

MU-II and MU-III Zone Comparison

The following tables compare the uses and development standards between the MU-II and MU-III zones. This comparison is not a complete list but instead highlights key similarities and differences. The complete tables of uses and development standards for each zone can be found in Salem Revised Code (SRC).

[SRC Chapter 534: MU-II – Mixed Use II](#)

[SRC Chapter 535: MU-III – Mixed Use III](#)

Comparison of Uses

Use Category	MU-II	MU-III
Single-Family	Townhouses permitted	Townhouses and single-family in mixed-use development permitted
Middle Housing (two, three, and four family uses)	Two-family prohibited and others Special*	Two-family permitted only in mixed-use development and others Special*
Multifamily	Permitted	Permitted
Lodging	Limited uses permitted	Permitted
Retail Sales and Services	Permitted	Permitted
Offices	Permitted	Permitted
Motor Vehicle Sales and Services	Prohibited (existing allowed as a continued use)	Conditional Use
Commercial Entertainment	Allowed indoors	Permitted

*Special uses are permitted as long as additional standards are met

Comparison of Development Standards

Development Standard	MU-II	MU-III
Street Setback	0-10 ft.	5-30 ft. or min. 20 ft. for exclusively residential development
Dwelling Unit Density	Min. 15 dwelling units per acre for exclusively residential development	Min. 15 dwelling units per acre for exclusively residential development
Lot coverage	No maximum	No maximum
Pedestrian-Oriented Design	More requirements*	Fewer requirements*
Drive-Throughs	Not allowed	Allowed on side or rear of buildings

*See Salem Revised Code for complete table of pedestrian-oriented design standards