rebuilding conforms to development standards of the Single Family Residential (RS) zone set forth in SRC chapter 511 and to all other applicable provisions of the UDC, except for lot size and dimension standards in SRC chapter 511.
 - (B) *Accessory structures.* Existing accessory structures on the same property as a continued single family use may be structurally altered or enlarged, or rebuilt following damage or destruction, and new accessory structures to a continued use may be constructed, provided such alteration, enlargement, rebuilding, or new accessory structure construction conforms to the development standards of the Single Family Residential (RS) zone set forth in SRC chapter 511, except the lot size and dimensions standards, and to all other applicable provisions of the UDC.
 - (C) *Option to rebuild in same location.* Notwithstanding SRC 536.015(f)(1)(A) and (B), any continued development housing a continued single family use or associated accessory structure rebuilt following damage or destruction may either be located on the same location on the lot as the original building or structure, or in compliance with the setbacks of the Single Family Residential (RS) zone set forth in SRC 511.010(b).
 - (2) *All other uses.* Continued development, housing a use other than a continued single family use, may be structurally altered, enlarged, or rebuilt following damage or destruction, provided such alteration, enlargement, or rebuilding conforms to the following standards:
 - (A) *Minor alterations.* Exterior alterations to buildings that alter less than 20 percent of an existing building facade area facing a primary street are exempt from all of the development standards in this chapter. Such alterations shall not increase the building facade's nonconformity to the pedestrian-oriented design standards in Table 536-6.
 - (B) *Minor additions.* Additions to buildings that enlarge or alter an existing building facade area facing a primary street by less than 20 percent are exempt from all of the development standards in this chapter except for interior setbacks, parking, landscaping, and maximum height standards. Such additions shall not increase the building facade's nonconformity to the pedestrian-oriented design standards in Table 536-6.
 - (C) *Major alterations.* Exterior alterations to buildings that alter between 20 percent and 60 percent of an existing building facade area facing a primary street shall decrease that building facade's nonconformity to all pedestrian-oriented design standards in Table 536-6 that are applicable to that alteration. Such alterations are exempt from all other development standards in this chapter.
 - (D) *Major additions.* Additions to buildings that enlarge or alter an existing building facade area facing a primary street by between 20 percent and 60 percent shall:

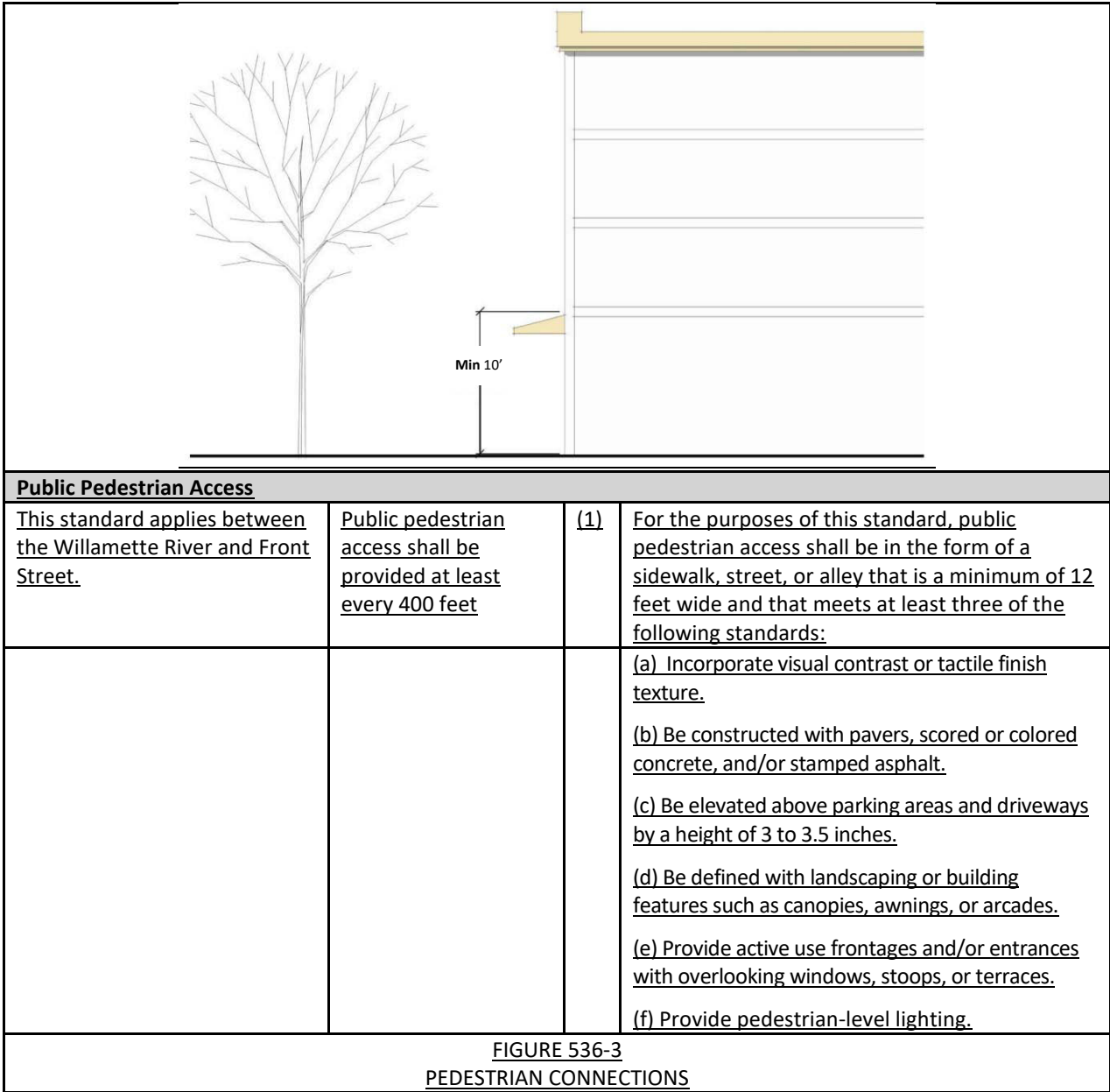
- (i) Comply with a minimum of three of the pedestrian-oriented design standards in Table 536-6;
or
- (ii) Comply with a minimum of one of the pedestrian-oriented design standards in Table 536-6
and add perimeter landscaping in vehicle use areas if such landscaping is not already
required under SRC 536.015(d).

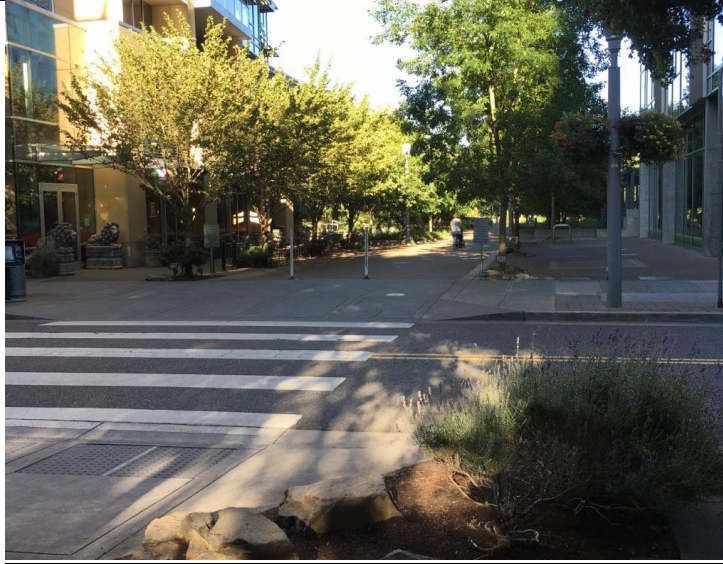
For the purposes of SRC 536.015(f)(2)(D)(i) and (ii), the pedestrian-oriented design standards in Table 536-6 shall apply to the addition. Major additions must meet all other development standards in this chapter except for building frontage, maximum setback abutting a street, and minimum height.

- (E) Substantial alterations. Exterior alterations to buildings that alter more than 60 percent of an existing building facade area facing a primary street shall meet all applicable pedestrian-oriented design standards in Table 536-6. Such alterations are exempt from all other development standards in this chapter.
 - (F) Substantial additions or redevelopment. Additions to buildings that enlarge or alter an existing building facade area facing a primary street by more than 60 percent shall meet all applicable development standards in this chapter. Continued development that is rebuilt following damage or destruction shall meet all development standards in this chapter.
 - (G) Accessory structure. Alterations to and additions to accessory structures shall meet all applicable development standards in this chapter.
- (g) Pedestrian-oriented design. Development within the MU-R zone, excluding development requiring historic design review, shall conform to the pedestrian-oriented design standards set forth in Table 536-6. Any development requiring historic design review shall only be subject to design review according to the historic design review standards or the historic design review guidelines set forth in SRC chapter 230.

TABLE 536-6
PEDESTRIAN-ORIENTED DESIGN

Table 536-6: Pedestrian-Oriented Design		
Requirement	Standard	Limitations & Qualifications
Ground Floor Height		
<u>This standard applies to building ground floors on primary streets.</u>	<u>Min. 10 ft.</u>	<u>For the purposes of this standard, ground floor height is measured from the floor to the ceiling of the first floor.</u>
FIGURE 536-2 GROUND FLOOR HEIGHT		





Building Facade Articulation

<u>This standard applies to building facades facing primary streets.</u>	<u>Required</u>	<u>(1)</u>	<u>For buildings on corner lots, where the primary street intersects with a secondary street, these standards shall apply to the full length of the front facade and the portion of the side facade that extends a minimum of 50 feet from the corner where the primary street meets the secondary street, or to the edge of the building or the lot, whichever is shorter.</u>
		<u>(2)</u>	<u>Buildings shall incorporate vertical and horizontal articulation and shall divide vertical mass into a base, middle, and top.</u>
			<u>a) Base: Ground floor facades shall be distinguished from middle facades by at least one of the following standards:</u>
			<u>1. Change in materials.</u>
			<u>2. Change in color.</u>
			<u>3. Molding or other horizontally-articulated transition piece.</u>
			<u>b) Middle: Middle facades shall provide visual interest by incorporating at a minimum of every 50 feet at least one of the following standards:</u>
			<u>1. Recesses of a minimum depth of two feet.</u>
			<u>2. Extensions of a minimum depth of two feet.</u>
			<u>3. Vertically-oriented windows.</u>
			<u>4. Pilasters that project away from the building.</u>
			<u>c) Top: Building tops shall be defined by at least one of the following standards:</u>

			1. Cornice that is a minimum of eight inches tall and a minimum of three inches beyond the face of the facade.
			2. Change in material from the upper floors, with that material being a minimum of eight inches tall.
			3. Offsets or breaks in roof elevation that are a minimum of three feet in height.
			4. A roof overhang that is a minimum of eight inches beyond the face of the facade.
		(3)	The repainting of a facade of an existing building is exempt from this standard.

FIGURE 536-4
ARTICULATION



Ground Floor Windows

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

FIGURE 536-5
GROUND FLOOR WINDOWS



Building Entrances

<u>This standard applies to building ground floors on primary streets and building ground floors along the riverfront.</u>	<u>Required</u>	(1)	<u>For non-residential uses on the ground floor, a primary building entrance for each tenant space facing a primary street shall be located on the primary street. If a building has frontage on a primary street and any other street, a single primary building entrance for a non-residential tenant space at the corner of the building where the streets intersect may be provided at that corner.</u>
		(2)	<u>For residential uses on the ground floor, a primary building entrance for each building facade facing a primary street shall be located on the primary street. If a building has frontage on a primary street and any other street, a single primary building entrance for a residential use on the ground floor may be provided at the corner of the building where the streets intersect.</u>
		(3)	<u>For all uses on the ground floor of a building along the riverfront, at least one primary building entrance shall face the Willamette River.</u>
		(4)	<u>Building entrances shall include weather protection.</u>

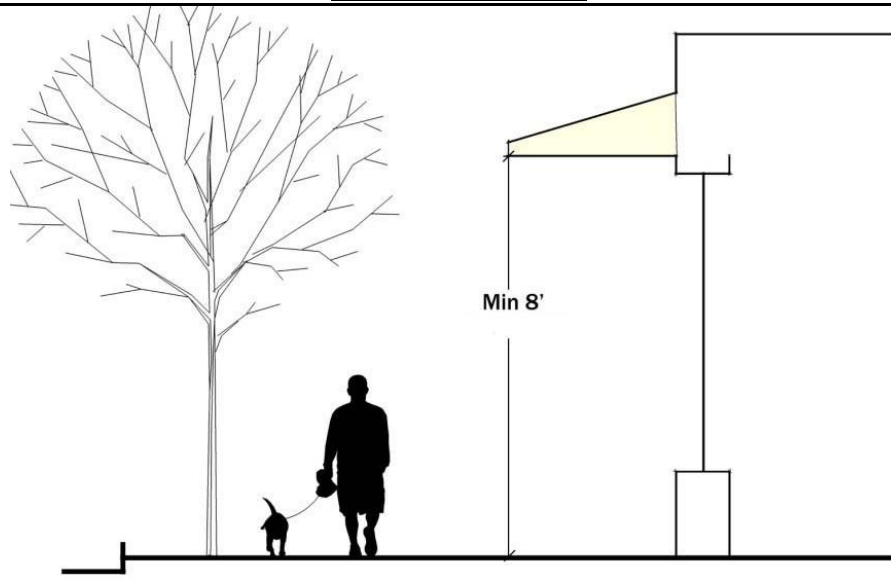
FIGURE 536-6
ENTRANCE AT BUILDING CORNER



Weather Protection

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

**FIGURE 536-7
WEATHER PROTECTION**

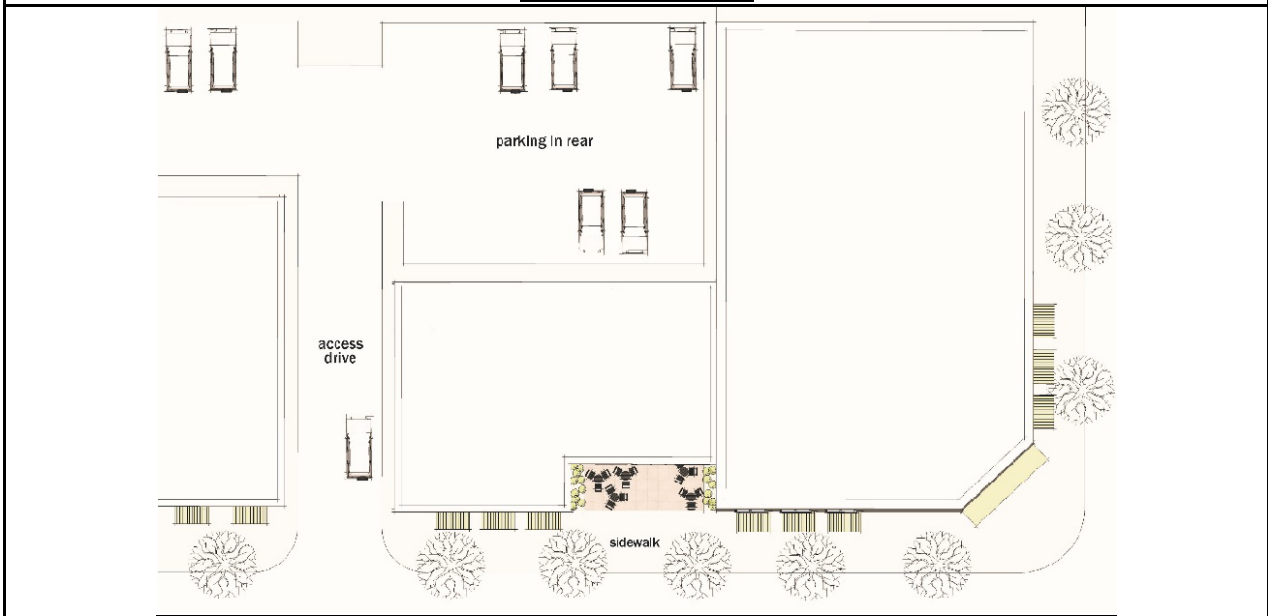


Parking Location

<u>This standard applies to off-street parking areas and vehicle maneuvering areas.</u>	<u>Required</u>	(1) <u>Off-street surface parking areas and vehicle maneuvering areas shall be located behind or beside buildings and structures. Off-street surface parking areas and vehicle maneuvering areas shall</u>
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		<p><u>not be located between a building or structure and a street.</u></p> <p>a) <u>When a building is located on property contiguous to the river and is located between the river and a street, off-street surface parking areas and vehicle maneuvering areas may be located between a building and the street along a minimum of 50 percent of the length of the lot line abutting a street, provided a three-foot tall, decorative, sight-obscuring wall is provided between those areas and the street.</u></p>
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**FIGURE 536-8
OFF-STREET PARKING**



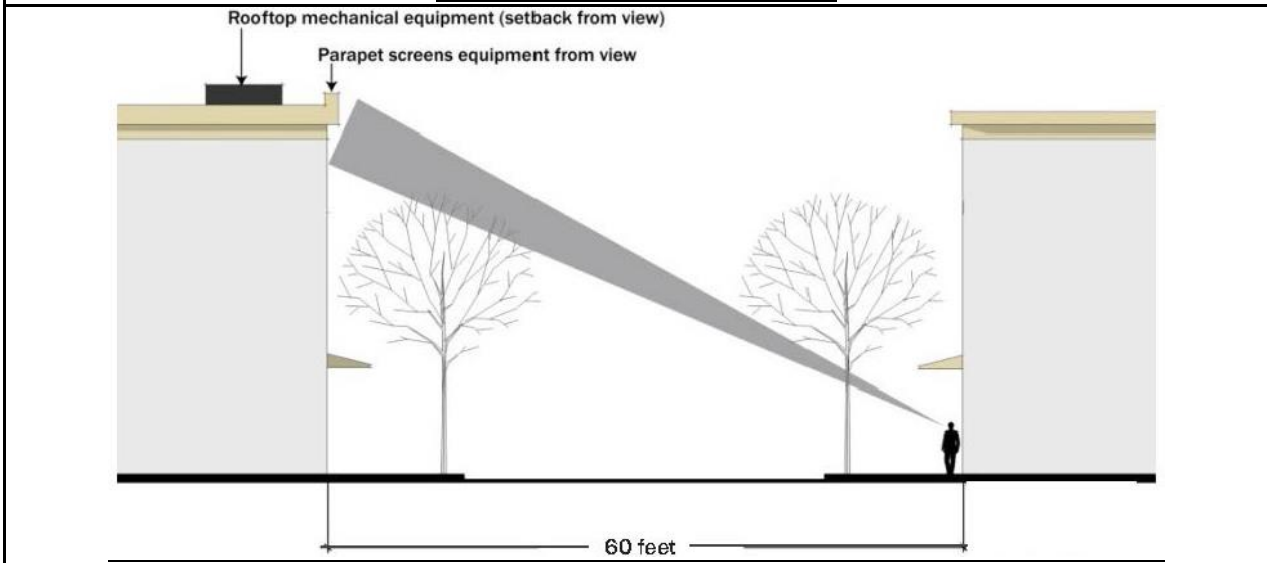
Mechanical and Service Equipment

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

**FIGURE 536-9
GROUND-LEVEL MECHANICAL EQUIPMENT**



FIGURE 536-10
ROOFTOP MECHANICAL EQUIPMENT



Sec. 536.020. Design review.

