

ORDINANCE BILL NO. 6-17

AN ORDINANCE RELATING TO NON-PROFIT SHELTERS FOR VICTIMS OF DOMESTIC VIOLENCE IN THE RA, RS, RD, RM-I, RM-II, RH, CN, CO, CR, CG, CB, AND IC ZONE; AMENDING SRC 510.005, 510.010, 511.005, 511.010, 512.010, 512.015, 513.005, 514.005, 515.005, 520.015, 521.005, 522.005, 523.005, 524.005, 551.005, AND 806.015.

The City of Salem ordains as follows:

Section 1. SRC 510.005 is amended to read as follows:

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

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 700.080.▪ Zero side yard dwelling, subject to SRC 700.090.
	N	All other Single Family.
Two Family	P	The following Two Family activities: <ul style="list-style-type: none">▪ Duplex, when located on a corner lot.▪ Duplex, when located on a lot whose side abuts property other than a street or alley in a Commercial (C) or Industrial (I) zone, and the entire lot is located within 165 feet of the C or I zone.
	S	Two family shared dwelling, subject to SRC 700.085.
	N	All other Two Family
Multiple Family	N	
Group Living		
Room and Board	N	

Table 510-1: Uses

Use	Status	Limitations & Qualifications
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	Bed and breakfasts.
	N	All other Short-Term Commercial Lodging.
Long-Term Commercial Lodging	N	
Non-Profit Shelters	C	Non-Profit Shelters serving 5 or fewer persons, when located on a lot with frontage on an arterial or collector street.
	P	<u>Non-Profit Shelters serving victims of domestic violence for 10 or fewer persons.</u>
	N	All other Non-Profit 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: <ul style="list-style-type: none"> ▪ 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	Parking structures.
	S	All other Commercial Parking, subject to SRC 700.045.

Table 510-1: Uses		
Use	Status	Limitations & Qualifications
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.
Non-Profit Membership Assembly	C	
Religious Assembly	S	Religious Assembly, subject to SRC 700.050.
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 700.075.
Governmental Maintenance Services and Construction	N	
Public Safety		

Table 510-1: Uses

Use	Status	Limitations & Qualifications
Emergency Services	N	The following Emergency Services activities: <ul style="list-style-type: none"> ▪ 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: <ul style="list-style-type: none"> ▪ 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	

Table 510-1: Uses

Use	Status	Limitations & Qualifications
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 700.070.
	C	All other Animals Services.
Other Uses		
Temporary Uses	P	The following Temporary Uses: <ul style="list-style-type: none">▪ Christmas tree sales, subject to SRC 701.015.▪ Residential sales/development office, subject to SRC 701.030.▪ Replacement single family dwelling, subject to SRC 701.025.
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.
Taking of Boarders or Leasing of Rooms by Resident Family	P	Taking of boarders or leasing of rooms by a resident family is permitted as an accessory use to Household Living, provided the total number of boarders and roomers does not exceed two in any dwelling unit.
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 one 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.

(b) **Continued Uses.** Existing cottage housing within the RA zone constructed prior to May 15, 1979, but which would otherwise be made non-conforming by this Chapter, is 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 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.

Section 2. SRC 510.010 is amended to read as follows:

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

(a) **Lot Standards.** Lots within the RA zone shall conform to the standards set forth in Table 510-2.

TABLE 510-2
LOT STANDARDS

Table 510-2: Lot Standards		
Requirement	Standard	Limitations & Qualifications
LOT AREA		
Single Family	Min. 4,000 sq. ft.	
Two Family	Min. 4,000 sq. ft.	Applicable to two family shared housing.
	Min. 7,000 sq. ft.	Applicable to all other Two Family.
<u>Non-Profit Shelters</u>	<u>Min. 4,000 sq. ft.</u>	<u>Applicable to Non-Profit Shelters serving victims of domestic violence.</u>
	<u>Min. 6,000 sq. ft.</u>	<u>Applicable to all other Non-Profit Shelters.</u>
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 and Two Family	Min. 40 ft.	
All Other Uses	Min. 60 ft.	
LOT DEPTH		
Single Family and Two Family	Min. 70 ft.	
	Min. 120 ft.	Applicable to double frontage lots.

Table 510-2: Lot Standards

Requirement	Standard	Limitations & Qualifications
	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 and Two 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.	

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

**TABLE 510-3
SETBACKS**

Table 510-3: Setbacks

Requirement	Standard	Limitations & Qualifications
ABUTTING STREET		
Buildings		
All Uses	Min. 12 ft.	
	Min. 20 ft.	Applicable along collector or arterial streets.
Accessory Structures		
Accessory to All 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		
All Uses	Min. 12 ft.	
Accessory Structures		

Table 510-3: Setbacks

Requirement	Standard	Limitations & Qualifications
Accessory to All 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 700.080	Applicable to townhouses.
	Per SRC 700.090	Applicable to zero side yard dwellings.
Two Family	Min. 5 ft.	
All Other Uses	Min. 5 ft.	Applicable to buildings not more than 35 ft. in height.
	Min. 5 ft., plus one foot for each one-foot 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 one foot for each one-foot 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 one foot for each one-foot 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 one 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 one-story in height.

Table 510-3: Setbacks		
Requirement	Standard	Limitations & Qualifications
	Min. 20 ft.	Applicable to any portion of a building greater than one-story in height.
Accessory Structures		
Accessory to All Uses	None	Applicable to accessory structures not more than 9 ft. in height.
	Min. one foot for each one-foot 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.

(c) **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**

Table 510-4: Lot Coverage; Height		
Requirement	Standard	Limitations & Qualifications
LOT COVERAGE		
Buildings and Accessory Structures		
Single Family and Two Family	Max. 60%	
Non-Profit Shelters	Max. 60%	Applicable to Non-Profit Shelters serving victims of domestic violence.
	Max. 35%	Applicable to all other Non-Profit 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 and Two Family	Max. 35 ft.	
All Other Uses	Max. 50 ft.	
Accessory Structures		
Accessory to All Uses	Max. 15 ft.	

(d) **Garages Required.**

1 (1) Except as otherwise provided in SRC 700.025 for manufactured homes on
2 individual lots, each dwelling constructed after February 8, 2006, within the RA
3 zone shall have, at the time of original construction, a garage that is constructed of
4 like materials and color as the dwelling. The garage may be attached to, or
5 detached from, the dwelling. Nothing in this paragraph shall prevent subsequent
6 removal or conversion of the garage, so long as the minimum number of required
7 off-street parking spaces is maintained.

8 (2) Exception to this standard may be made if, at the time of building permit
9 review, the applicant can show that the construction of the dwelling is being
10 provided by a not-for-profit organization to families at or below the City's 60
11 percent median income level, as defined by the U.S. Department of Housing and
12 Urban Development; and provision is made for a minimum of 480 cubic feet of
13 on-site storage within a portion of the dwelling unit, or within a detached
14 accessory structure. Such exemption shall only be made for those dwellings built
15 on lots created through a subdivision.

16 (e) **Development Standards for Continued Uses.** Buildings or structures housing a
17 continued use may be structurally altered or enlarged, or rebuilt following damage or
18 destruction, provided such alteration, enlargement, or rebuilding complies with the
19 following standards:

20 (1) The altered, enlarged, or rebuilt building or structure shall conform to
21 development standards set forth in this Chapter, and to all other applicable
22 provisions of the UDC.

23 (2) Any building or structure altered or enlarged shall not exceed the square
24 footage and height of the original building or structure by more than 20 percent.

25 (3) Any building or structure rebuilt shall be located on the same location on the lot as the
26 original building or structure, or in compliance with the setbacks set forth in Table 510-3. The
27 square footage and height of the rebuilt building or structure shall not exceed the square footage
28 and height of the original building or structure by more than 20 percent.

