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).

<u>SRC Chapter 534: MU-II – Mixed Use II</u>

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,	Two-family prohibited and others	Two-family permitted only in mixed-
and four family uses)	Special*	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	Prohibited (existing allowed as a	Conditional Use
Services	continued 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