Design review under SRC chapter 225 is not required for development within the MU-R zone. Multifamily development within the MU-R zone is not subject to design review according to the multiple family design review standards set forth in SRC chapter 702.

Sec. 536.025. Other provisions.

In addition to the standards set forth in the chapter, development within the MU-R zone must comply with all other applicable development standards of the UDC, including but not limited to the following chapters:

- (a) Floodplain Overlay Zone SRC chapter 601
- (b) General Development Standards SRC chapter 800

- (c) Public Improvements SRC chapter 802
- (d) Streets and Right-of-Way Improvements SRC chapter 803
- (e) Driveway Approaches SRC chapter 804
- (f) Vision Clearance SRC chapter 805
- (g) Off-Street Parking, Loading, and Driveways SRC chapter 806
- (h) Landscaping and Screening SRC chapter 807
- (i) Preservation of Trees and Vegetation SRC chapter 808
- (j) Wetlands SRC chapter 809
- (k) Landslide Hazards SRC chapter 810
- (l) Sign Code SRC chapter 900

CHAPTER 537 (previously SRC 535). - ESMU—EDGEWATER/SECOND STREET MIXED-USE CORRIDOR ZONE

CHAPTER 537~~5~~. ESMU—EDGEWATER/SECOND STREET MIXED-USE CORRIDOR ZONE

Sec. 537~~5~~.001. Purpose.

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

Sec. 537~~5~~.005. Uses.

- (a) Except as otherwise provided in this section, the permitted (P), special (S), conditional (C), and prohibited (N) uses in the ESMU zone are set forth in Table 537~~5~~-1.

**TABLE 537~~5~~-1
USES**

Table 537 5 -1: Uses		
Use	Status	Limitations and Qualifications
Household Living		
Single family	P	
Two family	P	
Three family	P	
Four family	P	
Multiple family	P	
Group Living		
Room and board	P	Room and board serving 5 or fewer persons.
	C	Room and board serving 6 to 75 persons.
	N	All other room and board.

Residential care	P	
Nursing care	P	
Lodging		
Short-term commercial lodging	P	
Long-term commercial lodging	P	
Non-profit shelters	P	The following non-profit shelter activities: ■ Non-profit shelters serving 5 or fewer persons. ■ Non-profit shelters for victims of domestic violence serving 10 or fewer persons.
	C	Non-profit shelters serving 6 to 75 persons.
	N	All other non-profit shelters.
	L	
Retail Sales and Services		
Eating and drinking establishments	P	
Retail sales	P	
Personal services	P	
Postal services and retail financial services	P	
Business and Professional Services		
Office	P	
Audio/visual media production	P	
Laboratory research and testing	P	
Motor Vehicle, Trailer, and Manufactured Dwelling Sales and Service		
Motor vehicle and manufactured dwelling and trailer sales	N	
Motor vehicle services	N	
Commercial parking	N	
Park-and-ride facilities	P	
Taxicabs and car services	N	
Heavy vehicle and trailer sales	N	
Heavy vehicle and trailer service and storage	N	
Recreation, Entertainment, and Cultural Services and Facilities		
Commercial entertainment—indoor	C	Nightclubs, located within 200 feet of a residential zone.
	P	All other commercial entertainment—indoor.
Commercial entertainment—outdoor	N	Privately owned camps, campgrounds, and recreational vehicle parks.
	C	The following commercial entertainment—outdoor activities: ■ Amusement parks. ■ Drive-in movie theaters.
	P	All other commercial entertainment—outdoor.
Major event entertainment	N	
Recreational and cultural community services	P	
Parks and open space	P	
Non-profit membership assembly	P	

Religious assembly	P	
Health Services		
Medical centers/hospitals	N	
Outpatient medical services and laboratories	P	
Educational Services		
Day care	P	
Basic education	P	
Post-secondary and adult education	P	
Civic Services		
Governmental services	P	
Social services	P	
Governmental maintenance services and construction	N	
Public Safety		
Emergency services	P	
Detention facilities	N	
Military installations	N	
Funeral and Related Services		
Cemeteries	N	
Funeral and cremation services	P	
Construction Contracting, Repair, Maintenance, and Industrial Services		
General repair services	N	
Building and grounds services and construction contracting	N	
Cleaning plants	N	
Industrial services	N	
Wholesale Sales, Storage, and Distribution		
General wholesaling	N	
Heavy wholesaling	N	
Warehousing and distribution	N	
Self-service storage	N	
Manufacturing		
General manufacturing	P	General manufacturing, provided the manufacturing does not exceed 10,000 square feet of total floor area per development site and retail sales of the products manufactured is provided on-site.
	N	All other general manufacturing.
Heavy manufacturing	N	
Printing	P	
Transportation Facilities		
Aviation facilities	N	
Passenger ground transportation facilities	P	The following passenger ground transportation facilities: ■ Local and suburban passenger transportation.

		■ Intercity and rural highway passenger transportation
	N	All other passenger ground transportation facilities.
Marine facilities	N	
Utilities		
Basic utilities	C	Reservoirs; water storage facilities.
	P	All other basic utilities.
Wireless communication facilities	Allowed	Wireless communication facilities are allowed, subject to SRC chapter 703.
Drinking water treatment facilities	C	
Power generation facilities	C	
Data center facilities	N	
Fuel dealers	N	
Waste-related facilities	N	
Mining and natural resource extraction		
Petroleum and natural gas production	N	
Surface mining	N	
Farming, Forestry, and Animal Services		
Agriculture	N	
Forestry	N	
Agriculture and forestry services	P	
Keeping of livestock and other animals	N	
Animal services	N	Wildlife rehabilitation facility
	P	
Other Uses		
Temporary uses	P	The following temporary uses: ■ Emergency shelter, subject to SRC 701.025. ■ Managed temporary village, subject to SRC 701.030.
Home occupations	S	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.
Accessory dwelling unit	S	Accessory dwelling units, subject to SRC 700.007.

- (b) *Prohibited uses.* Notwithstanding Table 5375-1, 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 June 13, 2018, which would otherwise be made non-conforming by this chapter, are hereby deemed continued uses.
- (1) Buildings or structures housing a continued use may be structurally altered, enlarged, or rebuilt following damage or destruction, provided:

- (A) Such alteration, enlargement, or rebuilding of a conforming development complies with the standards in this chapter; or
- (B) Such alteration, enlargement, or rebuilding of a continued development complies with the standards set forth in SRC 5375.010(a).
- (2) Conversion of the building or structure to a conforming use shall thereafter prevent conversion back to the former continued use or any other continued use.
- (3) A determination by the Building Official that the building or structure housing a continued use is derelict or dangerous, as defined in SRC 50.600 and 56.230, shall terminate the continued use status conferred by this subsection and the property may thereafter only be used for uses allowed in the ESMU zone.

Sec. 5375.010. Development standards.

Development within the ESMU zone must comply with the development standards set forth in this section.

- (a) *Continued development.* Buildings and structures existing within the ESMU zone on June 13, 2018, but which would otherwise be made non-conforming development by this chapter, are hereby deemed continued development.
 - (1) *Single family uses.*
 - (A) *Buildings.* Continued development housing a single family use may be structurally altered or enlarged, or rebuilt following damage or destruction, provided such alteration, enlargement, or rebuilding conforms to development standards of the Single Family Residential (RS) zone set forth in SRC chapter 511 and to all other applicable provisions of the UDC, except for lot size and dimension standards in SRC chapter 511.
 - (B) *Accessory structures.* Existing accessory structures on the same property as a single family use may be structurally altered or enlarged, or rebuilt following damage or destruction, and new accessory structures may be constructed, provided such alteration, enlargement, rebuilding, or new accessory structure construction conforms to the development standards of the Single Family Residential (RS) zone set forth in SRC chapter 511, except the lot size and dimensions standards.
 - (C) *Option to rebuild in same location.* Notwithstanding SRC 5375.015(a)(1)(A) and (B), any continued development housing a single family use or associated accessory structure rebuilt following damage or destruction may either be located on the same location on the lot as the original building or structure, or in compliance with the setbacks of the Single Family Residential (RS) zone set forth in SRC 511.010(b).
 - (2) *All other uses.* Continued development housing a use other than a single family use may be structurally altered, enlarged, or rebuilt following damage or destruction, provided such alteration, enlargement, or rebuilding conforms to the following standards:
 - (A) *Minor alterations.* Exterior alterations to buildings that alter an existing building façade area facing a public street right-of-way by less than 20 percent are exempt from all of the development standards in this chapter. Such alterations shall not increase the building façade's nonconformity to the design standards of SRC 5375.020.
 - (B) *Minor additions.* Additions to buildings that expand or alter an existing building façade area facing a public street right-of-way by less than 20 percent are exempt from all of the development standards in this chapter except for street frontage, interior setbacks, parking for existing buildings, number of spaces required, landscaping, and maximum height standards. Such

additions shall not increase the building façade's nonconformity to the design standards of SRC 5375.020.

- (C) *Major alterations.* Exterior alterations to buildings that alter an existing building façade area facing a public street right-of-way by between 20 percent and 60 percent shall decrease that building façade's nonconformity to all design standards of SRC 5375.020. 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 all applicable design review guidelines or standards of SRC 5375.020, including the alternative standards for existing buildings if applicable, and all applicable development standards in this chapter except for setback abutting a street, building frontage, and the location of parking standards.
 - (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, building frontage standards, off-street parking location standards, and design review guidelines and standards for building location, orientation, and design.
 - (c) *Lot standards.* Lots within the ESMU zone shall conform to the standards set forth in Table 5375-2.

**TABLE 5375-2
LOT STANDARDS**

Table 5375-2: Lot Standards		
Requirement	Standard	Limitations and Qualifications
LOT AREA		
All uses	None	
LOT WIDTH		
All uses	None	
LOT DEPTH		
All uses	None	
STREET FRONTAGE		
All other uses	Min. 16 ft.	

- (d) *Setbacks.* Setbacks within the ESMU zone shall be provided as set forth in Table 5375-3.

**TABLE 5375-3
SETBACKS**

Table 5375-3: Setbacks		
Requirement	Standard	Limitations and Qualifications
ABUTTING STREET		
Buildings and Accessory Structures		

Single family, two family, three family, four family, and multiple family	None	
All other uses	0 ft.	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.
		Applicable to single family, two family, and multiple family that is part of a mixed-use development.
		Not applicable to transit stop shelters.
Vehicle Use Areas		
All uses	Per SRC chapter 806	
INTERIOR FRONT		
Buildings		
Single family	None	
All other uses	Zone-to-zone setback (Table 5375-4)	
Accessory Structures		
Accessory to single family	None	
Accessory to all other uses	Zone-to-zone setback (Table 5375-4)	
Vehicle Use Areas		
All uses	Per SRC chapter 806	
INTERIOR SIDE		
Buildings		
Single family	None	
All other uses	Zone-to-zone setback (Table 5375-4)	
Accessory Structures		
Accessory to single family	None	
Accessory to all other uses	Zone-to-zone setback (Table 5375-4)	
Vehicle Use Areas		
All uses	Zone-to-zone setback (Table 5375-4)	
INTERIOR REAR		
Buildings		
Single family	None	
All other uses	Zone-to-zone setback (Table 5375-4)	
Accessory Structures		
Accessory to single family	None	
Accessory to all other uses	Zone-to-zone setback (Table 5375-4)	
Vehicle Use Areas		
All uses	Zone-to-zone setback (Table 5375-4)	

**TABLE 5375-4
ZONE-TO-ZONE SETBACKS**

Table 5375-4: Zone-to-Zone Setbacks			
Abutting Zone	Type of Improvement	Setback (1)	Landscaping and Screening
EFU	Buildings and accessory structures	None	NA
	Vehicle use areas	Min. 5 ft.	Type A
Residential Zone	Buildings and accessory structures	Min. 20 ft. (2)	Type C
	Vehicle use areas	Min. 15 ft.	
Mixed-Use Zone	Buildings and accessory structures	None	NA
	Vehicle use areas	Min. 5 ft.	Type A
Commercial Zone	Buildings and accessory structures	None	NA
	Vehicle use areas	Min. 5 ft.	Type A
Public Zone	Buildings and accessory structures	None	NA
	Vehicle use areas	Min. 5 ft.	Type A
Industrial and Employment Zone: EC, IC, IBC, and IP	Buildings and accessory structures	Min. 5 ft.	Type A
	Vehicle use areas		
Industrial and Employment Zone: IG and H	Buildings and accessory structures	Min 10 ft.	Type C
	Vehicle use areas		
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 5375-5.

**TABLE 5375-5
LOT COVERAGE; HEIGHT**

Table 5375-5: Lot Coverage; Height		
Requirement	Standard	Limitations and Qualifications
LOT COVERAGE		
Buildings and Accessory Structures		
All uses	No Max.	
REAR YARD COVERAGE		
Buildings		
All uses	No Max.	
Accessory Structures		
Accessory to all uses	No Max.	
HEIGHT		
Buildings		

All uses	Max. 50 ft.	
Accessory Structures		
Accessory to single family, two family, three family, four family, and multiple family	Max. 15 ft.	
Accessory to all other uses	Max. 50 ft.	
BUILDING FRONTAGE		
All uses	Min. 50%	Applies to development sites <u>along Patterson Street and 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, or Patterson Street</u> and a side street, the minimum building frontage requirement does not apply to the side street frontage.

- (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.~~
 - ~~(2) A pedestrian connection through the parking area to the primary building entrance shall be provided when that parking area contains more than 12 parking spaces.~~
 - ~~(3) On development sites with multiple buildings, pedestrian connections shall be provided to connect the buildings. Pedestrian connections shall be the most practical, direct route.~~
 - ~~(4) Pedestrian connections shall be paved, a minimum of five feet in width, and defined by visual contrast or tactile finish texture.~~
 - ~~(5) Wheel stops or extended curbs shall be provided along required pedestrian connections to prevent the encroachment of vehicles onto pedestrian connections.~~
- (gh) *Project enhancements.* All development, other than development of single family and two family uses, shall include four or more of the following project enhancements:
- (1) Closure of one driveway approach on Edgewater Street;
 - (2) Joint parking agreement under SRC 806.020(a)(5) or implementation of a plan to satisfy off-street parking requirements through alternative modes of transportation under SRC 806.015(e)(2);
 - (3) Cast iron or wrought iron fencing adjacent to Edgewater Street, ~~or~~ Second Street, or Patterson Street;
 - (4) Pedestrian connections that are:
 - (A) Constructed with pavers, scored or colored cement, and/or stamped asphalt;
 - (B) Elevated above the parking area and driveway; or

- (C) Defined with landscaping or building features such as canopies, awnings, or arcades;
- (5) Replacement of existing surface parking areas with new development of buildings or structures;
- (6) Provision of one or more of the following pedestrian-oriented design features on property adjacent to Edgewater Street, ~~or~~ Second Street, or Patterson Street:
- (A) Pedestrian scale lighting not more than 16 feet in height; or
- (B) Plazas or other outdoor spaces open to the public;
- (7) A minimum of seven percent interior landscaping within parking areas not more than 50,000 square feet in size; or a minimum of ten percent interior landscaping within parking areas greater than 50,000 square feet in size;
- (8) Installation of landscaping and irrigation using a plan designed by an Oregon landscape architect;
- (9) Development of a mixed-use building;
- (10) Construction of a building where at least 75 percent of the building frontage is constructed contiguous to the minimum building setback line;
- (11) Provision of underground, structured, or tuck-under parking. For purposes of this paragraph, "tuck-under parking" means parking placed at grade with a building constructed above it;
- (12) Construction of one or more buildings at least two stories in height;
- (13) Construction of planter bays, each a minimum of 50 square feet in size, to meet minimum interior parking area landscaping requirements;
- (14) Construction of planter bays below the surface grade of parking areas to accommodate surface water runoff; or
- (15) Use of native plant materials to meet minimum landscaping requirements.
- (h) *Dwelling unit density.* Dwelling unit density within the ESMU zone shall conform to the standards set forth in Table 5375-6. Dwelling unit density cannot be varied or adjusted.