29
30 **Section 3.** SRC 511.005 is amended to read as follows:

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

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 700.080. Zero side yard dwelling, subject to SRC 700.090.
	N	All other Single Family.
Two Family	P	The following Two Family activities: <ul style="list-style-type: none"> Duplex, when located on a corner lot. Duplex, when located on a lot whose side abuts property other than a street or alley in a Commercial (C) or Industrial (I) zone, and the entire lot is located within 165 feet of the C or I zone.
	S	Two family shared dwelling, subject to SRC 700.085.
	N	All other Two Family
Multiple Family	N	
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	Bed and breakfasts.
	N	All other Short-Term Commercial Lodging.
Long-Term Commercial Lodging	N	

Table 511-1: Uses		
Use	Status	Limitations & Qualifications
Non-Profit Shelters	C	Non-Profit Shelters serving 5 or fewer persons, when located on a lot with frontage on an arterial or collector street.
	<u>P</u>	<u>Non-Profit Shelters serving victims of domestic violence for 10 or fewer persons.</u>
	N	All other Non-Profit Shelters.
Retail Sales and Service		
Eating and Drinking Establishments	N	
Retail Sales	N	
Personal Services	C	The following Personal Services activities: <ul style="list-style-type: none"> ▪ 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	Parking structures.
	S	All other Commercial Parking, subject to SRC 700.045.
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.

Table 511-1: Uses

Use	Status	Limitations & Qualifications
	C	Community or neighborhood club buildings, including swimming pools and similar recreation facilities when operated by a non-profit 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.
Non-Profit Membership Assembly	C	
Religious Assembly	S	Religious Assembly, subject to SRC 700.050.
Health Services		
Medical Centers/Hospitals	N	
Outpatient Medical Services and Laboratories	N	
Educational Services		
Day Care	P	The following Day Care activities: <ul style="list-style-type: none"> ▪ Child day care home ▪ Adult day care home.
	C	The following Day Care activities: <ul style="list-style-type: none"> ▪ 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: <ul style="list-style-type: none"> ▪ 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	

Table 511-1: Uses

Use	Status	Limitations & Qualifications
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.
Marine Facilities	N	All other Passenger Ground Transportation Facilities.
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		

Table 511-1: Uses

Use	Status	Limitations & Qualifications
Temporary Uses	P	The following Temporary Uses: <ul style="list-style-type: none">▪ Christmas tree sales, subject to SRC 701.015.▪ Residential sales/development office, subject to SRC 701.030.▪ Replacement single family dwelling, subject to SRC 701.025.
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.
Taking of Boarders or Leasing of Rooms by Resident Family	P	Taking of boarders or leasing of rooms by a resident family is permitted as an accessory use to Household Living, provided the total number of boarders and roomers does not exceed two in any dwelling unit.
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 one 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.

(b) Continued Uses. Existing cottage housing within the RS zone constructed prior to May 15, 1979, but which would otherwise be made non-conforming by this Chapter, is 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 511.010(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 another use shall thereafter prevent conversion back to that use.

Section 4. SRC 511.010 is amended to read as follows:

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

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

TABLE 511-2
LOT STANDARDS

Table 511-2: Lot Standards		
Requirement	Standard	Limitations & Qualifications
LOT AREA		
Single Family	Min. 4,000 sq. ft.	
Two Family	Min. 4,000 sq. ft.	Applicable to two family shared housing.
	Min. 7,000 sq. ft.	Applicable to all other Two Family.
<u>Non-Profit Shelters</u>	<u>Min. 4,000 sq. ft.</u>	<u>Applicable to Non-Profit Shelters serving victims of domestic violence.</u>
	<u>Min. 6,000 sq. ft.</u>	<u>Applicable to all other Non-Profit Shelters.</u>
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		
All Uses	Min. 40 ft.	
LOT DEPTH		
Single Family and 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. 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.	

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

TABLE 511-3
SETBACKS

Table 511-3: Setbacks		
Requirement	Standard	Limitations & Qualifications
ABUTTING STREET		
Buildings		
All Uses	Min. 12 ft.	
	Min. 20 ft.	Applicable along collector or arterial streets.
Accessory Structures		
Accessory to All 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		
All Uses	Min. 12 ft.	
Accessory Structures		
Accessory to All 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 700.080	Applicable to townhouses.
	Per SRC 700.090	Applicable to zero side yard dwellings.
Two Family	Min. 5 ft.	
All Other Uses	Min. 5 ft.	Applicable to buildings not more than 35 ft. in height.
	Min. 5 ft., plus one foot for each one-foot 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 35ft. in height where the interior side setback abuts lots zoned RA and RS.

Table 511-3: Setbacks		
Requirement	Standard	Limitations & Qualifications
	Min. 10 ft., plus one foot for each one-foot 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 one foot for each one-foot 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 one 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 one-story in height.
	Min. 20 ft.	Applicable to any portion of a building greater than one-story in height.
Accessory Structures		
Accessory to All Uses	None	Applicable to accessory structures not more than 9 ft. in height.
	Min. one foot for each one-foot 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.

(c) **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

Table 511-4: Lot Coverage; Height		
Requirement	Standard	Limitations & Qualifications
LOT COVERAGE		
Buildings and Accessory Structures		
Single Family and Two Family	Max. 60%	
Non-Profit Shelters	Max. 60%	Applicable to Non-Profit Shelters serving victims of domestic violence.
	Max. 35%	Applicable to all other Non-Profit 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 and Two Family	Max. 35 ft.	Applicable to new buildings.
	Max. 28 ft. or existing building height, whichever is greater	Applicable to existing buildings.
All Other Uses	Max. 50 ft.	
Accessory Structures		
Accessory to All Uses	Max. 15 ft.	

(d) **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

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.

(e) Garages Required.

(1) Except as otherwise provided in SRC 700.025 for manufactured homes on individual lots, each dwelling constructed after February 8, 2006 within the RS

1 zone shall have, at the time of original construction, a garage that is constructed of
2 like materials and color as the dwelling. The garage may be attached to, or
3 detached from, the dwelling. Nothing in this paragraph shall prevent subsequent
4 removal or conversion of the garage, so long as the minimum number of required
5 off-street parking spaces is maintained.

6 (2) Exception to this standard may be made if, at the time of building permit
7 review, the applicant can show that the construction of the dwelling is being
8 provided by a not-for-profit organization to families at or below the City's 60
9 percent median income level, as defined by the U.S. Department of Housing and
10 Urban Development; and provision is made for a minimum of 480 cubic feet of
11 on-site storage within a portion of the dwelling unit, or within a detached
12 accessory structure. Such exemption shall only be made for those dwellings built
13 on lots created through a subdivision.

14 (f) **Development Standards for Continued Uses.** Buildings or structures housing a
15 continued use may be structurally altered or enlarged, or rebuilt following damage or
16 destruction, provided such alteration, enlargement, or rebuilding complies with the
17 following standards:

18 (1) The altered, enlarged, or rebuilt building or structure shall conform to
19 development standards set forth in this Chapter, and to all other applicable
20 provisions of the UDC.

21 (2) Any building or structure altered or enlarged shall not exceed the square
22 footage and height of the original building or structure by more than 20 percent.

23 (3) Any building or structure rebuilt shall be located on the same location on the lot as the
24 original building or structure, or in compliance with the setbacks set forth in Table 511-3. The
25 square footage and height of the rebuilt building or structure shall not exceed the square footage
26 and height of the original building or structure by more than 20 percent.

27
28 **Section 5.** SRC 512.010 is amended to read as follows:

29 **512.010. Uses.** The permitted (P), special (S), conditional (C), and prohibited (N) uses in the
30 RD zone are set forth in Table 512-1.

TABLE 512-1

USES

Table 512-1: 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.
	S	The following Single Family activities: <ul style="list-style-type: none"> ▪ Manufactured home, subject to SRC 700.025. ▪ Townhouse, subject to SRC 700.080. ▪ Zero side yard dwelling, subject to SRC 700.090.
	N	All other Single Family.
Two Family	P	
Multiple Family	N	
Group Living		
Room and Board	N	
Residential Care	S	Residential Facility, as defined under ORS 197.660, subject to SRC 700.055.
	N	All other Residential Care.
Nursing Care	S	Nursing Care, subject to SRC 700.040.
Lodging		
Short-Term Commercial Lodging	C	Bed and breakfasts.
	N	All other Short-Term Commercial Lodging.
Long-Term Commercial Lodging	N	
Non-Profit Shelters	C	Non-Profit Shelters serving 5 or fewer persons.
	P	<u>Non-Profit Shelters serving victims of domestic violence for 10 or fewer persons.</u>
	N	All other Non-Profit Shelters.
Retail Sales and Service		
Eating and Drinking Establishments	N	
Retail Sales	N	
Personal Services	N	
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		

Table 512-1: Uses		
Use	Status	Limitations & Qualifications
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	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.
	N	All other Recreation and Cultural Community Services.
Parks and Open Space	N	Arboreta and botanical gardens.
	P	All other Parks and Open Space.
Non-Profit Membership Assembly	N	
Religious Assembly	S	Religious Assembly, subject to SRC 700.050.
Health Services		
Medical Centers/Hospitals	N	
Outpatient Medical Services and Laboratories	N	
Educational Services		
Day Care	P	Child day care home.
	C	Child day care center.
	N	All other Day Care.
Basic Education	N	
Post-Secondary and Adult Education	N	
Civic Services		
Governmental Services	N	
Social Services	N	
Governmental Maintenance Services and Construction	N	
Public Safety		

Table 512-1: Uses		
Use	Status	Limitations & Qualifications
Emergency Services	N	The following Emergency Services activities: <ul style="list-style-type: none"> 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	
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	P	Transit stop shelters.
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		

Table 512-1: Uses		
Use	Status	Limitations & Qualifications
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	Christmas tree sales, subject to SRC 701.015.
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.
Taking of Boarders or Leasing of Rooms by a Resident Family	P	Taking of boarders or leasing of rooms by a resident family is permitted as an accessory use to Household Living, provided the total number of boarders and roomers does not exceed two in any dwelling unit.
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 one 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.