Table 5375-6: Dwelling Unit Density			
Use	Standard		Limitations and Qualifications
	Minimum	Maximum	
Single family, two family, three family, four family, and multiple family	8 dwelling units per acre	None	Applicable to Single Family, Two Family, Three Family, Four Family, and Multiple Family within a mixed-use building.
	1 dwelling unit per acre	None	

(ij) *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, three family, four family, or multiple family uses, there is no minimum off-street parking requirement for development sites with buildings in existence as of June 13, 2018, 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 one per dwelling unit.~~

- (jk) *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.

Sec. 5375.015. 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 5375.020 is required for all development within the ESMU zone.
- (b) Design review according to the design review guidelines or the design review standards set forth in SRC 5375.020 is not required for:
 - (1) Development of single family, two family, three family, and four family uses.
 - ~~(2) Development of two family uses.~~
- (c) Multiple family development, other than multiple family development within a mixed-use building, shall only be subject to design review according to the multiple family design review standards set forth in SRC chapter 702.
- (d) Multiple family development within a mixed-use building shall only be subject to design review according to the design review guidelines or the design review standards set forth in SRC 5375.020.
- (e) Any development requiring historic design review shall only be subject to design review according to the historic design review standards or the historic design review guidelines set forth in SRC chapter 230.

Sec. 5375.020. Design review guidelines and design review standards.

- (a) *Building orientation and design.*

- (1) *Design review guidelines.*

- (A) Buildings facing Edgewater Street, ~~or Second Street, or Patterson Street~~ shall create safe, pleasant, and active pedestrian environments.
- (B) Ground floor building facades facing Edgewater Street, ~~and Second Street, and Patterson Street~~ shall include transparent windows to ensure that the ground floor promotes a sense of interaction between activities in the building and activities in the public realm.
- (C) Buildings shall be human scale and avoid long monotonous exterior walls. To minimize the appearance of bulk and divide overall building mass, building offsets and building articulation shall be provided throughout building facades.
- (D) Weather protection, in the form of awnings or canopies appropriate to the design of the building, shall be provided along ground floor building facades adjacent to sidewalks or pedestrian connections in order to create a comfortable and inviting pedestrian environment.

- (2) *Design review standards.*

- (A) A primary building entrance shall be provided for each building facade facing a street. If a building has frontage on more than one street, a single primary building entrance may be provided at the corner of the building where the streets intersect.
 - (i) *Alternative standard for existing buildings.* Notwithstanding subsection (a)(2)(A) of this section, where a building existing on June 13, 2018, has a primary building entrance facing a street, such entrance may be relocated but not eliminated. The relocated entrance must face a street.
 - (B) Ground floor building facades facing Edgewater Street, ~~or Second Street, or Patterson Street~~ shall include transparent windows on a minimum of 65 percent of the ground floor facade. The windows shall not be mirrored or treated in such a way as to block visibility into the building. The windows shall have a minimum visible transmittance (VT) of 37 percent.
 - (i) *Alternative standard for existing buildings.* Notwithstanding subsection (a)(2)(B) of this section, where a building existing on June 13, 2018, does not include transparent windows on a minimum of 65 percent of the ground floor facade facing Edgewater Street, ~~or Second Street, or Patterson Street~~, the percentage of transparent windows existing on the ground floor facade shall not be reduced. Additional windows meeting the transparency requirements of subsection (a)(2)(B) may be added without meeting the minimum ground floor facade window percentage of 65 percent.
 - (C) Building offsets shall be provided for building frontages greater than 75 feet in width. Building frontages two or more stories in height may be constructed without required building offsets on the first floor, but all additional floors shall incorporate building offsets. Building offsets shall be a minimum four feet in depth and shall be provided at intervals of not more than 40 feet along the building frontage. Building offsets may extend into required setbacks.
 - (D) Weather protection, in the form of awnings or canopies, shall be provided along a minimum of 90 percent of the length of the ground floor building façade adjacent to sidewalks or pedestrian connections. Awnings or canopies shall have a minimum clearance height above the sidewalk of eight feet, and may encroach into the street right-of-way as provided in SRC 76.160.
 - (i) *Alternative standard for existing buildings.* Notwithstanding subsection (a)(2)(D) of this section, where a building existing on June 13, 2018, does not include weather protection, in the form of awnings or canopies, along a minimum of 90 percent of the length of the ground floor facade adjacent to sidewalks or pedestrian connections, the percentage of weather protection along the ground floor facade shall not be reduced. Additional weather protection meeting the sidewalk clearance requirements in subsection (a)(2)(D) of this section may be added without meeting the minimum weather protection standard of 90 percent.
- (b) *Landscaping for open sales areas.*
- (1) *Design review guidelines.*
 - (A) Landscaping shall be utilized to provide adequate screening of open sales areas.
 - (2) *Design review standards.*
 - (A) Open sales areas for construction, communication, or recreational equipment, vehicles, boats, recreational vehicles, and building materials shall be screened from Edgewater Street, ~~and Second Street, and Patterson Street~~ with a minimum three-foot tall sight-obscuring fence, masonry wall, or hedge, and a minimum six-foot wide landscape strip. The fence, masonry wall, or hedge shall not encroach into the vision clearance area.
- (c) *Design and location of off-street parking.*

(1) *Design review guidelines.*

- (A) Parking structures located adjacent to Edgewater Street shall include space for ground floor commercial uses along their Edgewater Street frontage in order to create a safe, pleasant, and active pedestrian environment.
- (B) Where possible, access to parking serving activities along Edgewater Street shall be provided from a local street or an alley.

(2) *Design review standards.*

- (A) Parking structures located adjacent to Edgewater Street shall include space for ground floor commercial uses along their entire Edgewater Street frontage.
- (B) Where access to parking is available from a local street or alley, no new driveway approaches onto Edgewater Street shall be provided.

Sec. 5375.025. Other provisions.

In addition to the standards set forth in the chapter, development within the ESMU zone must comply with all other applicable development standards of the UDC, including but not limited to the following chapters:

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

CHAPTER 543. - PH—PUBLIC AND PRIVATE HEALTH SERVICES

Sec. 543.010. Development standards.

Development within the PH zone must comply with the development standards set forth in this section.

- (a) *Lot standards.* Lots within the PH zone shall conform to the standards set forth in Table 543-2.

TABLE 543-2. LOT STANDARDS		
Requirement	Standard	Limitations & Qualifications
Lot Area		
All uses	Min. 10,000 sq. ft.	
Lot Width		

All uses	Min. 50 ft.	
Lot Depth		
All uses	Min. 80 ft.	
Street Frontage		
All uses	Min. 16 ft.	

(b) *Setbacks.* Setbacks within the PH zone shall be provided as set forth in Tables 543-3 and 543-4.

TABLE 543-3. SETBACKS		
Requirement	Standard	Limitations & Qualifications
Abutting Street		
Buildings		
All uses	Min. 20 ft.	Applicable to buildings not more than 35 ft. in height.
	Min. 20 ft., plus 1 ft. for each 1 ft. of height over 35 ft., but need not exceed 50 ft. in depth.	Applicable to buildings greater than 35 ft. in height.
Accessory Structures		
Accessory to all uses	Min. 20 ft.	Applicable to accessory structures not more than 35 ft. in height.
	Min. 20 ft., plus 1 ft. for each 1 ft. of height over 35 ft., but need not exceed 50 ft. in depth.	Applicable to accessory structures greater than 35 ft. in height.
	None	Applicable to transit stop shelters.
Vehicle Use Areas		
All uses	Per SRC chapter 806	
Interior Front		
Buildings		
All uses	Zone-to-zone setback (Table 543-4)	
Accessory Structures		
Accessory to all uses	Zone-to-zone setback (Table 543-4)	
Vehicle Use Areas		
All uses	Zone-to-zone setback (Table 543-4)	
Interior Side		
Buildings		
All uses	Zone-to-zone setback (Table 543-4)	
Accessory Structures		
Accessory to all uses	Zone-to-zone setback (Table 543-4)	
Vehicle Use Areas		
All uses	Zone-to-zone setback (Table 543-4)	
Interior Rear		
Buildings		
All uses	Zone-to-zone setback (Table 543-4)	
Accessory Structures		
Accessory to all uses	Zone-to-zone setback (Table 543-4)	
Vehicle Use Areas		
All uses	Zone-to-zone setback (Table 543-4)	

TABLE 543-4. ZONE-TO-ZONE SETBACKS				
Abutting Zone	Type of Improvement	Setback ⁽¹⁾	Landscaping & Screening	Limitations & Qualifications
EFU	Buildings and accessory structures	None	N/A	
	Vehicle use areas	Min. 5 ft.	Type A	
Residential Zone	Buildings and accessory structures	Min. 20 ft.	Type A	Applicable to buildings and accessory structures not more than 35 ft. in height.
		Min. 30 ft.	Type A	Applicable to buildings and accessory structures greater than 35 ft. in height.
	Vehicle use areas	Min. 20 ft.	Type A	
Mixed-Use Zone	Buildings and accessory structures	None	N/A	
	Vehicle use areas	Min. 5 ft.	Type A	
Commercial Zone	Buildings and accessory structures	None	N/A	
	Vehicle use areas	Min. 5 ft.	Type A	
Public Zone	Buildings and accessory structures	None	N/A	
	Vehicle use areas	Min. 5 ft.	Type A	
Industrial and Employment Zone	Buildings and accessory structures	None	N/A	
	Vehicle use areas	Min. 5 ft.	Type A	
Limitations and Qualifications				
⁽¹⁾ Zone-to-Zone setbacks are not required abutting an alley.				

- (c) *Lot coverage; height.* Buildings and accessory structures within the PH zone shall conform to the lot coverage and height standards set forth in Table 543-5.

TABLE 543-5. LOT COVERAGE; HEIGHT		
Requirement	Standard	Limitations & Qualifications
Lot Coverage		
Buildings and Accessory Structures		
All uses	Max. 60%	
Height		
Buildings		
<u>Medical centers/hospitals</u>	<u>Max. 70 ft.</u>	<u>When located less than 200 ft. from the boundary of a National Register Historic District</u>
	<u>Max. 120 ft.</u>	<u>When located 200 ft or more from the boundary of a National Register Historic District</u>
<u>All other uses</u>	Max. 70 ft.	

Accessory Structures		
Accessory to all uses	Max. 70 ft.	

(d) *Landscaping.*

- (1) *Setbacks.* Required setbacks shall be landscaped. Landscaping shall conform to the standards set forth in SRC chapter 807.
- (2) *Vehicle use areas.* Vehicle use areas shall be landscaped as provided under SRC chapters 806 and 807.

(e) *Outdoor storage.* Within the PH zone, outdoor storage shall be screened from streets and adjacent properties by a minimum six-foot-high sight-obscuring fence, wall, or hedge.

CHAPTER 550. - EC—EMPLOYMENT CENTER

Sec. 550.015. Development standards.

(a) *EC zone.* Development within the EC zone must comply with the development standards set forth in this subsection.

(1) *Lot standards.* Lots within the EC zone shall conform to the standards set forth in Table 550-3.

TABLE 550-3. LOT STANDARDS		
Requirement	Standard	Limitations & Qualifications
Lot Area		
All uses	None	
Lot Width		
All uses	None	
Lot Depth		
All uses	None	
Street Frontage		
All uses	Min. 16 ft.	

(2) *Setbacks.* Setbacks within the EC zone shall be provided as set forth in Tables 550-4 and 550-5.

TABLE 550-4. SETBACKS		
Requirement	Standard	Limitations & Qualifications
Abutting Street		
Buildings		
All uses	Min. 10 ft.	
Accessory Structures		
Accessory to all uses	Min. 10 ft.	Not applicable to transit stop shelters.
Vehicle Use Areas		
All uses	Per SRC chapter 806	
Interior Front		
Buildings		
All uses	Zone-to-zone setback (Table 550-5)	

Accessory Structures		
Accessory to all uses	Zone-to-zone setback (Table 550-5)	
Vehicle Use Areas		
All uses	Zone-to-zone setback (Table 550-5)	
Interior Side		
Buildings		
All uses	Zone-to-zone setback (Table 550-5)	.
Accessory Buildings and Structures		
Accessory to all uses	Zone-to-zone setback (Table 550-5)	
Vehicle Use Areas		
All uses	Zone-to-zone setback (Table 550-5)	
Interior Rear		
Buildings		
All uses	Zone-to-zone setback (Table 550-5)	
Accessory Structures		
Accessory to all uses	Zone-to-zone setback (Table 550-5)	
Vehicle Use Areas		
All uses	Zone-to-zone setback (Table 550-5)	

TABLE 550-5. ZONE-TO-ZONE SETBACKS			
Abutting Zone	Type of Improvement	Setback ⁽¹⁾	Landscaping & Screening
EFU	Buildings and accessory structures	Min. 10 ft.	Type A
	Vehicle use areas	Min. 5 ft.	
Residential Zone	Buildings and accessory structures	Min. 40 ft.	Type D
	Vehicle use areas	Min. 5 ft.	
Mixed-Use Zone	Buildings and accessory structures	Min. 10 ft.	Type A
	Vehicle use areas	Min. 5 ft.	
Commercial Zone	Buildings and accessory structures	Min. 10 ft.	Type A
	Vehicle use areas	Min. 5 ft.	
Public Zone	Buildings and accessory structures	Min. 10 ft.	Type A
	Vehicle use areas	Min. 5 ft.	
Industrial and Employment Zone: EC, IC, IBC, and IP	Buildings and accessory structures	Min. 10 ft.	Type A
	Vehicle use areas	Min. 5 ft.	
Industrial and Employment Zone: IG and II	Buildings and accessory structures	Min. 10 ft.	Type A
	Vehicle use areas	Min. 5 ft.	
Limitations and Qualifications			
⁽¹⁾ Zone-to-zone setbacks are not required abutting an alley.			

- (3) *Lot coverage; height.* Buildings and accessory structures within the EC zone shall conform to the lot coverage and height standards set forth in Table 550-6.

TABLE 550-6. SETBACKS; LOT COVERAGE; HEIGHT		
Requirement	Standard	Limitations & Qualifications
Lot Coverage		
Buildings and Accessory Structures		
All uses	Max. 60%	
Height		
Buildings		
All uses	Max. 80 ft.	
	Max. 28 ft.	Applicable to buildings located within 90 ft. of a property line abutting a residential zone.
Accessory Structures		
Accessory to all uses	Max. 80 ft.	
	Max. 28 ft.	Applicable to buildings located within 90 ft. of a property line abutting a residential zone.

- (4) *Landscaping.*

- (A) *Setbacks.* Required setbacks shall be landscaped. Landscaping shall conform to the standards set forth in SRC chapter 807.
- (B) *Vehicle use areas.* Vehicle use areas shall be landscaped as provided under SRC chapters 806 and 807, except that areas used primarily for truck parking, loading, and circulation shall not be required to provide:
- (i) Perimeter setbacks and landscaping adjacent to buildings and structures, pursuant to SRC 806.035(c)(4);
 - (ii) Trees, pursuant to SRC 806.035(d)(3); and
 - (iii) Landscape islands and planter bays, pursuant to SRC 806.035(d)(4).