Section 6. SRC 512.015 is amended to read as follows:

512.015. Development Standards. Development within the RD zone must comply with the development standards set forth in this section.

(a) **Lot Standards.** Lots within the RD zone shall conform to the standards set forth in Table 512-2.

TABLE 512-2
LOT STANDARDS

Table 512-2: Lot Standards		
Requirement	Standard	Limitations & Qualifications
LOT AREA		
Single Family	Min. 4,000 sq. ft.	

Table 512-2: Lot Standards		
Requirement	Standard	Limitations & Qualifications
Two Family	Min. 7,000 sq. ft.	Two Family activities constructed on lots less than 7,000 square feet prior to February 1, 2007 shall be considered conforming with respect to lot area and may be continued so long as they remain otherwise lawful.
<u>Non-Profit Shelters</u>	<u>Min. 4,000 sq. ft.</u>	<u>Applicable to Non-Profit Shelters serving victims of domestic violence.</u>
	<u>Min. 6,000 sq. ft.</u>	<u>Applicable to all other Non-Profit Shelters.</u>
All Other Uses	Min. 6,000 sq. ft.	
LOT WIDTH		
All Uses	Min. 40 ft.	
LOT DEPTH		
Single Family and 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. 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.	

(b) **Setbacks.** Setbacks within the RD zone shall be provided as set forth in Table 512-3.

**TABLE 512-3
SETBACKS**

Table 512-3: Setbacks		
Requirement	Standard	Limitations & Qualifications
ABUTTING STREET		
Buildings		
All Uses	Min. 12 ft.	
	Min. 20 ft.	Applicable along collector or arterial streets.
Accessory Structures		

Table 512-3: Setbacks		
Requirement	Standard	Limitations & Qualifications
Accessory to All 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		
All Uses	Min. 12 ft.	
Accessory Structures		
Accessory to All 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 700.080	Applicable to townhouses.
	Per SRC 700.090	Applicable to zero side yard dwellings.
Two Family	Min. 5 ft.	
All Other Uses	Min. 5 ft.	Applicable to new buildings not more than 35 ft. in height.
	Min. 5 ft., plus one foot for each one-foot of height over 35 ft., but need not exceed 20 ft. in depth.	Applicable to new buildings greater than 35 ft. in height.
Accessory Structures		
Accessory to All Uses	None	Applicable to accessory structures having at least one 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 one-story in height.
	Min. 20 ft.	Applicable to any portion of a building greater than one-story in height.
Accessory Structures		
Accessory to All Uses	None	Applicable to accessory structures not more than 9 ft. in height.

Table 512-3: Setbacks

Requirement	Standard	Limitations & Qualifications
	Min. one foot for each one-foot 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.

(c) **Lot Coverage; Height.** Buildings and accessory structures within the RD zone shall conform to the lot coverage and height standards set forth in Table 512-4.

**TABLE 512-4
LOT COVERAGE; HEIGHT**

Table 512-4: Lot Coverage; Height

Requirement	Standard	Limitations & Qualifications
LOT COVERAGE		
Buildings and Accessory Structures		
Single Family and Two Family	Max. 60%	
<u>Non-Profit Shelters</u>	<u>Max. 60%</u>	<u>Applicable to Non-Profit Shelters serving victims of domestic violence.</u>
	<u>Max. 35%</u>	<u>Applicable to all other Non-Profit Shelters.</u>
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 and Two Family	Max. 35 ft.	Applicable to new buildings.
	Max. 28 ft. or existing building height, whichever is greater	Applicable to existing buildings.
All Other Uses	Max. 50 ft.	
Accessory Structures		
Accessory to All Uses	Max. 15 ft.	

(d) **Maximum Square Footage for All Accessory Structures.** In addition to the maximum coverage requirements established in Table 512-4, accessory structures to Single Family and Two Family uses shall be limited to the maximum aggregate total square footage set forth in Table 512-5.

TABLE 512-5

MAXIMUM SQUARE FOOTAGE FOR ALL ACCESSORY STRUCTURES

Table 512-5: 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.

(e) Garages Required.

(1) Except as otherwise provided in SRC 700.025 for manufactured homes on individual lots, each dwelling constructed after February 8, 2006 within the RD zone shall have, at the time of original construction, a garage that is constructed of like materials and color as the dwelling. The garage may be attached to, or detached from, the dwelling. Nothing in this paragraph shall prevent subsequent removal or conversion of the garage, so long as the minimum number of required off-street parking spaces is maintained.

(2) Exception to this standard may be made if, at the time of building permit review, the applicant can show that the construction of the dwelling is being provided by a not-for-profit organization to families at or below the City's 60 percent median income level, as defined by the U.S. Department of Housing and Urban Development; and provision is made for a minimum of 480 cubic feet of on-site storage within a portion of the dwelling unit, or within a detached accessory structure. Such exemption shall only be made for those dwellings built on lots created through a subdivision.

Section 7. SRC 513.005 is amended to read as follows:

513.005. Uses. The permitted (P), special (S), conditional (C), and prohibited (N) uses in the RM-I zone are set forth in Table 513-1.

TABLE 513-1

USES

Table 513-1: Uses

Use	Status	Limitations & Qualifications
Household Living		
Single Family	P	The following Single Family activities are permitted: <ul style="list-style-type: none"> Single family detached dwelling. Townhouse. 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. Zero side yard dwelling, subject to SRC 700.090.
	N	All other Single Family.
Two 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 10 persons.
	N	All other Room and Board.
Residential Care	P	
Nursing Care	S	Nursing Care, subject to SRC 700.040.
Lodging		
Short-Term Commercial Lodging	P	Bed and Breakfast.
	N	All other Short-Term Commercial Lodging.
Long-Term Commercial Lodging	N	
Non-Profit Shelters	C	Non-Profit Shelters serving up to 10 persons.
	P	<u>Non-Profit Shelters serving victims of domestic violence for 10 or fewer persons.</u>
	N	All other Non-Profit Shelters.
Retail Sales and Service		
Eating and Drinking Establishments	N	
Retail Sales	N	
Personal Services	N	
Postal Services and Retail Financial Services	N	
Business and Professional Services		
Office	N	
Audio/Visual Media Production	N	

Table 513-1: Uses		
Use	Status	Limitations & Qualifications
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	P	Commercial Parking, 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 Commercial Parking.
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.
Non-Profit Membership Assembly	N	
Religious Assembly	S	Religious Assembly, subject to SRC 700.050.
Health Services		
Medical Centers/Hospitals	N	
Outpatient Medical Services and Laboratories	N	
Educational Services		

Table 513-1: Uses

Use	Status	Limitations & Qualifications
Day Care	P	The following Day Care activities: <ul style="list-style-type: none"> ▪ Child day care home. ▪ Adult day care home.
	C	The following Day care activities: <ul style="list-style-type: none"> ▪ 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: <ul style="list-style-type: none"> ▪ 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	
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.

Table 513-1: Uses

Use	Status	Limitations & Qualifications
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	
Forestry	N	
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.▪ Residential sales/development office, subject to SRC 701.030.
Home Occupations	S	Home Occupations, subject to SRC 700.020.
Taking of Boarders or Leasing of Rooms by a Resident Family	P	Taking of boarders or leasing of rooms by a resident family is permitted as an accessory use to Household Living, provided the total number of boarders and roomers does not exceed two in any 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.