- (5) *Outdoor storage.* Within the EC zone, outdoor storage shall conform to the following standards:

- (A) Storage areas shall not be located within required setbacks.
 - (B) Storage areas shall be enclosed by a minimum six-foot-high sight-obscuring fence, wall, or hedge; or a berm.
 - (C) Materials and equipment stored shall not exceed a maximum height of 14 feet above grade; provided, however, materials and equipment more than six feet in height above grade shall be screened by sight-obscuring landscaping.
- (6) *Solid waste service areas.* In addition to conforming to the standards set forth under SRC 800.055, solid waste service areas shall be screened from public streets by sight-obscuring landscaping, fences, or walls.
- (7) *Stormwater management.* Runoff from landscape strips, berms or grade drops shall be intercepted by a perimeter swale and diverted to a stormwater treatment system approved by the Director.
- (8) *Lighting.* Exterior lighting systems, if used, shall be designed to provide illumination for the lot, and not cause glare onto the public right-of-way or any surrounding residentially zoned properties or natural areas. Exterior lighting systems, including parking lot lighting, shall meet the following standards:

- (A) The illumination level beyond any property line adjacent to a residentially zoned property or natural area shall not exceed 0.5 horizontal foot-candles on the adjacent residentially zoned property or natural area; and
 - (B) Luminaries shall have a cutoff classification with no more than 2.5 percent of the candlepower above 90 degrees from vertical, and no more than ten percent above 80 degrees from vertical. As an alternative, shields may be installed on the luminaries to achieve the cutoff requirements, or a non-cutoff luminary having a light source that emits no more than 10,000 lumens at each pole location may be installed. The luminaries shall be designed to eliminate glare.
- (9) *Industrial performance standards.* Within the EC zone, no land or structure shall be used or occupied unless maintained and operated in continuing compliance with all applicable standards adopted by the Oregon Department of Environmental Quality (DEQ), including the holding of all licenses and permits required by DEQ regulation, local ordinance, and state and federal law.
- (b) *EC Retail-Service Center Subzone.* Development within the EC Retail-Service Center Subzone shall, in addition to the development standards generally applicable in the EC zone, comply with the development standards set forth in this subsection.
- (1) *Floor area.* Uses within the EC Retail-Service Center Subzone shall be limited to no more than 25,000 square feet of total floor area per establishment; provided, however:
 - (A) Short-term commercial lodging may accommodate up to 100 guest rooms per establishment, regardless of total floor area.
 - (B) Health clubs and gyms may occupy up to 40,000 square feet of total floor area per establishment.
 - ~~(2) *Pedestrian access.* Within the EC Retail-Service Center Subzone, pedestrian access shall be provided as set forth in this subsection.~~
 - ~~(A) *Connections to streets.* For development sites within an EC Retail-Service Center Subzone that have frontage on a street, pedestrian connections shall be provided between building entrances and the street, or transit stops if the transit stops are located within the frontage for the building, according to the following standards:~~
 - ~~(i) For development sites with one street frontage, a direct pedestrian connection shall be provided between the main entrance of each building and the adjacent street. The connection may not be more than 20 feet longer than, or a distance equal to 120 percent of, a line drawn perpendicular from the main entrance of the building to the sidewalk closest to the building, or the closest improved right-of-way if there are no sidewalks.~~
 - ~~(ii) For development sites with more than one street frontage:~~
 - ~~(aa) A direct pedestrian connection shall be provided between the main entrance of each building and the adjacent street fronting the main entrance. The connection may not be more than 20 feet longer than, or a distance equal to 120 percent of, a line drawn perpendicular from the main entrance of the building to the sidewalk closest to the building, or the closest improved right-of-way if there are no sidewalks.~~
 - ~~(bb) A pedestrian connection shall be provided between every other entrance of each building and the adjacent street fronting the entrance; provided, however, if 50 percent or more of the building facade is located within ten feet of the street, no pedestrian connection is required.~~
 - ~~(B) *Internal connections.* An on-site pedestrian circulation system shall be provided to connect all buildings within the EC Retail-Service Center Subzone, and to connect to parking areas, bicycle parking areas, recreational areas, common outdoor areas, and any pedestrian amenities.~~

~~(C) No pedestrian access required in certain circumstances. No pedestrian connections or pedestrian circulation system shall be required if physical or topographical conditions exist that makes the connections or circulation system impracticable. Physical and topographical conditions include, but are not limited to, steep slopes, wetlands, or other bodies of water where a connection or circulation system could not reasonably be provided.~~

~~(D) Materials.~~

~~(i) Pedestrian connections and circulation systems shall be hard surfaced and not less than six feet in width.~~

~~(ii) Portions of pedestrian connections and circulation systems that cross driveways, parking areas, or loading areas must be clearly identified by use of grade changes at least four inches in height, different paving materials, or other similar methods. Striping shall not be used as a method of identification of pedestrian connections and pedestrian circulation systems.~~

~~(iii) Portions of pedestrian connections and pedestrian circulation systems that are parallel and adjacent to an auto travel lane shall be raised above the level of the auto travel lane, or separated from the auto travel lane by a raised curb, bollards, landscaping, or other physical barrier approved by the Director. If the pedestrian connection or pedestrian circulation system is raised above the level of the auto travel lane, the pedestrian connection or pedestrian circulation system shall be at least four inches high, and each end of the raised portions shall be equipped with curb ramps. Bollard spacing shall be no further apart than five feet on center.~~

~~(E) Lighting. Illumination for the on-site pedestrian circulation system shall be not less than three foot-candles at all points along the system.~~

CHAPTER 551. - IC—INDUSTRIAL COMMERCIAL

Sec. 551.005. Uses.

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

TABLE 551-1. USES		
Use	Status	Limitations & Qualifications
Household Living		
Single family	P	The following single family activities: <ul style="list-style-type: none"> ■ Residential home, as defined under ORS 197.660, within an existing single family dwelling allowed as a continued use pursuant to SRC 551.005(b). ■ Dwelling unit for a caretaker on the premises being cared for or guarded.
	S	Manufactured home as a dwelling for a caretaker, subject to SRC 700.030.
	C	The following single family activities: <ul style="list-style-type: none"> ■ Single family detached dwelling. ■ Residential home, as defined under ORS 197.660. ■ Manufactured home.
	N	All other single family.
Two family	C	Duplex.
	N	All other two family.
Three family	S	Subject to SRC 700.081.

Four family	S	Subject to SRC 700.081.
Multiple family	C	
Group Living		
Room and board	C	Room and board serving up to 75 persons.
	N	All other room and board.
Residential care	C	
Nursing care	P	
Lodging		
Short-term commercial lodging	P	
Long- term commercial lodging	C	
Nonprofit shelters	C	Nonprofit shelters serving up to 75 persons.
	P	Nonprofit shelters serving victims of domestic violence for 10 or fewer persons.
	N	All other nonprofit shelters.
Retail Sales and Service		
Eating and drinking establishments	P	
Retail sales	P	
Personal services	P	
Postal services and retail financial services	P	
Business and Professional Services		
Office	P	
Audio/visual media production	P	
Laboratory research and testing	P	
Motor Vehicle, Trailer, and Manufactured Dwelling Sales and Service		
Motor vehicle and manufactured dwelling and trailer sales	P	
Motor vehicle services	P	
Commercial parking	P	
Park-and-ride facilities	P	
Taxicabs and car services	P	
Heavy vehicle and trailer sales	P	
Heavy vehicle and trailer service and storage	P	
Recreation, Entertainment, and Cultural Services and Facilities		
Commercial entertainment—indoor	C	Night clubs, located within 200 feet of a residential zone.
	P	All other commercial entertainment—indoor.
Commercial entertainment—outdoor	P	
Major event entertainment	N	Race tracks.
	P	All other major event entertainment.
Recreational and cultural community services	P	
Parks and open space	P	
Nonprofit membership assembly	P	
Religious assembly	P	
Health Services		
Medical centers/hospitals	N	

Outpatient medical services and laboratories	P	
Education Services		
Day care	P	
Basic education	P	
Post-secondary and adult education	P	
Civic Services		
Governmental services	P	
Social services	P	
Governmental maintenance services and construction	P	
Public Safety		
Emergency services	P	
Detention facilities	N	
Military installations	P	
Funeral and Related Services		
Cemeteries	N	
Funeral and cremation services	P	
Construction Contracting, Repair, Maintenance, and Industrial Services		
General repair services	P	
Building and grounds services and construction contracting	P	
Cleaning plants	P	
Industrial services	P	
Wholesale Sales, Storage, and Distribution		
General wholesaling	P	
Heavy wholesaling	C	The following heavy wholesaling activities: ■ Firearms wholesalers. ■ Wood products and timber wholesalers.
	N	The following heavy wholesaling activities: ■ Chemicals and allied products wholesalers. ■ Scrap dealers.
	P	All other heavy wholesaling.
Warehousing and distribution	P	
Self-service storage	P	
Manufacturing		
General manufacturing	P	The following general manufacturing activities: ■ Industrial and institutional food service contractors. ■ Sign manufacturing. ■ Fabrics, leather goods, footwear, and apparel manufacturing. Except rubber and plastic footwear manufacturing. ■ General food manufacturing. ■ Beverage and related products manufacturing. ■ Tobacco products manufacturing. ■ Cabinetry. ■ Aircraft and aircraft parts manufacturing. ■ Motor vehicles and motor vehicle equipment manufacturing.

		<ul style="list-style-type: none"> ■ Computer and electronics manufacturing. ■ Paperboard containers and boxes manufacturing.
	C	<p>The following general manufacturing activities:</p> <ul style="list-style-type: none"> ■ Rubber and plastic footwear manufacturing. ■ Rubber and plastics products manufacturing. ■ Costume jewelry and precious metals metalsmithing. ■ Furniture manufacturing. ■ Fabricated metal products manufacturing. ■ Wood product manufacturing. ■ Engineered wood product manufacturing. ■ Wood preservation. ■ Plastics and rubber products manufacturing. ■ General chemical manufacturing. ■ Leather tanning. ■ Metal coating and engraving. ■ Battery manufacturing. ■ Ship and boat building. ■ Commercial and service industry machinery manufacturing. ■ Metalworking machinery manufacturing. ■ Sawmill and woodworking machinery manufacturing.
	N	All other general manufacturing.
Heavy manufacturing	N	
Printing	P	
Transportation Facilities		
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	P	
Utilities		
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	P	
Waste-related facilities	P	Recycling depots.
	C	Solid waste transfer stations.
	N	All other waste-related facilities.
Mining and Natural Resource Extraction		
Petroleum and natural gas production	C	
Surface mining	N	
Farming, Forestry, and Animal Services		
Agriculture	C	Marijuana production.

	P	All other agriculture.
Forestry	P	
Agriculture and forestry services	P	
Keeping of livestock and other animals	C	The following keeping of livestock and other animal activities: ■ Animal shelters. ■ Boarding kennels. ■ Animal training facilities.
	N	All other keeping of livestock and other animals.
Animal services	C	Wildlife rehabilitation facilities.
	P	All other animal services.
Other Uses		
Temporary uses	P	The following temporary uses: ■ Emergency shelter, subject to SRC 701.025. ■ Managed temporary village, subject to SRC 701.030.
Home occupations	S	Home occupations, subject to SRC 700.020.
Accessory dwelling unit	S	Accessory dwelling units, subject to SRC 700.007.

- (b) Continued uses. ~~Existing single family and two family uses, other than manufactured dwellings, within the IC zone constructed prior to February 1, 1983~~ Existing, legally-established uses established prior to *[Insert Effective Date of Ordinance]*, but which would otherwise be made nonconforming by this chapter, are hereby deemed continued uses.

- (1) Building or structures housing a continued use may be structurally altered or enlarged, or rebuilt following damage or destruction, provided such alteration, enlargement, or rebuilding complies with the standards set forth in SRC 551.010(g).
- (2) Cease of occupancy of a building or structure for a continued use shall not preclude future use of the building or structure for that a residential use; provided, however, conversion of the building or structure to another nonresidential use shall thereafter prevent conversion back to that a residential use.

Sec. 551.010. Development standards.

Development within the IC zone must comply with the development standards set forth in this section.

- (a) *Lot standards.* Lots within the IC zone shall conform to the standards set forth in Table 551-2.

TABLE 551-2. LOT STANDARDS		
Requirement	Standard	Limitations & Qualifications
Lot Area		
All uses	None	
Lot Width		
All uses	None	
Lot Depth		
All uses	None	
Street Frontage		
Single Family	Min. 40 ft.	
	Min. 30 ft.	Applicable to lots fronting on the turnaround of a cul-de-sac street or the outside curve of

		curved street having a radius of 200 ft. or less and a direction change of 60 degrees or more. In no case shall the lot width be less than 40 ft. at the front building setback line.
All other uses	Min. 16 ft.	

(b) *Setbacks.* Setbacks within the IC zone shall be provided as set forth in Tables 551-3 and 551-4.

TABLE 551-3. SETBACKS		
Requirement	Standard	Limitations & Qualifications
Abutting Street		
Buildings		
All uses	Min. 5 ft.	
Accessory Structures		
Accessory to single family, two family, three family, four family, and multiple family	None	Applicable to accessory structures not more than 4 ft. in height.
	Min. 5 ft.	Applicable to accessory structures greater than 4 ft. in height.
Accessory to all other uses	Min. 5 ft.	Not applicable to transit stop shelters.
Vehicle Use Areas		
All uses	Per SRC chapter 806	
Interior Front		
Buildings		
Single family, two family, three family, and four family	None	
Multiple family	Min. 15 ft.	Required landscaping shall meet the Type C standard set forth in SRC chapter 807.
All other uses	Zone-to-zone setback (Table 551-4)	
Accessory Structures		
Accessory to single family, two family, three family, and four family	Min. 5 ft.	
Accessory to multiple family	Min. 15 ft.	Required landscaping shall meet the Type C standard set forth in SRC chapter 807.
Accessory to all other uses	Zone-to-zone setback (Table 551-4)	
Vehicle Use Areas		
Single family, two family, three family, and four family	Per SRC chapter 806	
Multiple family	Min. 15 ft.	Required landscaping shall meet the Type C standard set forth in SRC chapter 807.
All other uses	Zone-to-zone setback (Table 551-4)	
Interior Side		
Buildings		
Single family and two family	None	

Three family and four family	Min. 5 ft.	
Multiple family	Min. 15 ft.	Required landscaping shall meet the Type C standard set forth in SRC chapter 807.
All other uses	Zone-to-zone setback (Table 551-4)	
Accessory Structures		
Accessory to single family, two family, three family, and four family	None	Applicable to accessory structures having at least 1 wall which is an integral part of a fence.
	Min. 5 ft.	Applicable to all other accessory structures.
Accessory to multiple family	Min. 15 ft.	Required landscaping shall meet the Type C standard set forth in SRC chapter 807.
Accessory to all other uses	Zone-to-zone setback (Table 551-4)	
Vehicle Use Areas		
Single family, two family, three family, and four family	Per SRC chapter 806	
Multiple family	Min. 15 ft.	Required landscaping shall meet the Type C standard set forth in SRC chapter 807.
All uses	Zone-to-zone setback (Table 551-4)	
Interior Rear		
Buildings		
Single family, two family, three family, and four family	None	
Multiple family	Min. 15 ft.	Required landscaping shall meet the Type C standard set forth in SRC chapter 807.
All other uses	Zone-to-zone setback (Table 551-4)	
Accessory Structures		
Accessory to single family, two family, three family, and four family	None	Applicable to accessory structures not more than 9 ft. in height.
	Min. 1 ft. for each 1 ft. of height over 9 ft.	Applicable to accessory structures greater than 9 ft. in height.
	Min. 1 ft.	Applicable to accessory structures adjacent to an alley, unless a greater setback is required based on the height of the accessory structure.
Accessory to multiple family	Min. 15 ft.	Required landscaping shall meet the Type C standard set forth in SRC chapter 807.
Accessory to all other uses	Zone-to-zone setback (Table 551-4)	
Vehicle Use Areas		
Single family, two family, three family, and four family	Per SRC chapter 806	
Multiple family	Min. 15 ft.	Required landscaping shall meet the Type C standard set forth in SRC chapter 807.
All other uses	Zone-to-zone setback (Table 551-4)	

TABLE 551-4. ZONE-TO-ZONE SETBACKS			
Abutting Zone	Type of Improvement	Setback ⁽¹⁾	Landscaping & Screening
EFU	Buildings and accessory structures	Min. 5 ft.	Type A
	Vehicle use areas		
Residential Zone	Buildings and accessory structures	Min. 30 ft.	Type C
	Vehicle use areas		
Mixed-Use Zone	Buildings and accessory structures	Min. 5 ft.	Type A
	Vehicle use areas		
Commercial Zone	Buildings and accessory structures	Min. 5 ft.	Type A
	Vehicle use areas		
Public Zone	Buildings and accessory structures	Min. 5 ft.	Type A
	Vehicle use areas		
Industrial and Employment Zone: EC, IC, IBC, and IP	Buildings and accessory structures	None	N/A
	Vehicle use areas	Min. 5 ft.	Type A
Industrial and Employment Zone: IG and IH	Buildings and accessory structures	Min. 10 ft.	Type C
	Vehicle use areas		
Limitations and Qualifications			
⁽¹⁾ Zone-to-zone setbacks are not required abutting an alley.			

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

TABLE 551-5. LOT COVERAGE; HEIGHT		
Requirement	Standard	Limitations & Qualifications
Lot Coverage		
Buildings and Accessory Structures		
All uses	No Max.	
Height		
Buildings		
All uses	Max. 70 ft.	
Accessory Structures		
Accessory to single family, two family, three family, and four family	Max. 15 ft.	
Accessory to all other uses	Max. 70 ft.	

- (d) *Landscaping.*

- (1) *Setbacks.* Required setbacks shall be landscaped. Landscaping shall conform to the standards set forth in SRC chapter 807.
- (2) *Vehicle use areas.* Vehicle use areas shall be landscaped as provided under SRC chapters 806 and 807.
- (3) *Development site.* A minimum of 15 percent of the development site shall be landscaped. Landscaping shall meet the Type A standard set forth in SRC chapter 807. Other required landscaping under the UDC, such as landscaping required for setbacks or vehicular use areas, may count towards meeting this requirement.

- (e) *Industrial performance standards.* Within the IC zone, no land or structure shall be used or occupied unless maintained and operated in continuing compliance with all applicable standards adopted by the Oregon Department of Environmental Quality (DEQ), including the holding of all licenses and permits required by DEQ regulations, local ordinance, and state and federal law.
- (f) *Additional standards for manufactured homes.* Manufactured homes shall, in addition to the development standards generally applicable in the IC zone, comply with the following:
 - (1) Manufactured homes shall be multi-sectional and enclose a space of not less than 860 square feet.
 - (2) Manufactured homes shall be placed on an excavated and back-filled foundation, and enclosed continuously at the perimeter with material comparable to the predominant materials used in foundations of surrounding dwellings.
 - (3) Manufactured homes shall have a pitched roof, with a slope not less than a nominal three feet in height for each 12 feet in width.
 - (4) Manufactured homes shall have exterior siding and roofing which in color, material, and appearance is similar to the exterior siding and roofing commonly used on residential dwellings within the community, or which is comparable to the predominant materials used on surrounding dwellings.
 - (5) Manufactured homes shall be certified by the manufacturer to have an exterior thermal envelope meeting performance standards equivalent to the performance standards required of single family dwellings constructed under the State Building Code as defined in ORS 455.010.
 - (6) Manufactured homes shall have a garage or carport constructed of like materials.
- (g) *Development standards for continued uses.*
 - (1) *Buildings.* Buildings housing a continued use may be structurally altered or enlarged, or rebuilt following damage or destruction, provided such alteration, enlargement, or rebuilding conforms to development standards ~~of the Single Family Residential (RS) Zone set forth in SRC chapter 511~~this chapter and to all other applicable provisions of the UDC, ~~except the lot size and dimensions standards in SRC chapter 511.~~
 - (2) *Accessory structures.* Existing accessory structures to a continued use may be structurally altered or enlarged, or rebuilt following damage or destruction, and new accessory structures to a continued use may be constructed, provided such alteration, enlargement, rebuilding, or new accessory structure construction conforms to the development standards ~~of the Single Family Residential (RS) Zone set forth in this chapter SRC chapter 511, except the lot size and dimensions standards,~~ and to all other applicable provisions of the UDC.
 - (3) *Option to rebuild in same location.* Notwithstanding SRC 551.010(g)(1) and (2), any building or accessory structure rebuilt following damage or destruction may either be located on the same location on the lot as the original building or structure, or may be enlarged, provided the enlargement does not increase the building or structure's nonconformity to development standards set forth in this chapter and all other applicable provisions of the UDC. in compliance with the setbacks of the Single Family Residential (RS) Zone set forth in SRC 511.010(b).