Section 8. SRC 514.005 is amended to read as follows:

514.005. Uses. The permitted (P), special (S), conditional (C), and prohibited (N) uses in the RM-II zone are set forth in Table 514-1.

TABLE 514-1

USES

Table 514-1: Uses

Use	Status	Limitations & Qualifications
Household Living		
Single Family	P	The following Single Family activities: <ul style="list-style-type: none"> ▪ Replacement of existing single family detached dwelling. ▪ New single family detached dwelling on a non-conforming lot of record less than 6,000 square feet in area. ▪ Townhouse. ▪ 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"> ▪ Replacement of existing manufactured home, subject to SRC 700.025. ▪ Zero side yard dwelling, subject to SRC 700.090.
	N	All other Single Family.
Two 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 10 persons.
	N	All other Room and Board.
Residential Care	P	
Nursing Care	S	Nursing Care, subject to SRC 700.040.
Lodging		
Short-Term Commercial Lodging	P	Bed and Breakfast.
	N	All other Short-Term Commercial Lodging.
Long-Term Commercial Lodging	N	
Non-Profit Shelters	P	Non-Profit Shelters serving 5 or fewer persons.
	C	Non-Profit Shelters serving 6 to 10 persons.
	P	<u>Non-Profit Shelters serving victims of domestic violence for 10 or fewer persons.</u>
	N	All other Non-Profit Shelters.
Retail Sales and Service		

Table 514-1: Uses

Use	Status	Limitations & Qualifications
Eating and Drinking Establishments	N	
Retail Sales	N	
Personal Services	C	The following Personal Services activities: <ul style="list-style-type: none"> ▪ 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	P	Commercial Parking, 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 Commercial Parking.
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	S	Golf courses, subject to SRC 700.015.
	C	Membership sports and recreation clubs.
	N	All other Commercial Entertainment – Outdoor.

Table 514-1: Uses

Use	Status	Limitations & Qualifications
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.
Non-Profit Membership Assembly	C	
Religious Assembly	S	Religious Assembly, subject to SRC 700.050.
Health Services		
Medical Centers/Hospitals	N	
Outpatient Medical Services and Laboratories	N	
Educational Services		
Day Care	P	The following Day Care activities: <ul style="list-style-type: none"> ▪ Child day care home. ▪ Adult day care home.
	C	The following Day Care activities: <ul style="list-style-type: none"> ▪ 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	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	

Table 514-1: Uses

Use	Status	Limitations & Qualifications
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	P	Transit stop shelters.
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	N	
Other Uses		
Temporary Uses	P	Christmas tree sales, subject to SRC 701.015.
Home Occupations	S	Home Occupations are allowed subject to SRC 700.020.

Table 514-1: Uses

Use	Status	Limitations & Qualifications
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.
Taking of Boarders or Leasing of Rooms by Resident Family	P	The taking of boarders or leasing of rooms by a resident family is permitted as an accessory use to Household Living, provided the total number of boarders and roomers does not exceed two in any dwelling unit.
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 one 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.

Section 9. SRC 515.005 is amended to read as follows:

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

**TABLE 515-1
USES**

Table 515-1: Uses

Use	Status	Limitations & Qualifications
Household Living		
Single Family	P	The following Single Family activities: <ul style="list-style-type: none">▪ 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	
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.

Table 515-1: Uses

Use	Status	Limitations & Qualifications
Residential Care	P	
Nursing Care	S	Nursing Care, subject to SRC 700.040.
Lodging		
Short-Term Commercial Lodging	P	Bed and Breakfast.
	N	All other Short-Term Commercial Lodging.
Long-Term Commercial Lodging	P	
Non-Profit Shelters	P	Non-Profit Shelters serving 5 or fewer persons.
	C	Non-Profit Shelters serving 6 to 10 persons.
	<u>P</u>	<u>Non-Profit Shelters serving victims of domestic violence for 10 or fewer persons.</u>
	N	All other Non-Profit Shelters.
Retail Sales and Service		
Eating and Drinking Establishments	N	
Retail Sales	N	
Personal Services	C	The following Personal Services activities: <ul style="list-style-type: none"> 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	P	Commercial Parking, 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 Commercial Parking.

Table 515-1: Uses

Use	Status	Limitations & Qualifications
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.
Non-Profit Membership Assembly	C	
Religious Assembly	S	Religious Assembly is allowed, subject to SRC 700.050.
Health Services		
Medical Centers/Hospitals	N	
Outpatient Medical Services and Laboratories	N	
Educational Services		
Day Care	P	The following Day Care activities: <ul style="list-style-type: none">▪ Child day care home.▪ Adult day care home.
	C	The following Day Care activities: <ul style="list-style-type: none">▪ 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	

Table 515-1: Uses

Use	Status	Limitations & Qualifications
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	

Table 515-1: Uses

Use	Status	Limitations & Qualifications
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. ▪ Residential sales/development office, subject to SRC 701.030.
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.
Taking of Boarders or Leasing of Rooms by a Resident Family	P	The taking of boarders or leasing of rooms by a resident family is permitted as an accessory use to Household Living, provided the total number of boarders and roomers does not exceed two in any dwelling unit.
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 one commercial vehicle is stored per dwelling unit.
Non-Residential Uses in a Mixed-Use Project	S	Non-Residential Uses in a Mixed-Use Project, subject to SRC 700.035.
Historic Resource Adaptive Reuse pursuant to SRC Chapter 230	Allowed	Historic Resource Adaptive Reuse pursuant SRC Chapter 230 is allowed, subject to SRC 230.085.

Section 10. SRC 520.015 is amended to read as follows:

520.015. Uses.

- (a) Except as otherwise provided in this section, the permitted (P), special (S), conditional (C), and prohibited (N) uses in the CN zone are set forth in Table 520-1.

TABLE 520-1

USES

Table 520-1: Uses

Use	Status	Limitations and Qualifications
Household Living		
Single Family	P	One dwelling unit for each business use on a lot.
	N	All other Single Family.
Two Family	P	One dwelling unit for each business use on a lot.
	N	All other Two Family.
Multiple Family	P	One dwelling unit for each business use on a lot.
	N	All other Multiple Family.
Group Living		
Room and Board	P	Room and Board serving 5 or fewer persons.
	N	All other Room and Board.
Residential Care	P	
Nursing Care	N	
Lodging		
Short-Term Commercial Lodging	N	
Long Term Commercial Lodging	N	
Non-Profit Shelters	P	Non-Profit Shelters serving 5 or fewer persons.
	P	<u>Non-Profit Shelters serving victims of domestic violence for 10 or fewer persons.</u>
	N	All other Non-Profit Shelters.
Retail Sales and Service		
Eating and Drinking Establishments	N	Bars and taverns, where the sale of alcohol is a primary use.
	P	All other Eating and Drinking Establishments, subject to SRC 520. 015(c).
Retail Sales	P	Retail Sales, subject to SRC 520. 015(c).
Personal Services	P	Personal Services, subject to SRC 520. 015(c).
Postal Services and Retail Financial Services	P	Postal and Retail Financial Services, subject to SRC 520. 015(c).
Business and Professional Services		
Office	P	Office, subject to SRC 520. 015(c).
Audio/Visual Medial Production	N	
Laboratory Research and Testing	P	Laboratory Research and Testing, subject to SRC 520. 015(c).
Motor Vehicle, Trailer, and Manufactured Dwelling Sales and Service		
Motor Vehicle and Manufactured Dwelling and Trailer Sales	N	
Motor Vehicle Services	N	