CHAPTER 552. - IBC—INDUSTRIAL BUSINESS CAMPUS

Sec. 552.010. Development standards.

Development within the IBC zone must comply with the development standards set forth in this section. Where used in this section, the term "IBC Internal Street" means a street which is not an arterial or collector street, which has no or only one actual or proposed connection to an existing or proposed street at the boundaries of an

IBC District, or which is a loop street entirely within the IBC District. The term "IBC District" means contiguous IBC zoned property.

- (a) *Land division in IBC zone.* In addition to the approval criteria set forth in SRC chapter 205, no land shall be divided within the IBC zone unless the following criteria are met:
- (1) The configuration of the lots does not require the creation of other smaller lots as the only way to develop the remainder of the property within the IBC District;
 - (2) The lots are complementary and compatible to other uses within the IBC District; and
 - (3) The lots do not preclude expansion of existing industries.
- (b) *Lot standards.* Lots within the IBC zone shall conform to the standards set forth in Table 552-2.

TABLE 552-2. LOT STANDARDS		
Requirement	Standard	Limitations & Qualifications
Lot Area		
All uses	None	
Lot Width		
All uses	None	
Lot Depth		
All uses	None	
Street Frontage		
All uses	Min. 16 ft.	

- (c) *Setbacks.*
- (1) Setbacks within the IBC zone shall be provided as set forth in Tables 552-3 and 552-4.

TABLE 552-3. SETBACKS		
Requirement	Standard	Limitations & Qualifications
Abutting Street		
Buildings		
All uses	Min. 20 ft.	Applicable where abutting an IBC Internal Street.
	Min. 40 ft.	Applicable where abutting a street, other than an IBC Internal Street.
Accessory Structures		
Accessory to all uses	Min. 20 ft.	Applicable where abutting an IBC Internal Street.
	Min. 40 ft.	Applicable where abutting a street, other than an IBC Internal Street.
	None	Applicable to transit stop shelters.
Vehicle Use Areas		
All uses	Min. 20 ft.	
Interior Front		
Buildings		
All uses	Zone-to-zone setback (Table 552-4)	
Accessory Structures		

Accessory to all uses	Zone-to-zone setback (Table 552-4)	
Vehicle Use Areas		
All uses	Zone-to-zone setback (Table 552-4)	
Interior Side		
Buildings		
All uses	Zone-to-zone setback (Table 552-4)	
Accessory Structures		
Accessory to all uses	Zone-to-zone setback (Table 552-4)	
Vehicle Use Areas		
All uses	Zone-to-zone setback (Table 552-4)	
Interior Rear		
Buildings		
All uses	Zone-to-zone setback (Table 552-4)	
Accessory Structures		
Accessory to all uses	Zone-to-zone setback (Table 552-4)	
Vehicle Use Areas		
All uses	Zone-to-zone setback (Table 552-4)	

TABLE 552-4. ZONE-TO-ZONE SETBACKS			
Abutting Zone	Type of Improvement	Setback ⁽¹⁾	Landscaping & Screening
EFU	Buildings and accessory structures	Min. 40 ft.	Type C
	Vehicle use areas	Min. 20 ft.	
Residential Zone	Buildings and accessory structures	Min. 40 ft.	Type C
	Vehicle use areas	Min. 20 ft.	
Mixed-Use Zone	Buildings and accessory structures	Min. 40 ft.	Type C
	Vehicle use areas	Min. 20 ft.	
Commercial Zone	Buildings and accessory structures	Min. 40 ft.	Type C
	Vehicle use areas	Min. 20 ft.	
Public Zone	Buildings and accessory structures	Min. 40 ft.	Type C
	Vehicle use areas	Min. 20 ft.	
Industrial and Employment Zone: IBC	Buildings and accessory structures	None	N/A
	Vehicle use areas	Min. 10 ft.	Type A
Industrial and Employment Zone: EC, IC, IP, and IG, and H	Buildings and accessory structures	Min. 20 ft.	Type C
	Vehicle use areas		
Limitations and Qualifications			
⁽¹⁾ Zone-to-zone setbacks are not required abutting an alley.			

(2) Driveway setbacks.

- (A) Driveways shall be set back from property lines abutting a street as set forth in Tables 552-3 and 552-4, except where the driveway provides direct access to a street.
- (B) Driveways shall be set back from interior property lines separating an IBC zoned property from a non-IBC zoned property as set forth in Tables 552-3 and 552-4, except where the driveway provides direct access to an abutting property or to a street.

- (C) Driveways shall set back from interior property lines separating an IBC zoned property from another IBC zoned property as set forth in Tables 552-3 and 552-4, except where the driveway provides direct access to an abutting property or street, or where a common driveway is provided along a property line between separately owned IBC zoned properties. Where a common driveway is provided along a property line between separately owned IBC zoned properties, a minimum ten-foot wide landscaped area shall be provided parallel to and along each side of the common driveway.
- (d) *Lot coverage; height.* Buildings and accessory structures within the IBC zone shall conform to the lot coverage and height standards set forth in Table 552-5.

TABLE 552-5. LOT COVERAGE; HEIGHT		
Requirement	Standard	Limitations & Qualifications
Lot Coverage		
Buildings and Accessory Structures		
All uses	No Max.	
Height		
Buildings		
All uses	Max. 70 ft.	
Accessory Structures		
Accessory to all uses	Max. 70 ft.	

- (e) *Off-street parking and loading.* Off-street parking and loading within the IBC zone shall, in addition to the off-street parking and loading requirements set forth in SRC chapter 806, conform to the following additional requirements:
- (1) *Off-street parking.* Not more than ten percent of the required off-street parking spaces may be located in a required setback abutting a street. For purposes of this subsection, required setback means the setback required for a building abutting a street.
 - (2) *Loading.*
 - (A) All loading spaces shall be screened from adjacent property by a minimum six-foot-high sight-obscuring fence, wall, or hedge; or a berm a minimum of four feet in height.
 - (B) Loading docks and loading doors shall be offset from driveway approaches, and shall be screened from the street by landscaping.
- (f) *Landscaping.*
- (1) *Setbacks.* Required setbacks shall be landscaped. Landscaping shall conform to the standards set forth in SRC chapter 807.
 - (2) *Vehicle use areas.* Vehicle use areas shall be landscaped as provided under SRC chapters 806 and 807.
 - (3) *Development site.* A minimum of 20 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) *Outdoor storage.* Within the IBC zone, outdoor storage shall conform to the following standards:
- (1) Storage areas shall not be located within required setbacks.

- (2) Storage areas shall be enclosed by a minimum six-foot-high sight-obscuring fence, wall, or hedge; or a berm.
- (3) Materials and equipment stored shall not exceed a maximum height of 14 feet above grade; provided, however, materials and equipment more than six feet in height above grade shall be screened by sight-obscuring landscaping.
- (h) *Industrial performance standards.* Within the IBC zone, no land or structure shall be used or occupied unless maintained and operated in continuing compliance with all applicable standards adopted by the Oregon Department of Environmental Quality (DEQ), including the holding of all licenses and permits required by DEQ regulation, local ordinance, and state and federal law.
- (i) *Additional development standards for uses allowed subject to SRC 552.005(b).* Uses within the IBC zone allowed subject to SRC 552.005(b) shall conform to the following additional development standards:
 - (1) Buildings fronting a street and within 50 feet of an abutting property shall have glass frontage not less than 35 percent of the area of the street front wall.
 - (2) Outdoor storage areas shall:
 - (A) Be no more than 3,000 square feet per building and shall not be aggregated with the storage of another building;
 - (B) Be enclosed with a minimum six-foot-high sight-obscuring fence or wall;
 - (C) Have at least one side conterminous with the building which it serves; and
 - (D) Have no opening within 50 feet and visible from any property boundary.

CHAPTER 553. - IP—INDUSTRIAL PARK

Sec. 553.010. Development standards.

Development within the IP zone must comply with the development standards set forth in this section.

- (a) *Lot standards.* Lots within the IP zone shall conform to the standards set forth in Table 553-2.

TABLE 553-2. LOT STANDARDS		
Requirement	Standard	Limitations & Qualifications
Lot Area		
All uses	None	
Lot Width		
All uses	None	
Lot Depth		
All uses	None	
Street Frontage		
Single family	Min. 40 ft.	
	Min. 30 ft.	Applicable to lots fronting on the turnaround of cul-de-sac street or the outside curve of a curved street having a radius of 200 ft. or less and a direction change of 60 degrees or more. In no case shall the lot width be less than 40 ft. at the front building setback line.
All other uses	Min. 16 ft.	

(b) *Setbacks.* Setbacks within the IP zone shall be provided as set forth in Tables 553-3 and 553-4.

TABLE 553-3. SETBACKS		
Requirement	Standard	Limitations & Qualifications
Abutting Street		
Buildings		
All uses	Min. 20 ft.	
Accessory Structures		
Accessory to all uses	Min. 20 ft.	Not applicable to transit stop shelters.
Vehicle Use Areas		
All uses	Min. 20 ft.	
Interior Front		
Buildings		
All uses	Zone-to-zone setback (Table 553-4)	Not applicable adjacent to a railroad siding or spur.
Accessory Structures		
Accessory to all uses	Zone-to-zone setback (Table 553-4)	Not applicable adjacent to a railroad siding or spur.
Vehicle Use Areas		
All uses	Zone-to-zone setback (Table 553-4)	Not applicable adjacent to a railroad siding or spur.
Interior Side		
Buildings		
All uses	Zone-to-zone setback (Table 553-4)	Not applicable adjacent to a railroad siding or spur.
Accessory Structures		
Accessory to all uses	Zone-to-zone setback (Table 553-4)	Not applicable adjacent to a railroad siding or spur.
Vehicle Use Areas		
All uses	Zone-to-zone setback (Table 553-4)	Not applicable adjacent to a railroad siding or spur.
Interior Rear		
Buildings		
All uses	Zone-to-zone setback (Table 553-4)	Not applicable adjacent to a railroad siding or spur.
Accessory Structures		
Accessory to all uses	Zone-to-zone setback (Table 553-4)	Not applicable adjacent to a railroad siding or spur.
Vehicle Use Areas		
All uses	Zone-to-zone setback (Table 553-4)	Not applicable adjacent to a railroad siding or spur.

TABLE 553-4. ZONE-TO-ZONE SETBACKS			
Abutting Zone	Type of Improvement	Setback ⁽¹⁾	Landscaping & Screening
EFU	Buildings and accessory structures		Type A

	Vehicle use areas	Min. 10 ft.	
Residential Zone	Buildings and accessory structures	Min. 30 ft.	Type C
	Vehicle use areas		
Mixed-Use Zone	Buildings and accessory structures	Min. 10 ft.	Type A
	Vehicle use areas		
Commercial Zone	Buildings and accessory structures	Min. 10 ft.	Type A
	Vehicle use areas		
Public Zone	Buildings and accessory structures	Min. 10 ft.	Type A
	Vehicle use areas		
Industrial and Employment Zone: EC, IC, IBC, and IP	Buildings and accessory structures	Min. 10 ft.	Type A
	Vehicle use areas		
Industrial and Employment Zone: IG and IH	Buildings and accessory structures	Min. 10 ft.	Type C
	Vehicle use areas		
Limitations and Qualifications			
(1) Zone-to-zone setbacks are not required abutting an alley.			

- (c) *Lot coverage; height.* Buildings and accessory structures within the IP zone shall conform to the lot coverage and height standards set forth in Table 553-5.

TABLE 553-5. LOT COVERAGE; HEIGHT		
Requirement	Standard	Limitations & Qualifications
Lot Coverage		
Buildings and Accessory Structures		
All uses	No Max.	
Height		
Buildings		
All uses	Max. 45 ft.	
Accessory Structures		
Accessory to all uses	Max. 45 ft.	

- (d) *Landscaping.*

- (1) *Setbacks.* Required setbacks shall be landscaped. Landscaping shall conform to the standards set forth in SRC chapter 807.
- (2) *Vehicle use areas.* Vehicle use areas shall be landscaped as provided under SRC chapters 806 and 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.

- (e) *Outdoor storage.* Within the IP zone, outdoor storage shall conform to the following standards:

- (1) Storage areas shall not be located within required setbacks.
- (2) Storage areas shall be enclosed by a minimum six-foot-high sight-obscuring fence, wall, or hedge; or a berm.

- (3) Materials and equipment stored shall not exceed a maximum height of 14 feet above grade; provided, however, materials and equipment more than six feet in height above grade shall be screened by sight-obscuring landscaping.
- (f) *Industrial performance standards.* Within the IP zone, no land or structure shall be used or occupied unless maintained and operated in continuing compliance with all applicable standards adopted by the Oregon Department of Environmental Quality (DEQ), including the holding of all licenses and permits required by DEQ regulation, local ordinance, and state and federal law.
- (g) *Development standards for continued uses.*
- (1) *Buildings.* Buildings housing a continued use may be structurally altered or enlarged, or rebuilt following damage or destruction, provided such alteration, enlargement, or rebuilding conforms to development standards ~~of the Single Family Residential (RS) Zone set forth in SRC chapter 511~~ this chapter and to all other applicable provisions of the UDC, ~~except the lot size and dimensions standards in SRC chapter 511.~~
 - (2) *Accessory structures.* Existing accessory structures to a continued use may be structurally altered or enlarged, or rebuilt following damage or destruction, and new accessory structures to a continued use may be constructed, provided such alteration, enlargement, rebuilding, or new accessory structure construction conforms to the development standards ~~of the Single Family Residential (RS) Zone set forth in this chapter SRC chapter 511, except the lot size and dimensions standards,~~ and to all other applicable provisions of the UDC.
 - (3) *Option to rebuild in same location.* Notwithstanding SRC 553.010(g)(1) and (2), any building or accessory structure rebuilt following damage or destruction may either be located on the same location on the lot as the original building or structure, or may be enlarged, provided the enlargement does not increase the building or structure's nonconformity to development standards set forth in this chapter and all other applicable provisions of the UDC. in compliance with the setbacks of the Single Family Residential (RS) Zone set forth in SRC 511.010(b).

CHAPTER 554. - IG—GENERAL INDUSTRIAL

Sec. 554.010. Development standards.

Development within the IG zone must comply with the development standards set forth in this section.

- (a) *Lot standards.* Lots within the IG zone shall conform to the standards set forth in Table 554-2.

TABLE 554-2. LOT STANDARDS		
Requirement	Standard	Limitations & Qualifications
Lot Area		
All uses	None	
Lot Width		
All uses	None	
Lot Depth		
All uses	None	
Street Frontage		
Single family	Min. 40 ft.	
	Min. 30 ft.	Applicable to lots fronting on the turnaround of cul-de-sac street or the outside curve of a curved street having a radius of 200 ft. or less and a direction

		change of 60 degrees or more. In no case shall the lot width be less than 40 ft. at the front building setback line.
All other uses	Min. 16 ft.	

(b) *Setbacks.* Setbacks within the IG zone shall be provided as set forth in Tables 554-3 and 554-4.

TABLE 554-3. SETBACKS		
Requirement	Standard	Limitations & Qualifications
Abutting Street		
Buildings		
All uses	Min. 5 ft.	
Accessory Structures		
Accessory to all uses	Min. 5 ft.	Not applicable to transit stop shelters.
Vehicle Use Areas		
All uses	Per SRC chapter 806	
Interior Front		
Buildings		
All uses	Zone-to-zone setback (Table 554-4)	
Accessory Structures		
Accessory to all uses	Zone-to-zone setback (Table 554-4)	
Vehicle Use Areas		
All uses	Zone-to-zone setback (Table 554-4)	
Interior Side		
Buildings		
All uses	Zone-to-zone setback (Table 554-4)	
Accessory Structures		
Accessory to all uses	Zone-to-zone setback (Table 554-4)	
Vehicle Use Areas		
All uses	Zone-to-zone setback (Table 554-4)	
Interior Rear		
Buildings		
All uses	Zone-to-zone setback (Table 554-4)	
Accessory Structures		
Accessory to all uses	Zone-to-zone setback (Table 554-4)	
Vehicle Use Areas		
All uses	Zone-to-zone setback (Table 554-4)	

TABLE 554-4. ZONE-TO-ZONE SETBACKS			
Abutting Zone	Type of Improvement	Setback ⁽¹⁾	Landscaping & Screening
EFU	Buildings and accessory structures	Min. 10 ft.	Type C
	Vehicle use areas		
Residential Zone	Buildings and accessory structures	Min. 40 ft.	Type E
	Vehicle use areas		

Mixed-Use Zone	Buildings and accessory structures	Min. 10 ft.	Type C
	Vehicle use areas		
Commercial Zone	Buildings and accessory structures	Min. 10 ft.	Type C
	Vehicle use areas		
Public Zone	Buildings and accessory structures	Min. 10 ft.	Type C
	Vehicle use areas		
Industrial and Employment Zone: EC, IC, IBC, and IP	Buildings and accessory structures	Min. 10 ft.	Type C
	Vehicle use areas		
Industrial and Employment Zone: IG and II	Buildings and accessory structures	None	N/A
	Vehicle use areas	Min. 5 ft.	Type A
Limitations and Qualifications (1) Zone-to-zone setbacks are not required abutting an alley.			

- (c) *Lot coverage; height.* Buildings and accessory structures within the IG zone shall conform to the lot coverage and height standards set forth in Table 554-5.

TABLE 554-5. LOT COVERAGE; HEIGHT		
Requirement	Standard	Limitations & Qualifications
Lot Coverage		
Buildings and Accessory Structures		
All uses	No Max.	
Height		
Buildings		
All uses	Max. 70 ft.	
Accessory Structures		
Accessory to uses	Max. 70 ft.	

- (d) *Landscaping.*
- (1) *Setbacks.* Required setbacks shall be landscaped. Landscaping shall conform to the standards set forth in SRC chapter 807.
 - (2) *Vehicle use areas.* Vehicle use areas shall be landscaped as provided under SRC chapters 806 and 807.
- (e) *Industrial performance standards.* Within the IG zone no land or structure shall be used or occupied unless maintained and operated in continuing compliance with all applicable standards adopted by the Oregon Department of Environmental Quality (DEQ), including the holding of all licenses and permits required by DEQ regulation, local ordinance, and state and federal law.
- (f) *Development standards for continued uses.*
- (1) *Buildings.* Buildings housing a continued use may be structurally altered or enlarged, or rebuilt following damage or destruction, provided such alteration, enlargement, or rebuilding conforms to development standards of the Single Family Residential (RS) Zone set forth in SRC chapter 511 this chapter and to all other applicable provisions of the UDC, ~~except the lot size and dimensions standards in SRC chapter 511.~~
 - (2) *Accessory structures.* Existing accessory structures to a continued use may be structurally altered or enlarged, or rebuilt following damage or destruction, and new accessory structures to a continued use may be constructed, provided such alteration, enlargement, rebuilding, or new accessory structure construction conforms to the development standards of the Single Family Residential (RS)

~~Zone set forth in this chapter SRC chapter 511, except the lot size and dimensions standards, and to all other applicable provisions of the UDC.~~

- (3) *Option to rebuild in same location.* Notwithstanding SRC 554.010(f)(1) and (2), any building or accessory structure rebuilt following damage or destruction may either be located on the same location on the lot as the original building or structure, or may be enlarged, provided the enlargement does not increase the building or structure's nonconformity to development standards set forth in this chapter and all other applicable provisions of the UDC. in compliance with the setbacks of the Single Family Residential (RS) Zone set forth in SRC 511.010(b).

CHAPTER 700. - SPECIAL USE PROVISIONS

Sec. 700.021. Live Work.

Where designated as a special use, a live-work unit shall comply with the additional standards set forth in this section.

- (a) Live-work units shall only be permitted on lots that are located on major or minor arterials and meet the minimum frontage requirements on such streets.
- (b) Live-work units shall be no greater than 3,000 square feet in size.
- (c) Persons engaged in nonresidential use.
 - (1) The nonresidential use in the live-work unit shall only be conducted by the person who lives in that live-work unit.
 - (2) Not more than three nonresident persons engaged in the home occupation shall work at the subject property at any one time. Additional persons may be employed by or associated with the nonresidential use, so long as they do not report to work or pick up/deliver at the subject property.
 - (3) The subject property shall not be used as a gathering place for nonresident persons who work off-site from the nonresidential use.
- (d) The nonresidential use in the live-work unit shall be limited to the provision of services and retail sales.
- (e) If customers are served on site, a primary entrance to the nonresidential use shall be oriented toward the street, with direct pedestrian access from that street.
- (f) Limitations on nonresidential use in live-work unit.
 - (1) The nonresidential area shall not exceed 50 percent of the area of the live-work unit.
 - (2) The nonresidential area shall be limited to the first or main floor only of the live-work unit.
- (g) Establishments shall not be open for business earlier than 7:00 a.m. and shall close no later than 9:00 p.m.
- (h) A live-work unit shall be restricted to lawfully-built fully enclosed structures and shall comply with all applicable requirements of the Americans with Disabilities Act.
- (i) A live-work unit shall not create a public or private nuisance, including, but not limited to, noise, odors, vibration, fumes, smoke, fire hazard, or electrical, electronic, or electromagnetic interference.
- (j) Delivery and pick-up of materials in connection with the home occupation shall be made by vehicles not exceeding two axles in size and shall be prohibited earlier than 7:00 a.m. and later than 7:00 p.m.
- (k) Storage.

- (1) On-site storage of hazardous materials not normally incidental to household living, including, but not limited to, those that are toxic, explosive, noxious, combustible, or flammable, is prohibited.
- (2) Outside storage or display of materials, equipment, or merchandise used in or produced in connection with the home occupation is prohibited.
- (l) No alterations shall be made to the building or premises that would prevent its future use exclusively for household living.
- (m) No alterations to or use of the premises shall be made that would reduce the number of off-street parking spaces required for the household living use under SRC chapter 806.
- (n) Live-work units shall be prohibited from being combined with a home occupation on the same lot.

Sec. 700.055. Religious assembly.

Where designated as a special use, religious assembly shall comply with the additional standards set forth in this section.

- (a) Where a development site is located in two or more zones, the entire development site shall comply with the more restrictive development standards of the zones involved.
- (b) Notwithstanding SRC chapter 270, existing nonconforming religious assemblies that are substantially damaged or destroyed by any cause may be rebuilt provided that the degree of nonconformity is not increased. For purposes of this section, "existing nonconforming religious assemblies" are religious assemblies that were nonconforming on February 25, 1993.
- (c) Seating capacity. The seating capacity of the largest space within a religious assembly shall not exceed the standards set forth in Table 700-3. Where seating is provided in the form of fixed individual seating, one fixed individual seat equals one seat. Where seating is provided in the form of fixed benches, two feet of fixed bench length equals one seat. In areas where portable seating is provided, 15 square feet of floor area equals one seat. Maximum seating capacity cannot be modified through conditional use approval.

TABLE 700-3. SEATING CAPACITY		
Zone	Standard	Limitations & Qualifications
RA zone	Max. 375	Applicable to: <ul style="list-style-type: none"> ■ Lots abutting a local street. ■ Lots abutting a collector or arterial street with less than 250 feet of frontage on such street.
	No Max.	Applicable to: <ul style="list-style-type: none"> ■ Lots abutting a collector or arterial street with 250 feet or more of frontage on such street. ■ Lots located at the intersection of a collector and arterial street, 2 collector streets, or 2 arterial streets. ■ Double frontage lots with both frontages on collector or arterial streets.
RS and NH zones	Max. 375	Applicable to lots abutting local, collector, and arterial streets.
RD zone	Max. 500	Applicable to lots abutting local, collector, and arterial streets.
RM-I, RM-II, and RH RM-III zones	Max. 500	Applicable to: <ul style="list-style-type: none"> ■ Lots abutting a local street. ■ Lots abutting a collector or arterial street with less than 250 feet of frontage on such street.

	No Max.	Applicable to: <ul style="list-style-type: none"> ■ Lots abutting a collector or arterial street with 250 feet or more of frontage on such street. ■ Lots located at the intersection of a collector and arterial street, 2 collector streets, or 2 arterial streets. ■ Double frontage lots with both frontages on collector or arterial streets.
CO zone	Max. 500	Applicable to: <ul style="list-style-type: none"> ■ Lots abutting a local street. ■ Lots abutting a collector or arterial street, but which are not located at —the intersection of a collector and arterial street, 2 collector streets, or 2 arterial streets.
	No Max.	Applicable to lots located at the intersection of a collector and arterial street, 2 collector streets, or 2 arterial streets.

(d) *Locational standards.* Religious assemblies shall be located on streets as set forth in Table 700-4.

TABLE 700-4. LOCATIONAL STANDARDS		
Zone	Street Type	Standard
RA zone	Local street	Allowed for seating capacity of 375 seats or less.
	Collector or arterial street	Allowed for seating capacity of 375 seats or less, when located on a lot with less than 250 feet of frontage on a collector or arterial street.
		Allowed, regardless of seating capacity, when: <ul style="list-style-type: none"> ■ Located on a lot with 250 feet or more of frontage on a collector or arterial street. ■ Located at the intersection of a collector and arterial street, 2 collector streets, or 2 arterial streets. ■ Double frontage lots with both frontages on collector or arterial streets.
RS and NH zones	Local street	Allowed for seating capacity of 375 seats or less.
	Collector or arterial street	Allowed for seating capacity of 375 seats or less.
RD zone	Local street	Allowed for seating capacity of 500 seats or less.
	Collector or arterial street	Allowed for seating capacity of 500 seats or less.
RM-I, RM-II, and RH RM-III zones	Local street	Allowed for seating capacity of 500 seats or less.
	Collector or arterial street	Allowed for seating capacity of 500 seats or less, when located on lot with less than 250 feet of frontage on a collector or arterial street.
		Allowed, regardless of seating capacity, when: <ul style="list-style-type: none"> ■ Located on a lot with 250 feet or more of frontage on a collector or arterial street. ■ Located at the intersection of a collector and arterial street, 2 collector streets, or 2 arterial streets. ■ Double frontage lots with both frontages on collector or arterial streets.
CO zone	Local street	Allowed for seating capacity of 500 seats or less.

	Collector or arterial street	Allowed for seating capacity of 500 seats or less, when not located at the intersection of a collector and arterial street, 2 collector streets, or 2 arterial streets.
		Allowed, regardless of seating capacity, when located at the intersection of a collector and arterial street, 2 collector streets, or 2 arterial streets.

- (e) *Access.* Access to religious assemblies may be provided from local, collector, or arterial streets. Access provided from a local street shall conform to the standards set forth in Table 700-5.

TABLE 700-5. LOCAL STREET ACCESS	
Zone	Standard
RA and RS zones	Only 1 access point allowed.
RD , RM-I, RM-II, RH RM-III, and CO zones	Access points shall be located not more than 125 feet from a collector or arterial street.

- (f) *Lot standards.* Maximum lot area and minimum street frontage requirements for religious assemblies are set forth in Table 700-6. The lot standards identified in Table 700-6 apply to an individual lot, or contiguous lots when two or more lots under a single ownership are combined to accommodate the development. For purposes of this subsection, contiguous lots shall include lots that are separated by an alley.

TABLE 700-6. LOT STANDARDS		
Requirement	Standard	Limitations & Qualifications
Maximum Lot Area		
RA zone	Max. 2 acres	Applicable to: <ul style="list-style-type: none"> ■ Lot abutting a local street. ■ Lot abutting a collector or arterial street with less than 250 feet of frontage on such street.
	No Max.	Applicable to: <ul style="list-style-type: none"> ■ Lot abutting a collector or arterial street with 250 feet or more of frontage on such street. ■ Lot located at the intersection of a collector and arterial street, 2 collector streets, or 2 arterial streets. ■ Double frontage lot with both frontages on collector or arterial streets.
RS and NH zones	Max. 2 acres	
RD zone	Max. 3.5 acres	
RM-I, RM-II, and RH RM-III zones	Max. 3.5 acres	Applicable to: <ul style="list-style-type: none"> ■ Lot abutting a local street. ■ Lot abutting a collector or arterial street with less than 250 feet of frontage on such street.
	No Max.	Applicable to: <ul style="list-style-type: none"> ■ Lot abutting a collector or arterial street with 250 feet or more of frontage on such street. ■ Lot located at the intersection of a collector and arterial street, 2 collector streets, or 2 arterial streets. ■ Double frontage lot with both frontages on collector or arterial streets.

CO zone	Max. 3.5 acres	Applicable to: <ul style="list-style-type: none"> ■ Lot abutting a local street. ■ Lot abutting a collector or arterial street, but which is not located at the intersection of a collector and arterial street, 2 collector streets, or 2 arterial streets.
	No Max.	Applicable to lot located at the intersection of a collector and arterial street, 2 collector streets, or 2 arterial streets.
Street Frontage		
RA, and RS, and NH zones	Min. 100 ft. per street	
RD , RM-I, RM-II, RHRM-III , and CO zones	Min. 150 ft. per street	

(g) *Setbacks.* Setbacks for religious assemblies shall be provided as set forth in Table 700-7.

TABLE 700-7. SETBACKS		
Requirement	Standard	Limitations & Qualifications
Abutting Street		
Buildings and Accessory Structures		
RA, RS, RD , RM-I, RM-II, <u>RM-III</u> , and RHNH zones	Min. 12 ft.	Applicable to buildings and accessory structures not more than 25 ft. in height.
	Min. 12 ft., plus 2 feet for each 5 feet of height over 25 ft.	Applicable to building and accessory structures greater than 25 ft. in height.
CO zone	Min. 20 ft.	Applicable only where buildings and accessory structures are located on a lot abutting a residential zone.
Vehicle Use Areas		
RA, RS, RD , RM-I, RM-II, RHRM-III , and CO , and <u>NH</u> zones	Min. 12 ft.	
Interior Front		
Buildings and Accessory Structures		
RA, RS, RD , RM-I, RM-II, <u>RM-III</u> , and RHNH zones	Min. 12 ft.	Applicable to buildings and accessory structures not more than 25 ft. in height.
	Min. 12 ft., plus 2 feet for each 5 feet of height over 25 ft.	Applicable to building and accessory structures greater than 25 ft. in height.
CO zone	Min. 50 ft.	Applicable only where buildings and accessory structures are located on a lot abutting a residential zone.
Vehicle Use Areas		
RA, RS, RD , RM-I, RM-II, RHRM-III , and CO , and <u>NH</u> zones	Min. 5 ft.	
	Min. 15 ft.	Applicable when abutting a residential zone.
Interior Side		
Buildings and Accessory Structures		
RA, RS, RD , RM-I, RM-II, <u>RM-III</u> , and RHNH zones	Min. 12 ft.	Applicable to buildings and accessory structures not more than 25 ft. in height.

	Min. 12 ft., plus 2 feet for each 5 feet of height over 25 ft.	Applicable to building and accessory structures greater than 25 ft. in height.
CO zone	Min. 50 ft.	Applicable only where buildings and accessory structures are located on a lot abutting a residential zone.
Vehicle Use Areas		
RA, RS, RD , RM-I, RM-II, RH RM-III, and CO , and NH zones	Min. 5 ft.	
	Min. 15 ft.	Applicable when abutting a residential zone.
Interior Rear		
Buildings and Accessory Structures		
RA, RS, RD , RM-I, RM-II, <u>RM-III</u> and RH NH zones	Min. 12 ft.	Applicable to buildings and accessory structures not more than 25 ft. in height.
	Min. 12 ft., plus 2 feet for each 5 feet of height over 25 ft.	Applicable to building and accessory structures greater than 25 ft. in height.
CO zone	Min. 50 ft.	Applicable only where buildings and accessory structures are located on a lot abutting a residential zone.
Vehicle Use Areas		
RA, RS, RD , RM-I, RM-II, RH RM-III, and CO , and NH zones	Min. 5 ft.	
	Min. 15 ft.	Applicable when abutting a residential zone.

- (h) *Lot coverage; height.* Buildings and accessory structures for religious assemblies shall conform to the lot coverage and height standards set forth in Table 700-8.

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

- (i) *Off-street parking.*

- (1) *Location.*

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

- (i) On a lot or lots that are contiguous to the lot containing the main building or use; or
- (ii) Within 600 feet of the lot containing the main building or use, on a lot or lots within a nonresidential zone.

- (B) For the purposes of this subsection, contiguous shall include a lot or lots that are separated from the lot containing the main building or use by an alley.
- (2) *Screening.* Off-street parking areas shall be screened from abutting residential zoned property as provided in SRC 806.
- (j) *Landscaping.* All lot area not developed for buildings, structures, sports fields, parking, loading, or driveways shall be landscaped as provided in SRC chapter 807.
- (k) *Related uses.* Schools, day care facilities, kindergartens, meeting facilities for clubs and organizations, and other similar activities operated primarily for the purpose of religious instruction, worship, government of the church, or the fellowship of its congregation shall be permitted. When such activities are not operated primarily for the purpose of religious instruction, worship, government of the church, or the fellowship of its congregation, the activities shall be allowed only if they are an allowed use in the zone.

CHAPTER 702. - MULTIPLE FAMILY DESIGN REVIEW STANDARDS

Sec. 702.005. Multiple family design review.