Table 520-1: Uses		
Use	Status	Limitations and Qualifications
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	P	The following Commercial Entertainment – Indoor activities, subject to SRC 520. 015(c): <ul style="list-style-type: none"> ▪ Dance studios and schools for the instruction of children 18 years and under. ▪ Membership sports and recreation clubs.
	N	All other Commercial Entertainment - Indoor.
Commercial Entertainment – Outdoor	P	Membership sports and recreation clubs, subject to SRC 520. 015(c).
	N	All other Commercial Entertainment – Outdoor.
Major Event Entertainment	N	
Recreational and Cultural Community Services	P	Recreational and Cultural Community Services, subject to SRC 520. 015(c).
Parks and Open Space	P	
Non-Profit Membership Assembly	P	Non-Profit Membership Assembly, subject to SRC 520. 015(c).
Religious Assembly	P	Religious Assembly, subject to SRC 520. 015(c).
Health Services		
Medical Centers/Hospitals	N	
Outpatient Medical Services and Laboratories	P	Outpatient Medical Services and Laboratories, subject to SRC 520. 015(c).
Education Services		
Day Care	P	Day Care, subject to SRC 520. 015(c).
Basic Education	P	Basic Education, subject to SRC 520. 015(c).
Post-Secondary and Adult Education	P	Post-Secondary and Adult Education, subject to SRC 520. 015(c).
Civic Services		
Governmental Services	N	
Social Services	P	Social Services, subject to SRC 520. 015(c).
Governmental Maintenance Services and Construction	N	
Public Safety		
Emergency Services	P	
Detention Facilities	N	
Military Installations	N	
Funeral and Related Services		

Table 520-1: Uses		
Use	Status	Limitations and Qualifications
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	P	Lawn and garden services, subject to SRC 520. 015(c).
	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	N	
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

Table 520-1: Uses		
Use	Status	Limitations and Qualifications
Forestry	P	
Agriculture and Forestry Services	N	
Keeping of Livestock and Other Animals	N	
Animal Services	N	
Other Uses		
Temporary Uses	P	Christmas tree sales, subject to SRC 701.015.
Home Occupations	S	Home Occupations, subject to SRC 700.020.

(b) Additional Prohibited Uses. Notwithstanding Table 520-1, Eating and Drinking Establishments otherwise permitted within the CN zone shall be a prohibited use within the CN zone if developed with a drive-through.

(c) Limitations on Uses. Where a use is allowed subject to the provisions of this subsection, the use shall conform to the following additional limitations:

(1) Establishments under the following uses shall be limited to no more than 2,000 square feet of total floor area per establishment:

(A) Personal Services.

(B) Postal Services and Retail Financial Services.

(C) Office.

(D) Laboratory Research and Testing.

(E) Outpatient Medical Services and Laboratories.

(F) Building and Grounds Services and Construction Contracting.

(2) Establishments under the following uses shall be limited to no more than 4,000 square feet of total floor area per establishment.

(A) Retail Sales.

(3) Establishments under the following uses shall be limited to no more than 5,000 square feet of total floor area per establishment.

(A) Eating and Drinking Establishments.

(B) Commercial Entertainment – Indoor.

(C) Commercial Entertainment – Outdoor.

(D) Recreational and Cultural Community Services.

(E) Non-Profit Membership Assembly.

(F) Religious Assembly.

(G) Day Care.

(H) Basic Education.

(I) Post-Secondary and Adult Education.

(J) Social Services.

Section 11. SRC 521.005 is amended to read as follows:

521.005. Uses. The permitted (P), special (S), conditional (C), and prohibited (N) uses in the CO zone are set forth in Table 521-1.

TABLE 521-1

USES

Table 521-1: 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.▪ One dwelling unit for each business use on a lot.▪ Residential Home, as defined under ORS 197.660.
	S	The following Single Family activities: <ul style="list-style-type: none">▪ Townhouse, subject to SRC 700.080.▪ Zero side yard dwelling, subject to SRC 700.090.
	N	All other Single Family.
Two Family	P	Duplex.
	N	All other Two Family.
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	S	Nursing Care, subject to SRC 700.040.
Lodging		
Short-Term Commercial Lodging	P	Bed and breakfast establishments.
	N	All other Short-Term Commercial Lodging.
Long-Term Commercial Lodging	P	
Non-Profit Shelters	P	Non-Profit Shelters serving 5 or fewer persons.

Table 521-1: Uses

Use	Status	Limitations & Qualifications
	C	Non-Profit Shelters serving 6 to 75 persons.
	P	<u>Non-Profit Shelters serving victims of domestic violence for 10 or fewer persons.</u>
	N	All other Non-Profit Shelters.
Retail Sales and Service		
Eating and Drinking Establishments	P	Eating places, located within buildings devoted principally to uses otherwise permitted in the CO Zone, provided that not more than 25 percent of the floor area of a one-story building, and not more than 50 percent of the floor area of a two or more story building, is occupied by the eating place.
	N	All other Eating and Drinking Establishments.
Retail Sales	P	The following Retail Sales activities: <ul style="list-style-type: none"> ▪ News dealers and newsstands. ▪ Caterers. ▪ 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	P	The following Personal Services activities are permitted: <ul style="list-style-type: none"> ▪ Beauty salons. ▪ Barber shops. ▪ Photographic portrait studios.
	N	All other Personal Services.
Postal Services and Retail Financial Services	P	
Business and Professional Services		
Office	P	
Audio/Visual Media Production	C	
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	P	Commercial Parking is permitted, unless noted below.
	N	Parking structures.
Park-and-Ride Facilities	P	Park-and-Ride Facilities are permitted, unless noted below.
	N	Parking structures.
Taxicabs and Car Services	N	
Heavy Vehicle and Trailer Sales	N	
Heavy Vehicle and Trailer Service and Storage	N	

Table 521-1: Uses

Use	Status	Limitations & Qualifications
Recreation, Entertainment, and Cultural Services and Facilities		
Commercial Entertainment – Indoor	P	Dance studios, dance schools, yoga studios, karate instruction, and other similar physical fitness instructional activities are permitted, provided that the total building floor area of the use does not exceed 2,500 square feet.
	N	All other Commercial Entertainment – Indoor.
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	S	Golf courses, subject to SRC 700.015.
	P	All other Recreational and Cultural Community Services.
Parks and Open Space	P	
Non-Profit Membership Assembly	P	
Religious Assembly	S	Religious Assembly, subject to SRC 700.050.
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	N	
Civic Services		
Governmental Services	P	
Social Services	P	
Governmental Maintenance Services and Construction	N	
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	N	
Building and Grounds Services and Construction Contracting	N	
Cleaning Plants	N	
Industrial Services	N	
Wholesale Sales, Storage, and Distribution		

Table 521-1: Uses

Use	Status	Limitations & Qualifications
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	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	Marijuana Production
	P	All other Agriculture
Forestry	P	
Agriculture and Forestry Services	C	
Keeping of Livestock and Other Animals	N	
Animal Services	S	Small animal veterinary services, subject to SRC 700.070.
	N	All other Animals Services.
Other Uses		
Temporary Uses	P	Christmas tree sales, subject to SRC 701.015.
Home Occupations	S	Home Occupations, subject to SRC 700.020.

Table 521-1: Uses		
Use	Status	Limitations & Qualifications
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.
Taking of Boarders or Leasing of Rooms by Resident Family	P	Taking of boarders or leasing of rooms by a resident family is permitted as an accessory use to Household Living, provided the total number of boarders and roomers does not exceed two in any dwelling unit.
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 one 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.

Section 12. SRC 522.005 is amended to read as follows:

522.005. Uses. (a) Except as otherwise provided in this section, the permitted (P), special (S), conditional (C), and prohibited (N) uses in the CR zone are set forth in Table 522-1.

TABLE 522-1

USES

Table 522-1: Uses		
Use	Status	Limitations & Qualifications
Household Living		
Single Family	P	Residential Home, as defined under ORS 197.660, within an existing single family dwelling allowed as a continued use pursuant to SRC 522.005(b).
	S	Secondary Dwellings and Guest Rooms, subject to SRC 700.065.
	N	All other Single Family.
Two Family	N	
Multiple Family	C	
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	

Table 522-1: Uses		
Use	Status	Limitations & Qualifications
Lodging		
Short-Term Commercial Lodging	P	
Long-Term Commercial Lodging	C	
Non-Profit Shelters	P	Non-Profit Shelters serving 5 or fewer persons.
	C	Non-Profit Shelters serving 6 to 75 persons.
	P	<u>Non-Profit Shelters serving victims of domestic violence for 10 or fewer persons.</u>
	N	All other Non-Profit Shelters.
Retail Sales and Service		
Eating and Drinking Establishments	P	
Retail Sales	N	Used merchandise stores, where sales and storage of merchandise and equipment is not conducted entirely within a building.
	P	All other Retail Sales.
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	C	
Motor Vehicle Services	P	Gasoline service stations.
	C	All other Motor Vehicle Services
Commercial Parking	P	
Park-and-Ride Facilities	P	
Taxicabs and Car Services	P	
Heavy Vehicle and Trailer Sales	C	Truck rental and leasing.
	N	All other Heavy Vehicle and Trailer Sales.
Heavy Vehicle and Trailer Service and Storage	P	Truck stops.
	C	The following Heavy Vehicle and Trailer Service and Storage activities: <ul style="list-style-type: none"> ▪ Heavy vehicle and equipment operation instruction. ▪ Tire retreading and tire repair shops.
	N	All other Heavy Vehicle and Trailer Service and Storage.
Recreation, Entertainment, and Cultural Services and Facilities		
Commercial Entertainment –	C	Nightclubs, located within 200 feet of a residential zone.