- (a) Except as provided under subsection (b) of this section, and unless otherwise provided in the UDC, design review under SRC chapter 225 is required for all multiple family development.
- (b) Exceptions. Multiple family design review is not required for:
 - (A) Cottage clusters, when allowed as a special use.
 - (B) Multiple family development within a mixed-use building.
 - (C) Multiple family development within:
 - (i) The Central Business District (CB) Zone.
 - (ii) The South Waterfront Mixed-Use (SWMU) Zone.
 - ~~(iii) The Neighborhood Center Mixed-Use (NCMU) Zone.~~
 - ~~(iv) The Broadway/High Street Retail Overlay Zone~~
 - ~~(v) The Broadway/High Street Housing Overlay Zone.~~
 - ~~(vi) The Riverfront High Density Residential Overlay Zone.~~
 - ~~(vii) The Riverfront Overlay Zone.~~
 - ~~(viii) The Salem Downtown Historic District A National Register Historic District.~~
 - ~~(ix)~~ The Public and Private Health Services (PH) Zone.
 - ~~(v)~~ The Mixed Use-I (MU-I) Zone.
 - ~~(vixi)~~ The Mixed Use-II (MU-II) Zone.
 - (vii) The Mixed Use-Riverfront (MU-R) Zone.
 - ~~(xviii)~~ The West Salem Central Business District (WSCB) Zone.

Sec. 702.015 Design review standards for multiple family development with five to twelve units.

- (a) *Open space standards.*
 - (1) To encourage the preservation of natural open space qualities that may exist on a site and to provide opportunities for active and passive recreation, all newly constructed multiple family developments shall provide a minimum 20 percent of the gross site area as designated and permanently reserved open space. For the purposes of this subsection, the term "newly constructed multiple family

developments" shall not include multiple family developments created through only construction or improvements to the interior of an existing building(s). Indoor or covered recreation space may count toward this open space requirement.

- (A) To ensure usable open space, at least one common open space area shall be provided within the development that is at least 500 square feet in size and has a minimum dimension of 20 feet for all sides.
- (B) To allow for a mix of different types of open space areas and flexibility in site design, private open space, meeting the size and dimension standards set forth in Table 702-1, may count toward the open space requirement. All private open space must meet the size and dimension standards set forth in Table 702-1.

TABLE 702-1. PRIVATE OPEN SPACE SIZE AND DIMENSIONS		
Location of Dwelling Unit	Minimum Open Space Area Size	Minimum Dimension
Not more than 5 feet above finished grade	96 sq. ft.	6 ft.
More than 5 feet above finished grade	48 sq. ft.	6 ft.

- (C) To encourage active recreational opportunities for residents, the square footage of an improved open space area may be counted twice toward the total amount of required open space, provided each such area meets the standards set forth in this subsection. Example: a 500-square-foot improved open space area may count as 1,000 square feet toward the open space requirement.

- (i) Be a minimum 500 square feet in size with a minimum dimension of 20 feet for all sides; and
 - (ii) Include at least one of the following types of features:

- a. Covered pavilion.
 - b. Ornamental or food garden.
 - c. Developed and equipped children's play area, with a minimum 30-inch tall fence to separate the children's play area from any parking lot, drive aisle, or street.
 - d. Sports area or court (e.g., tennis, handball, volleyball, basketball, soccer).
 - e. Swimming pool or wading pool.

- (D) To encourage proximity to and use of public parks, the total amount of required open space may be reduced by 50 percent for developments that are located within one-quarter mile of a publicly-owned urban, community, or neighborhood park as measured along a route utilizing public or private streets that are existing or will be constructed with the development.

(b) *Landscaping standards.*

- (1) Where a development site abuts property that is zoned Residential Agricultural (RA) or Single Family Residential (RS), a combination of landscaping and screening shall be provided to buffer between the multiple family development and the abutting RA or RS zoned property. The landscaping and screening shall include the following:
 - (A) A minimum of one tree, not less than 1.5 inches in caliper, for every 30 linear feet of abutting property width; and
 - (B) A minimum six-foot tall, decorative, sight-obscuring fence or wall. The fence or wall shall be constructed of materials commonly used in the construction of fences and walls, such as wood,

stone, rock, brick, or other durable materials. Chainlink fencing with slats shall not be allowed to satisfy this standard.

- (2) Multiple family developments shall comply with the landscaping standards applicable in the underlying zone in which such developments are located.

(c) *Site safety and security.*

- (1) Windows shall be provided in all habitable rooms, other than bathrooms, on each wall that faces common open space, parking areas, and pedestrian paths to encourage visual surveillance of such areas and minimize the appearance of building bulk.
- (2) Lighting shall be provided that illuminates all exterior dwelling unit entrances, parking areas, and pedestrian paths within the development.

(d) *Parking and site design.*

- (1) To minimize the visual impact of on-site parking and to enhance the pedestrian experience, 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) To ensure safe pedestrian access to and throughout a development site, pedestrian pathways shall be provided that connect to and between buildings, common open space, and parking areas, and that connect the development to the public sidewalks.

(e) *Façade and building design.*

- (1) Where a development site abuts property zoned Residential Agricultural (RA) or Single Family Residential (RS), buildings shall be setback from the abutting RA or RS zoned property as set forth in Table 702-2 to provide appropriate transitions between new buildings and structures on-site and existing buildings and structures on abutting sites.

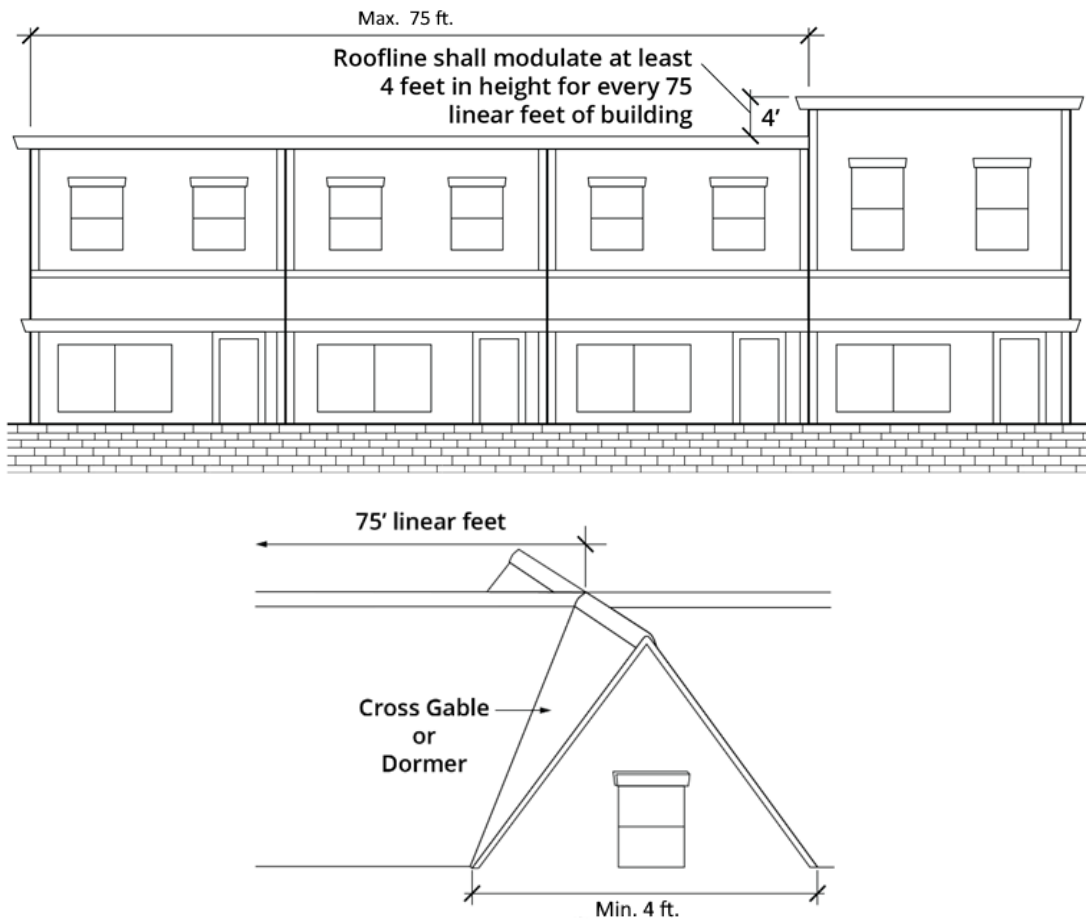
TABLE 702-2. SETBACKS ABUTTING PROPERTY ZONED RA AND RS		
Building Dimension Adjacent to Property Zoned RA and RS	Number of Building Stories	Minimum Setback
80 feet or less	1 or 2	10 feet
	3 or more	20 feet
Greater than 80 feet	1	Min. 1 foot for each 1 foot of building height, but in no case less than 14 ft.
	2 or more	Min. 1 foot for each 1 foot of building height, but in no case less than 20 ft.

- (A) A 5-foot reduction is permitted to each required setback in Table 702-2 provided that the height of the required fence in Sec. 702.015(b)(1)(B) is increased to eight feet tall.

- (2) On sites with 75 feet or more of buildable width, a minimum of 40 percent of the buildable width shall be occupied by building placed at the setback line to enhance visual interest and activity along the street. Accessory structures shall not apply towards meeting the required percentage.
- (3) To orient buildings to the street, any ground-level unit, cluster of units, or interior lobbies, or portions thereof, located within 25 feet of the property line abutting a street shall have an architecturally defined primary building entrance facing the street, with direct pedestrian access to the adjacent sidewalk.

- (4) A porch or architecturally defined entry area shall be provided for each ground level dwelling unit. Shared porches or entry areas shall be provided to not more than four dwelling units. Individual and common entryways shall be articulated with a differentiated roof, awning, stoop, forecourt, arcade or portico.
- (5) Roof-mounted mechanical equipment, other than vents or ventilators, shall be screened from ground level view. Screening shall be as high as the top of the mechanical equipment, and shall be integrated with exterior building design.
- (6) To reinforce the residential character of the neighborhood, flat roofs, and the roof ridges of sloping roofs, shall not exceed a horizontal length of 75 feet without providing differences in elevation of at least four feet in height. In lieu of providing differences in elevation, a cross gable or dormer that is a minimum of four feet in length may be provided. (See Figure 702-1)

FIGURE 702-1. MULTIPLE FAMILY ROOFLINE MODULATION OPTIONS



Sec. 702.020 Design review standards for multiple family development with thirteen or more units.

(a) *Open space standards.*

- (1) To encourage the preservation of natural open qualities that may exist on a site and to provide opportunities for active and passive recreation, all newly constructed multiple family developments shall provide a minimum 30 percent of the gross site area in designated and permanently reserved open space. For the purposes of this subsection, the term "newly constructed multiple family developments" shall not include multiple family developments created through only construction or improvements to the interior of an existing building(s). Indoor or covered recreation space may count toward this open space requirement.

- (A) To ensure usable open space that is of sufficient size, at least one common open space area shall be provided that meets the size and dimension standards set forth in Table 702-3.

TABLE 702-3. COMMON OPEN SPACE AREA SIZE AND DIMENSIONS		
Number of Dwelling Units	Minimum Open Space Area Size	Minimum Horizontal Dimension
13 to 20	750 sq. ft.	25 ft.
More than 20	1,000 sq. ft., plus an additional 250 sq. ft. for every 20 units, or portion thereof, over 20 units.	25 ft.

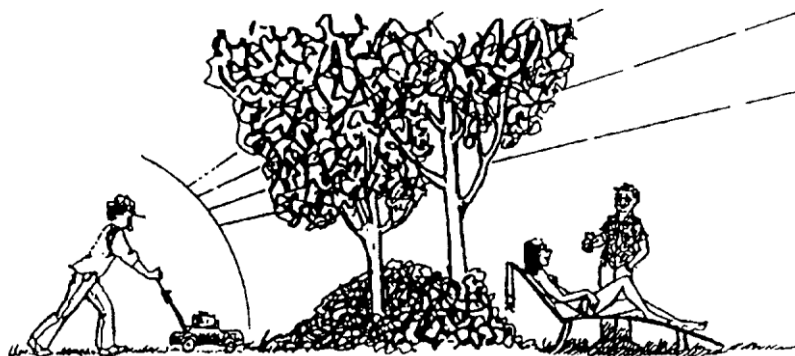
- (B) To ensure the provided open space is usable, a maximum of 15 percent of the common open space shall be located on land with slopes greater than 25 percent.
- (C) To allow for a mix of different types of open space areas and flexibility in site design, private open space, meeting the size and dimension standards set forth in Table 702-4, may count toward the open space requirement. All private open space must meet the size and dimension standards set forth in Table 702-4.

TABLE 702-4. PRIVATE OPEN SPACE SIZE AND DIMENSIONS		
Location of Dwelling Unit	Minimum Open Space Area Size	Minimum Dimension
Not more than 5 feet above finished grade	96 sq. ft.	6 ft.
More than 5 feet above finished grade	48 sq. ft.	6 ft.

- (D) To ensure a mix of private and common open space in larger developments, private open space, meeting the size and dimension standards set forth in Table 702-4, shall be provided for a minimum of 20 percent of the dwelling units in all newly constructed multiple family developments with 20 or more dwelling units. Private open space shall be located contiguous to the dwelling unit, with direct access to the private open space provided through a doorway.
- (E) To encourage active recreational opportunities for residents, the square footage of an improved open space area may be counted twice toward the total amount of required open space, provided each such area meets the standards set forth in this subsection. Example: a 750-square-foot improved open space area may count as 1,500 square feet toward the open space requirement.
- (i) Be a minimum 750 square feet in size with a minimum dimension of 25 feet for all sides; and
- (ii) Include at least one of the following types of features:

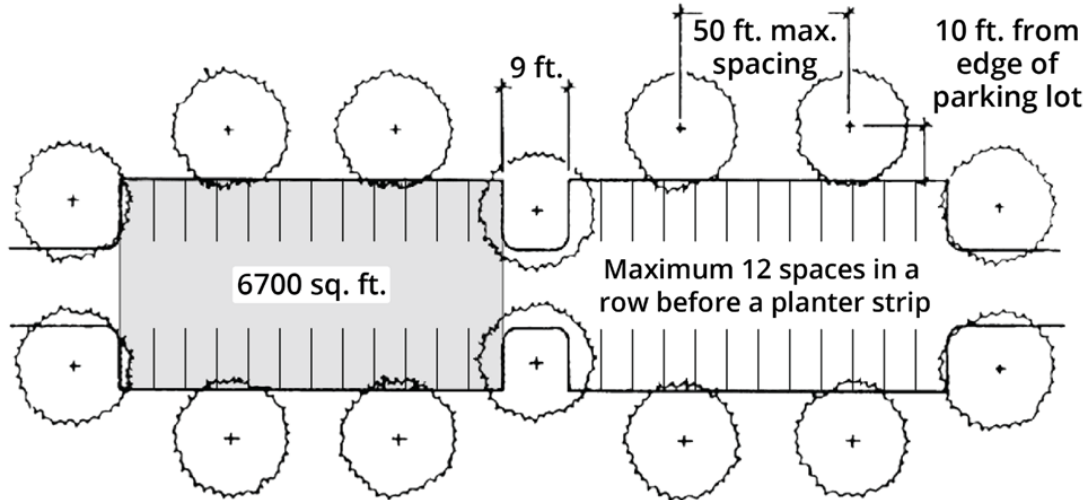
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- a. Covered pavilion.
 - b. Ornamental or food garden.
 - c. Developed and equipped children's play area, with a minimum 30-inch tall fence to separate the children's play area from any parking lot, drive aisle, or street.
 - d. Sports area or court (e.g., tennis, handball, volleyball, basketball, soccer).
 - e. Swimming pool or wading pool.
- (F) To encourage proximity to and use of public parks, the total amount of required open space may be reduced by 50 percent for developments that are located within one-quarter mile of a public urban, community, or neighborhood park as measured along a route utilizing public or private streets that are existing or will be constructed with the development.
- (b) *Landscaping standards.*
- (1) To encourage the preservation of trees and maintain or increase tree canopy, a minimum of one tree shall be planted or preserved for every 2,000 square feet of gross site area.
 - (2) Where a development site abuts property that is zoned Residential Agricultural (RA) or Single Family Residential (RS), a combination of landscaping and screening shall be provided to buffer between the multiple family development and the abutting RA or RS zoned property. The landscaping and screening shall include the following:
 - (A) A minimum of one tree, not less than 1.5 inches in caliper, for every 30 linear feet of abutting property width; and
 - (B) A minimum six-foot tall, decorative, sight-obscuring fence or wall. The fence or wall shall be constructed of materials commonly used in the construction of fences and walls, such as wood, stone, rock, brick, or other durable materials. Chainlink fencing with slats shall be not allowed to satisfy this standard.
 - (3) To define and accentuate primary entryways, a minimum of two plant units, shall be provided adjacent to the primary entryway of each dwelling unit, or combination of dwelling units.
 - (4) To soften the visual impact of buildings and create residential character, new trees shall be planted, or existing trees shall be preserved, at a minimum density of ten plant units per 60 linear feet of exterior building wall. Such trees shall be located not more than 25 feet from the edge of the building footprint.
 - (5) Shrubs shall be distributed around the perimeter of buildings at a minimum density of one plant unit per 15 linear feet of exterior building wall.
 - (6) To ensure the privacy of dwelling units, ground level private open space shall be physically and visually separated from common open space with perimeter landscaping or perimeter fencing.

FIGURE 702-2. SEPARATION OF PRIVATE AND COMMON OPEN SPACE



- (7) To provide protection from winter wind and summer sun and to ensure trees are distributed throughout a site and along parking areas, a minimum of one canopy tree shall be planted along every 50 feet of the perimeter of parking areas. Trunks of the trees shall be located within ten feet of the edge of the parking area (see Figure 702-3).
- (A) A minimum of one canopy tree shall be planted within each planter bay.
- (B) A landscaped planter bay a minimum of nine feet in width shall be provided at a minimum spacing of one for every 12 spaces. (see Figure 702-3).

FIGURE 702-3. CONCEPTUAL PARKING AREA LAYOUT



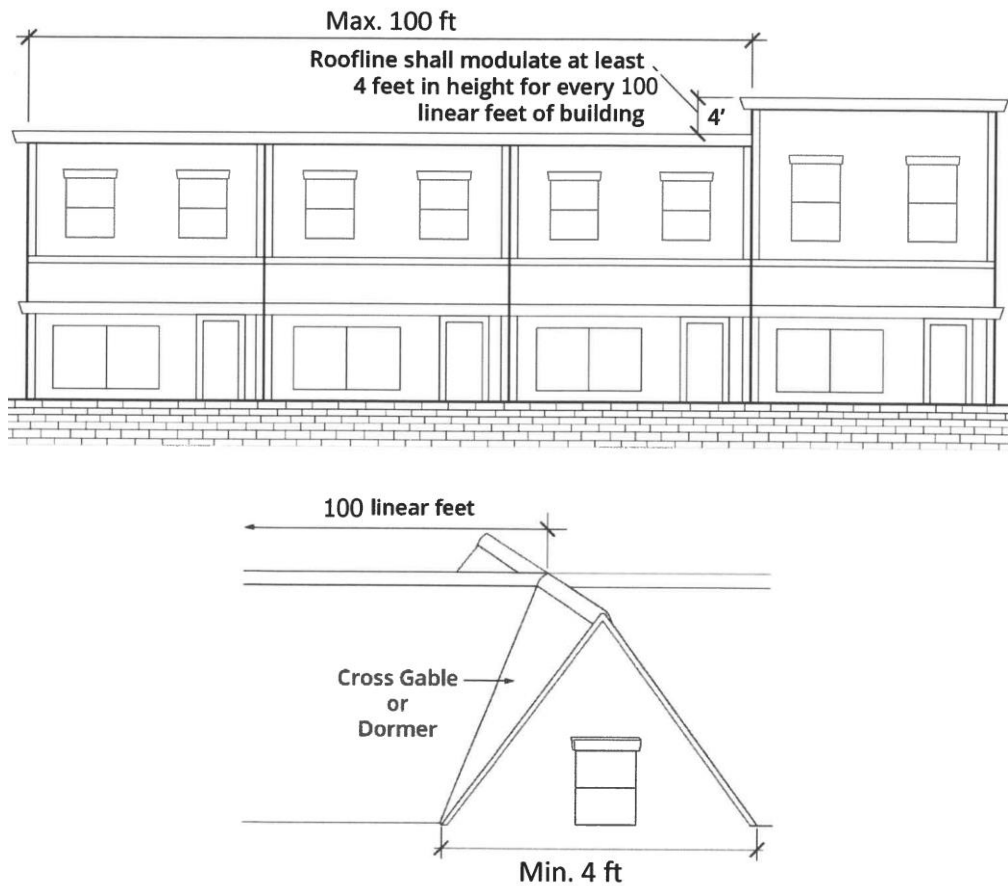
- (8) Multiple family developments with 13 or more units are exempt from the landscaping requirements in SRC chapter 806.
- (c) *Site safety and security.*
- (1) Windows shall be provided in all habitable rooms, other than bathrooms, on each wall that faces common open space, parking areas, and pedestrian paths to encourage visual surveillance of such areas and minimize the appearance of building bulk.
 - (2) Lighting shall be provided that illuminates all exterior dwelling unit entrances, parking areas, and pedestrian paths within the development to enhance visibility and resident safety.
 - (3) Fences, walls, and plant materials shall not be installed between street-facing dwelling units and public or private streets in locations that obstruct the visibility of dwelling unit entrances from the street. For purposes of this standard, the term "obstructed visibility" means the entry is not in view from the street along one-half or more of the dwelling unit's frontage.
 - (4) Landscaping and fencing adjacent to common open space, parking areas, and dwelling unit entryways shall be limited to a maximum height of three feet to encourage visual surveillance of such areas.
- (d) *Parking and site design.*
- (1) To minimize large expanses of continuous pavement, parking areas greater than 6,700 square feet in area shall be physically and visually separated with landscaped planter bays that are a minimum of nine feet in width. Individual parking areas may be connected by an aisle or driveway (see Figure 702-3).
 - (2) To minimize the visual impact of on-site parking and to enhance the pedestrian experience, 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.

- (3) Where a development site abuts, and is located uphill from, property zoned Residential Agriculture (RA) or Single Family Residential (RS), and the slope of the development site within 40 feet of the abutting RA or RS zoned property is 15 percent or greater, parking areas shall be set back not less than 20 feet from the property line of the abutting RA or RS zoned property to ensure parking areas are designed to consider site topography and minimize visual impacts on abutting residential properties.
 - (4) To ensure safe pedestrian access to and throughout a development site, pedestrian pathways shall be provided that connect to and between buildings, common open space, and parking areas, and that connect the development to the public sidewalks.
- (e) *Facade and building design.*
- (1) To preclude long monotonous exterior walls, buildings shall have no dimension greater than 150 feet.
 - (2) Where a development site abuts property zoned Residential Agricultural (RA) or Single Family Residential (RS), buildings shall be setback from the abutting RA or RS zoned property as set forth in Table 702-5 to provide appropriate transitions between new buildings and structures on site and existing buildings and structures on abutting sites.

TABLE 702-5. SETBACKS ABUTTING PROPERTY ZONED RA AND RS	
Number of Building Stories	Minimum Setback
1	Min. 1 foot for each 1 foot of building height, but in no case less than 14 ft.
2 or more	Min. 1 foot for each 1 foot of building height, but in no case less than 20 ft.

- (A) A 5-foot reduction is permitted to each required setback in Table 702-5 provided that the height of the required fence in Sec. 702.020(b)(2)(B) is increased to eight feet tall.
- (3) To enhance compatibility between new buildings on site and abutting residential sites, balconies located on building facades that face RA or RS zoned properties, unless separated by a street, shall have fully sight-obscuring railings.
- (4) On sites with 75 feet or more of buildable width, a minimum of 40 percent of the buildable width shall be occupied by building placed at the setback line to enhance visual interest and activity along the street. Accessory structures shall not apply towards meeting the required percentage.
- (5) To orient buildings to the street, any ground-level unit, cluster of units, interior lobbies, or portions thereof, located within 25 feet of the property line abutting a street shall have an architecturally defined primary building entrance facing that street, with direct pedestrian access to adjacent sidewalks.
- (6) A porch or architecturally defined entry area shall be provided for each ground level dwelling unit. Shared porches or entry areas shall be provided to not more than four dwelling units. Individual and common entryways shall be articulated with a differentiated roof, awning, stoop, forecourt, arcade or portico.
- (7) Roof-mounted mechanical equipment, other than vents or ventilators, shall be screened from ground level view. Screening shall be as high as the top of the mechanical equipment, and shall be integrated with exterior building design.
- (8) To reinforce the residential character of the neighborhood, flat roofs, and the roof ridges of sloping roofs, shall not exceed a horizontal length of 100 feet without providing differences in elevation of at least four feet in height. In lieu of providing differences in elevation, a cross gable or dormer that is a minimum of four feet in length may be provided. (See Figure 702-4)

FIGURE 702-4. MULTIPLE FAMILY ROOFLINE MODULATION OPTIONS



- (9) To minimize the appearance of building bulk, each floor of each building's vertical face that is 80 feet in length or longer shall incorporate one or more of the design elements below (see examples in Figure 702-5). Design elements shall vary from other wall surfaces by a minimum of four feet and such changes in plane shall have a minimum width of six feet.
- (A) Offsets (recesses and extensions).
 - (B) Covered deck.
 - (C) Covered balcony.
 - (D) Cantilevered balcony, provided at least half of its depth is recessed.
 - (E) Covered entrance.

FIGURE 702-5. EXAMPLE OF DESIGN ELEMENTS FOR ARTICULATION



(10) To visually break up the building's vertical mass, the first floor of each building, except for single-story buildings, shall be distinguished from its upper floors by at least one of the following (see examples in Figure 702-6):

- (A) Change in materials.
- (B) Change in color.
- (C) Molding or other horizontally-distinguishing transition piece.

FIGURE 702-6. EXAMPLE OF DESIGN ELEMENTS FOR ARTICULATION



CHAPTER 703. - WIRELESS COMMUNICATIONS FACILITIES

Sec. 703.030. Siting standards.

- (a) *Class 1.* The attachment or collocation on support towers, utility structures and support structures shall comply with the following siting standards:
 - (1) *Outside right-of-way.*
 - (A) The antenna will not be located in the public right-of-way and will not require the erection or placement of a new support tower, utility structure, or support structure.
 - (2) *Inside right-of-way.*
 - (A) All wireless communications facilities located in the right-of-way shall be collocated or attached to a replacement utility structure.
 - (B) Wireless communications facilities proposed to be sited in the right-of-way shall be sited according to the following priorities, in descending order of preference. If the priority is not followed, the owner must demonstrate why a higher priority is not available for use. For purposes of this subsection, streets shall have the classification set forth in the Salem Transportation System Plan.
 - (i) First priority: parkway or freeway;
 - (ii) Second priority: major arterials;
 - (iii) Third priority: minor arterials;
 - (iv) Fourth priority: collectors;
 - (v) Fifth priority: local streets.
- (b) *Class 2.* The replacement of a utility structure shall comply with the following siting standards:
 - (1) *Inside right-of-way.*
 - (A) All wireless communications facilities located in the right-of-way shall be collocated or attached to a replacement utility structure.
 - (B) Wireless communications facilities proposed to be sited in the right-of-way shall be sited according to the following priorities, in descending order of preference. If the priority is not followed, the owner must demonstrate why a higher priority is not available for use. For purposes of this subsection, streets shall have the classification set forth in the Salem Transportation System Plan.
 - (i) First priority: parkway or freeway;
 - (ii) Second priority: major arterials;
 - (iii) Third priority: minor arterials;
 - (iv) Fourth priority: collectors;
 - (v) Fifth priority: local streets.
- (c) *Class 3.* The construction of a new support tower, replacement of an existing support tower, or substantial increase in the size of an existing support tower shall comply with the following siting standards:
 - (1) Residential, mixed-use, and public zones; and overlay zones. Support towers may not be sited in residential zones, public zones, mixed-use zones, or in an overlay zone unless the siting is the least intrusive means of filling a significant wireless communications service gap in coverage and/or capacity and prohibiting the siting would effectively prohibit the provision of wireless communications services. If the siting meets these criteria, the minimum height and/or configuration required to provide service to fill the significant wireless communications service gap in coverage and/or capacity shall be the maximum height permitted for the new or substantially changed support tower and future attached or collocated facilities on the proposed tower.

- (2) New support towers may not be sited within the CB zone; in a historic district, or on property that has been designated as a historic resource under federal, state, or local law; ~~or within 300 feet of public right-of-way in the Portland/Fairgrounds Road Overlay Zone; or within 300 feet of Commercial Street SE right-of-way in the South Gateway Overlay Zone.~~
- (3) The location of the support tower minimizes visual impacts to residential zones to the maximum extent feasible, through the effective use of setbacks, height, bulk, and landscaping or other screening techniques.
- (4) The support tower is sited in a way that minimizes the visual impact by taking advantage of existing buildings, topography, or other existing features.
- (5) No new support tower shall be constructed, unless the owner submits the required statement and documentation from a radio frequency (RF) engineer or licensed civil engineer to demonstrate that the necessary service cannot be provided by collocation on, or modification to, an existing support tower or support structure or utility structure or by attachment on a replacement utility structure.

Sec. 703.070. Support tower development standards.

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

(a) *Height.*

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

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.
RMIIIH	70 ft.
NH	50 ft.
ESMU	70 ft.
FMU	70 ft.
SWMU	70 ft.
MU-I	70 ft.
MU-II	70 ft.
MU-III	100 ft.
MU-R	70 ft.
NCMU	35 ft.
CN	35 ft.
CO	70 ft.
CR	100 ft.
CG	100 ft.
WSCB	100 ft.
CB	Not applicable*
IC	120 ft.
IBC	120 ft.

IP	120 ft.
SCI	120 ft.
EC	120 ft.
IG	120 ft.
H	120 ft.
PA	70 ft.
PC	35 ft.
PE	70 ft.
PH	70 ft.
PS	70 ft.
PM	70 ft.
* 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, ~~NH~~, 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) In all industrial and employment zones and the ~~IC, CN, CR, or CG zones, or EC zones,~~ the base of the support tower shall be set back a minimum of 15 feet from all property lines and a minimum of 100 feet from all property zoned EFU, RA, RS, ~~RD, RH~~, RMI, RMII, RMIII, NH, or CO.
 - (2) In all zones other than the industrial and employment zones, residential zones, and the ~~IC, CN, CR and, CG, WSCB, or ESMU zones, or EC zones,~~ the base of the support tower shall be set back a minimum of 30 feet from all property lines and a minimum of 100 feet from all property zoned EFU, RA, RS, ~~RD, RH~~, RMI, RMII, RMIII, NH, or CO.
 - (3) In all residential zones and the NH zone, the base of the support tower shall be set back a minimum of 100 feet from all property zoned EFU, RA, RS, ~~RD, RH~~, RMI, RMII, RMIII, NH or CO, and 30 feet from all other property.
 - (4) In all zones, the six-foot-high sight-obscuring perimeter fence required under 703.070(c) shall be set back a minimum of ten feet from all property lines.
- (c) *Screening.* Support towers shall be surrounded by a six-foot-high sight-obscuring fence or wall with a minimum ten-foot-wide landscaped area along the outside perimeter except as required to access the facility. The landscaped area shall be planted with one plant unit per 20 square feet of yard area. The landscaping shall conform to the following requirements of SRC 807:
- (1) SRC 807.015(b) (Plant Materials and Corresponding Plant Unit Values);
 - (2) SRC 807.015(c) (Preservation of Existing Trees and Vegetation);
 - (3) SRC 807.015(d) (Tree Replanting Requirements);
 - (4) SRC 807.020 (Landscape Plan);
 - (5) SRC 807.025 (Plant Material Standards);
 - (6) SRC 807.035 (Installation);
 - (7) SRC 807.040 (Irrigation);
 - (8) SRC 807.045 (Maintenance); and
 - (9) SRC 807.050 (Compliance/Performance Assurance).
- (d) *Surface and coloration.* Support towers shall be non-reflective, and shall be painted natural earth or leaf tones or otherwise colored or surfaced so as to blend with the surrounding environment.

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- (e) *Design standards.* The following additional design standards shall apply to support towers in all residential zones, mixed-use zones, CO zones, the WSCB zone, or PC zones; and to support towers located within 300 feet of all residential zones, mixed-use zones, CO zones or PC zones:
- (1) The support tower shall be designed to resemble an object that would commonly be found in the area and that would be permitted in the zone, including, but not limited to, a tree that is a native conifer species, a flag or light pole, a clock or bell tower, or a silo.
 - (2) The object chosen shall be appropriate to the context of surrounding environment, both natural and manmade.
 - (3) The physical dimensions of the support tower shall have proportions that are similar in scale to the natural or manmade object.
 - (4) To the greatest extent possible, the antennas shall not be easily recognized.
- (f) *External cables and wires.* All external cables and wires shall be placed in conduit or painted to match the support tower.
- (g) *Lighting.* Unless required by the FAA or the Oregon Aeronautics Division, support towers shall not be lighted.
- (h) *Collocation.*
- (1) Support towers 100 feet in height or higher shall be designed to provide for attachment or collocation of at least two future antenna systems, in a manner that will accommodate the additional antenna systems without a need to increase the height or base diameter of the support tower.
 - (2) Support towers between 50 feet and 100 feet in height shall be designed to provide for attachment or collocation of at least one future antenna system, in a manner that will accommodate the additional antenna system without a need to increase the height or base diameter of the support tower.
- (i) *Access.*
- (1) Where a support tower is adjacent to a local street and a collector or arterial street, access to the support tower shall be from the local street, subject to all applicable access standards.
 - (2) Access to the support tower shall be oriented away from existing dwellings, and any property zoned residential or mixed use.

CHAPTER 806. - OFF-STREET PARKING, LOADING AND DRIVEWAYS

Sec. 806.005. Off-street parking; when required.

- (a) *General applicability.* Except as otherwise provided in this section, off-street parking shall be provided and maintained as required under this chapter for:
- (1) Each proposed new use or activity.
 - (2) Any change of use or activity, when such change of use or activity results in a parking ratio requiring a greater number of spaces than the previous use or activity.
 - (3) Any intensification, expansion, or enlargement of a use or activity.
- (b) *Applicability to Downtown Parking District.* Within the Downtown Parking District, off-street parking shall not be required. ~~shall only be required and maintained for uses or activities falling under household living.~~
- (c) *Applicability to nonconforming off-street parking areas.*
- (1) When off-street parking is required to be added to an existing off-street parking area that has a nonconforming number of spaces, the number of spaces required under this chapter for any new use

or activity, any change of use or activity, or any intensification, expansion, or enlargement of a use or activity shall be provided, in addition to the number of spaces required to remedy the existing deficiency.

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

(A) Accessory dwelling unit.

(B) Mobile food unit located in the Neighborhood Hub zone.

(d) Applicability to mixed uses in the MU-I, MU-II, MU-III, and MU-R zones. Off-street parking shall not be required for any uses in the MU-I, MU-II, MU-III, and MU-R zones, provided the property is located within one quarter-mile of the Core Network and is developed with multiple family. The one quarter-mile distance shall be measured along a route utilizing public or private streets that are existing or will be constructed with the development.