Table 522-1: Uses		
Use	Status	Limitations & Qualifications
Indoor	P	All other Commercial Entertainment – Indoor.
Commercial Entertainment – Outdoor	C	Privately owned camps, campgrounds, and recreational vehicle parks.
	N	The following Commercial Entertainment – Outdoor activities: <ul style="list-style-type: none"> ▪ Amusement parks. ▪ Drive-in movie theaters.
	P	All other Commercial Entertainment – Outdoor.
Major Event Entertainment	C	
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	
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	N	
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	The following Buildings and Grounds Services and Construction Contracting activities: <ul style="list-style-type: none"> ▪ Landscape, lawn, and garden services. ▪ Tree and shrub services.

Table 522-1: Uses		
Use	Status	Limitations & Qualifications
	C	Carpet and upholstery cleaning establishments.
	N	All other Building and Grounds Services and Construction Contracting.
Cleaning Plants	N	
Industrial Services	P	
Wholesale Sales, Storage, and Distribution		
General Wholesaling	N	
Heavy Wholesaling	N	
Warehousing and Distribution	C	Distribution centers for online, mail order, and catalog sales.
	N	All other Warehousing and Distribution.
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.
	C	The following General Manufacturing activities, when exceeding 10,000 square feet of total floor area per development site: <ul style="list-style-type: none"> Industrial and institutional food service contractors. Costume jewelry and precious metals metalsmithing. Sundries and notions. Signs.
	N	All other General Manufacturing.
Heavy Manufacturing	N	
Printing	P	
Transportation Facilities		
Aviation Facilities	N	
Passenger Ground Transportation Facilities	P	Transit stop shelters.
	C	The following Passenger Ground Transportation Facilities: <ul style="list-style-type: none"> Local and suburban passenger transportation. Intercity and rural highway passenger transportation within 2,000 feet from the center point of an I-5 interchange and having direct access on to a major arterial.
	N	All other Passenger Ground Transportation Facilities.

Table 522-1: Uses		
Use	Status	Limitations & Qualifications
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	C	The following Waste-Related Facilities are allowed conditionally: <ul style="list-style-type: none"> ▪ Recycling depots. ▪ Solid waste transfer stations.
	N	All other Waste-Related Facilities.
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	P	
Keeping of Livestock and Other Animals	N	
Animal Services	N	New wildlife rehabilitation facility.
	P	All other Animal Services.
Other Uses		
Temporary Uses	P	The following Temporary Uses: <ul style="list-style-type: none"> ▪ Temporary motor vehicle and recreational vehicle sales, subject to SRC 701.035.
Home Occupations	S	Home Occupations, subject to SRC 700.020.

(b) Continued Uses. Existing single family and two family uses, other than manufactured dwellings, within the CR zone constructed prior to February 1, 1983, but

which would otherwise be made non-conforming 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 522.010(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 a residential use; provided, however, conversion of the building or structure to a non-residential use shall thereafter prevent conversion back to a residential use.

Section 13. SRC 523.005 is amended to read as follows:

523.005. Uses. (a) Except as otherwise provided in this section, the permitted (P), special (S), conditional (C), and prohibited (N) uses in the CG zone are set forth in Table 523-1.

TABLE 523-1

USES

Table 523-1: Uses		
Use	Status	Limitations & Qualifications
Household Living		
Single Family	P	Residential Home, as defined under ORS 197.660, within an existing single family dwelling allowed as a continued use pursuant to SRC 523.005(b).
	N	All other Single Family
Two Family	N	
Multiple Family	C	
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	C	
Nursing Care	P	
Lodging		
Short-Term Commercial Lodging	P	

Table 523-1: Uses		
Use	Status	Limitations & Qualifications
Long- Term Commercial Lodging	P	
Non-Profit Shelters	P	Non-Profit shelters serving 5 or fewer persons.
	C	Non-Profit shelters serving 6 to 75 persons.
	P	<u>Non-Profit Shelters serving victims of domestic violence for 10 or fewer persons.</u>
	N	All other Non-Profit Shelters.
Retail Sales and Service		
Eating and Drinking Establishments	P	
Retail Sales	N	Used merchandise stores, where sales and storage of merchandise and equipment is not conducted entirely within a building or within a yard fully enclosed by a sight-obscuring fence, wall, or hedge.
	P	All other Retail Sales.
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	Nightclubs, located within 200 feet of a residential zone.
	P	All other Commercial Entertainment – Indoor.
Commercial Entertainment - Outdoor	C	Drive-in movie theaters.
	P	All other Commercial Entertainment – Outdoor.
Major Event Entertainment	C	Race Tracks.
	P	All other Major Event Entertainment.
Recreational and Cultural Community Services	P	

Table 523-1: Uses

Use	Status	Limitations & Qualifications
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	
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	N	
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	P	The following Heavy Wholesaling activities: <ul style="list-style-type: none"> ▪ Nursery stock wholesalers. ▪ Tractor and farm equipment wholesalers.
	C	The following Heavy Wholesaling activities: <ul style="list-style-type: none"> ▪ Firearms wholesalers. ▪ Wood products and timber wholesalers.
	N	All other Heavy Wholesaling.

Table 523-1: Uses		
Use	Status	Limitations & Qualifications
Warehousing and Distribution	P	The following Warehousing and Distribution activities: <ul style="list-style-type: none"> ▪ Distribution centers for online, mail order, and catalog sales. ▪ Postal processing and distribution centers.
	N	All other Warehousing and Distribution
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.
	C	The following General Manufacturing activities, when exceeding 10,000 square feet of total floor area per development site: <ul style="list-style-type: none"> ▪ Industrial and institutional food service contractors. ▪ Costume jewelry and precious metals metalsmithing. ▪ Sundries and notions. ▪ Signs.
	N	All other General Manufacturing.
Heavy Manufacturing	N	
Printing	P	
Transportation Facilities		
Aviation Facilities	N	
Passenger Ground Transportation Facilities	P	
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	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	N	
Surface Mining	N	
Farming, Forestry, and Animal Services		

Table 523-1: Uses		
Use	Status	Limitations & Qualifications
Agriculture	N	Marijuana Production
	P	All other Agriculture
Forestry	P	
Agriculture and Forestry Services	P	
Keeping of Livestock and Other Animals	C	
Animal Services	C	Wildlife rehabilitation facilities.
	P	All other Animal Services.
Other Uses		
Temporary Uses	P	The following Temporary Uses: <ul style="list-style-type: none"> Temporary motor vehicle and recreational vehicle sales, subject to SRC 701.035.
Home Occupations	S	Home Occupations, subject to SRC 700.020.

(b) Continued Uses. Existing single family and two family uses, other than manufactured dwellings, within the CG zone constructed prior to February 1, 1983, but which would otherwise be made non-conforming 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 523.010(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 a residential use; provided, however, conversion of the building or structure to a non-residential use shall thereafter prevent conversion back to a residential use.

Section 14. SRC 524.005 is amended to read as follows:

524.005. Uses. (a) Except as otherwise provided in this section, the permitted (P), special (S), conditional (C), and prohibited (N) uses in the CB zone are set forth in Table 524-1.

TABLE 524-1

USES

Table 524-1: 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.
	N	All other Single Family.
Two Family	P	Duplex.
	N	All other Two Family.
Multiple Family	P	
Group Living		
Room and Board	P	Room and Board serving 5 or fewer persons.
	C	The following Room and Board activities: <ul style="list-style-type: none"> ▪ Room and Board serving 6 to 75 persons. ▪ Relocation of an existing Room and Board facility within the CB zone serving more than 75 persons, provided the facility has existed within the CB zone as of September 1, 1993, and there is no increase in bed capacity.
	N	All other Room and Board.
Residential Care	P	
Nursing Care	P	
Lodging		
Short-Term Commercial Lodging	P	
Long-Term Commercial Lodging	N	
Non-Profit Shelters	P	Non-Profit Shelters serving 5 or fewer persons.
	C	The following Non-Profit Shelters: <ul style="list-style-type: none"> ▪ Non-Profit Shelters serving 6 to 75 persons. ▪ Relocation of an existing Non-Profit Shelter within the CB zone serving more than 75 persons, provided the shelter has existed within the CB zone as of September 1, 1993, and there is no increase in bed capacity.
	P	<u>Non-Profit Shelters serving victims of domestic violence for 10 or fewer persons.</u>
	N	All other Non-Profit Shelters.
Retail Sales and Services		

Table 524-1: Uses		
Use	Status	Limitations & Qualifications
Eating and Drinking Establishments	P	
Retail Sales	N	Medical Marijuana and Recreational Marijuana Sales or Transfers
	P	All Other Retail Sales
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	Mobile home dealers.
	P	All other Motor Vehicle and Manufactured Dwelling and Trailer Sales.
Motor Vehicle Services	P	
Commercial Parking	P	
Park-and-Ride Facilities	P	
Taxicabs and Car Services	P	
Heavy Vehicle and Trailer Sales	N	
Heavy Vehicle and Trailer Service and Storage	N	
Recreation, Entertainment, and Cultural Services and Facilities		
Commercial Entertainment - Indoor	P	
Commercial Entertainment - Outdoor	N	Drive-in movie theaters
	P	All other Commercial Entertainment – Outdoor.
Major Event Entertainment	P	Major Event Entertainment conducted indoors.
	N	All other Major Event Entertainment.
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		

Table 524-1: Uses

Use	Status	Limitations & Qualifications
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	P	
Funeral and Related Services		
Cemeteries	N	
Funeral and Cremation Services	N	
Construction Contracting, Repair, Maintenance, and Industrial Services		
General Repair Services	P	
Building and Grounds Services and Construction Contracting	N	The following Building and Grounds Services and Construction Contracting activities: <ul style="list-style-type: none"> ▪ Building construction. ▪ Heavy construction. ▪ Disinfecting and pest control services. ▪ Building cleaning and maintenance services.
	P	All other Building and Grounds Services and Construction Contracting.
Cleaning Plants	P	
Industrial Services	P	
Wholesale Sales, Storage, and Distribution		
General Wholesaling	P	General Wholesaling is permitted, provided that it is combined with retail sales in the same line of goods.
Heavy Wholesaling	P	Nursery stock, provided that it is combined with retail sales in the same line of goods.
	C	The following Heavy Wholesaling activities, provided they are combined with retail sales in the same line of goods: <ul style="list-style-type: none"> ▪ Minerals and ore. ▪ Metal service centers and wholesalers. ▪ Firearms. ▪ Wood products and timber.
	N	All other Heavy Wholesaling.
Warehousing and Distribution	P	Distribution centers for online, mail order, and catalog sales.

Table 524-1: Uses

Use	Status	Limitations & Qualifications
	N	All other Warehousing and Distribution
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.
	C	The following General Manufacturing activities, when exceeding 10,000 square feet of total floor area per development site: <ul style="list-style-type: none"> ▪ Industrial and institutional food service contractors. ▪ Costume jewelry and precious metals metalsmithing. ▪ Sundries and notions ▪ Signs.
	N	All other General Manufacturing.
Heavy Manufacturing	N	
Printing	P	
Transportation Facilities		
Aviation Facilities	C	Helicopter landing areas, with or without passenger terminal facilities.
	N	All other Aviation Facilities.
Passenger Ground Transportation Facilities	P	
Marine Facilities	P	
Utilities		
Basic Utilities	C	Reservoirs; water storage facilities.
	P	Basic Utilities are permitted, unless noted below.
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	C	The following Waste-Related Facilities: <ul style="list-style-type: none"> ▪ Recycling depots. ▪ Solid waste transfer stations.
	N	All other Waste-Related Facilities.
Mining and Natural Resource Extraction		
Petroleum and Natural Gas Production	N	
Surface Mining	N	
Farming, Forestry, and Animal Services		

Table 524-1: Uses		
Use	Status	Limitations & Qualifications
Agriculture	N	Marijuana Production
	P	All other Agriculture
Forestry	N	
Agriculture and Forestry Services	P	
Keeping of Livestock and Other Animals	N	
Animal Services	N	
Other Uses		
Home Occupations	S	Home Occupations, subject to SRC 700.020.

(b) Drive-Through Uses in Salem Downtown Historic District.

(1) Notwithstanding Table 524-1, banks and credit unions constructed on or after October 1, 2011 within the Salem Downtown Historic District shall be conditional uses within the Salem Downtown Historic District if developed with a drive-through, and adequate measures are taken to ensure pedestrian safety.

(2) Notwithstanding Table 524-1, any permitted, special, or conditional use within the Salem Downtown Historic District, except for banks and credit unions constructed on or after October 1, 2011, shall be a prohibited use within the Downtown Historic District if developed with a drive-through.

Section 15. SRC 551.005 is amended to read as follows:

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**

Table 551-1: Uses		
Use	Status	Limitations & Qualifications
Household Living		

Table 551-1: Uses

Use	Status	Limitations & Qualifications
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.
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	
Non-Profit Shelters	C	Non-Profit Shelters serving up to 75 persons.
	P	<u>Non-Profit Shelters serving victims of domestic violence for 10 or fewer persons.</u>
	N	All other Non-Profit 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		

Table 551-1: Uses		
Use	Status	Limitations & Qualifications
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	
Non-Profit 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	

Table 551-1: Uses		
Use	Status	Limitations & Qualifications
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: <ul style="list-style-type: none"> ▪ Firearms wholesalers. ▪ Wood products and timber wholesalers.
	N	The following Heavy Wholesaling activities: <ul style="list-style-type: none"> ▪ 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: <ul style="list-style-type: none"> ▪ 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. ▪ Computer and electronics manufacturing. ▪ Paperboard containers and boxes manufacturing.

Table 551-1: Uses

Use	Status	Limitations & Qualifications
	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		

Table 551-1: Uses

Use	Status	Limitations & Qualifications
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: <ul style="list-style-type: none">▪ 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		
Home Occupations	S	Home Occupations, subject to SRC 700.020.

(b) **Continued Uses.** Existing single and two family uses, other than manufactured dwellings, within the IC zone constructed prior to February 1, 1983, but which would otherwise be made non-conforming 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 a residential use; provided, however, conversion of the building or structure to a non-residential use shall thereafter prevent conversion back to a residential use.

Section 16. SRC 806.015 is amended to read as follows:

806.015. Amount Off-Street Parking. (a) **Minimum Required Off-Street Parking.** Unless otherwise provided under the UDC, off-street parking shall be provided in amounts not less than

those set forth in Table 806-1.

TABLE 806-1
MINIMUM OFF-STREET PARKING

Table 806-1: Minimum Off-Street Parking		
Use	Minimum Number of Spaces Required ⁽¹⁾	Limitations & Qualifications
Household Living		
Single Family	2	Applicable to all Single Family, unless noted below.
	1	Applicable to Single Family located within the CSDP area.
Two Family	2 per dwelling unit	Applicable to all Two Family, unless noted below.
	1 per dwelling unit	Applicable to Two Family located within the CSDP area.
	3	Applicable to Two family shared dwellings.
Multiple Family	2 per dwelling unit	Applicable to Multiple Family consisting of 3 dwelling units.
	1 per dwelling unit	Applicable to Multiple Family consisting of 3 dwelling units located within the CSDP area.
	1.5 per dwelling unit	Applicable to Multiple Family consisting of 4 or more dwelling units.
	1 per dwelling unit	Applicable to Multiple Family consisting of 4 or more dwelling units located within the CSDP area.
	1 per 4 dwelling units	Applicable to low income elderly housing.
Group Living		
Room and Board Facilities	1 per guest room or suite	
Residential Care	1 per 350 sq. ft.	
Nursing Care	1 per 3 beds	
Lodging		
Short-Term Commercial Lodging	1 per guest room or suite	
Long-Term Commercial Lodging		
Non-Profit Shelters	<u>1 per guest room or suite</u>	<u>Applicable to Non-Profit Shelters serving victims of domestic violence</u>

Table 806-1: Minimum Off-Street Parking		
Use	Minimum Number of Spaces Required ⁽¹⁾	Limitations & Qualifications
	1 per 350 sq. ft.	<u>Applicable to all other Non-Profit Shelters</u>
Retail Sales and Service		
Eating and Drinking Establishments	1 per 250 sq. ft.	
Retail Sales	1 per 900 sq. ft.	Applicable to the following Retail Sales activities: <ul style="list-style-type: none">▪ Building materials, hardware, nurseries, and lawn and garden supply stores.▪ Auto supply stores.▪ Furniture and home furnishing stores.▪ Household appliance and radio, television, music, and consumer electronics stores.
	1 per 250 sq. ft.	Applicable to all other Retail Sales.
Personal Services	1 per 1,000 sq. ft.	Applicable to laundry, dry cleaning, and garment services.
	1 per 350 sq. ft.	Applicable to all other Personal Services.
Postal Services and Retail Financial Services	1 per 500 sq. ft.	
Shopping Center	1 per 250 sq. ft.	
Business and Professional Services		
Office	1 per 350 sq. ft.	
Audio/Visual Media Production		
Laboratory Research and Testing		
Office Complex		
Motor Vehicle, Trailer, and Manufactured Dwelling Sales and Service		
Motor Vehicle and Manufactured Dwelling and Trailer Sales	1 per 900 sq. ft.	
Motor Vehicle Services		
Taxicabs and Car Services		
Heavy Vehicle and Trailer Sales		

Table 806-1: Minimum Off-Street Parking		
Use	Minimum Number of Spaces Required ⁽¹⁾	Limitations & Qualifications
Heavy Vehicle and Trailer Service and Storage		
Commercial Parking	N/A	
Park-and-Ride Facilities		
Recreation, Entertainment, and Cultural Services and Facilities		
Commercial Entertainment – Indoor	1 per 5 seats or 10 feet of bench length	Applicable to theaters.
	3 per court, plus additional 1 per 5 seats or 10 feet of bench length	Applicable to tennis, racquetball, and handball courts.
	1 per 300 sq. ft.	Applicable to all Commercial Entertainment – Indoor.
Commercial Entertainment – Outdoor	3 per court, plus additional 1 per 5 seats or 10 feet of bench length	Applicable to tennis, racquetball, and handball courts.
	4 per tee	Applicable to golf courses.
	1 per 2,000 sq. ft. of gross site area	Applicable to all other Commercial Entertainment – Outdoor.
Major Event Entertainment	The greater of the following: 1 per 5 seats or 10 feet of bench length; or 1 per 25 sq. ft. of floor area of assembly space.	
Recreational and Cultural Community Services	4 per tee	Applicable to golf courses.
	1 per 350 sq. ft.	Applicable to all other indoor Recreational and Cultural Community Services.
	1 per 2,000 sq. ft. of gross site area	Applicable to all other outdoor Recreational and Cultural Community Services.
Parks and Open Space	None	
Non-Profit Membership Assembly	1 per 350 sq. ft.	
Religious Assembly	1 per 5 seats or 10 feet of bench length within the principle worship area; or 1 per 80 sq. ft. within the principal worship area, when no fixed seating or benches are provided.	
Health Services		

Table 806-1: Minimum Off-Street Parking			
Use	Minimum Number of Spaces Required ⁽¹⁾		Limitations & Qualifications
Medical Centers/Hospitals	1.5 per bed		
Outpatient Medical Services and Laboratories	1 per 350 sq. ft.		
Education Services			
Day Care	1	Day Care serving 1 to 12 persons	Parking requirement applies in addition to spaces required for any dwelling.
	2	Day Care serving 13 to 18 persons	
	3	Day Care serving 19 to 26 persons	
	4	Day Care serving 27 or more persons	
Basic Education	2 per classroom		Applicable to elementary schools.
	1 per 6 students		Applicable to secondary schools. The number of students shall be calculated based on the total number of students the school is designed to accommodate.
Post-Secondary and Adult Education	1 per 350 sq. ft.		Applicable to vocational and trade schools.
	1 per 4 students		Applicable to all other Post-Secondary and Adult Education. The number of students shall be calculated based on the total number of students the school is designed to accommodate.
Civic Services			
Governmental Services	1 per 500 sq. ft.		
Social Services	1 per 350 sq. ft.		
Governmental Maintenance Services and Construction	The greater of the following: 0.75 per employee; or 1 per 5,000 sq. ft. (Less than 50,000 sq. ft.) 1 per 10,000 sq. ft. (50,000 to 100,000 sq. ft.) 1 per 15,000 sq. ft. (Greater than 100,000 sq. ft.)		
Public Safety			

Table 806-1: Minimum Off-Street Parking		
Use	Minimum Number of Spaces Required ⁽¹⁾	Limitations & Qualifications
Emergency Services	1 per employee, plus 1 additional space per ambulance	Applicable to ambulance stations.
	1 per 500 sq. ft.	Applicable to all other Emergency Services.
Detention Facilities	1 per 2,000 sq. ft.	
Military Installations	1 per 500 sq. ft.	
Funeral and Related Services		
Cemeteries	1per 350 sq. ft.	
Funeral and Cremation Services	1 per 5 seats or 10 feet of bench length in the chapel	
Construction Contracting, Repair, Maintenance, and Industrial Services		
Building and Grounds Services and Construction Contracting	The greater of the following: 0.75 per employee; or 1 per 5,000 sq. ft. (Less than 50,000 sq. ft.) 1 per 10,000 sq. ft. (50,000 to 100,000 sq. ft.) 1 per 15,000 sq. ft. (Greater than 100,000 sq. ft.)	
Industrial Services		
General Repair Services	1 per 350 sq. ft.	
Cleaning Plants	1 per 1,000 sq. ft.	
Wholesale Sales, Storage, and Distribution		
General Wholesaling	1 per 1,500 sq. ft.	
Heavy Wholesaling		
Warehousing and Distribution	The greater of the following: 0.75 per employee; or 1 per 5,000 sq. ft. (Less than 50,000 sq. ft.) 1 per 10,000 sq. ft. (50,000 to 100,000 sq. ft.) 1 per 15,000 sq. ft. (Greater than 100,000 sq. ft.)	
Self Service Storage		
Manufacturing		
General Manufacturing	The greater of the following: 0.75 per employee or: 1 per 5,000, sq. ft. (Less than 50,000 sq. ft.) 1 per 10,000 sq. ft. (50,000 to 100,000 sq. ft.) 1 per 15,000 sq. ft. (Greater than 100,000 sq. ft.)	
Heavy Manufacturing		
Printing		

Table 806-1: Minimum Off-Street Parking		
Use	Minimum Number of Spaces Required ⁽¹⁾	Limitations & Qualifications
Transportation Facilities		
Aviation Facilities	The greater of the following: 0.75 per employee or: 1 per 5,000 sq. ft. (Less than 50,000 sq. ft.) 1 per 10,000 sq. ft. (50,000 to 100,000 sq. ft.) 1 per 15,000 sq. ft. (Greater than 100,000 sq. ft.)	
Passenger Ground Transportation Facilities;		
Marine Facilities	1 per boat berth or docking space.	Applicable to marinas.
	The greater of the following: 0.75 per employee or: 1 per 5,000 sq. ft. (Less than 50,000 sq. ft.) 1 per 10,000 sq. ft. (50,000 to 100,000 sq. ft.) 1 per 15,000 sq. ft. (Greater than 100,000 sq. ft.)	Applicable to all other Marine Facilities.
Utilities		
Basic Utilities	The greater of the following: 0.75 per employee or: 1 per 5,000 sq. ft. (Less than 50,000 sq. ft.) 1 per 10,000 sq. ft. (50,000 to 100,000 sq. ft.) 1 per 15,000 sq. ft. (Greater than 100,000 sq. ft.)	
Drinking Water Treatment Facilities		
Power Generation Facilities		
Data Center Facilities		
Waste Related Facilities		
Wireless Communication Facilities	None	
Fuel Dealers	1 per 200 sq. ft.	
Mining and Natural Resource Extraction		
Petroleum and Natural Gas Production	The greater of the following: 0.75 per employee or: 1 per 5,000 sq. ft. (Less than 50,000 sq. ft.) 1 per 10,000 sq. ft. (50,000 to 100,000 sq. ft.) 1 per 15,000 sq. ft. (Greater than 100,000 sq. ft.)	
Surface Mining		
Farming, Forestry, and Animal Services		

Table 806-1: Minimum Off-Street Parking		
Use	Minimum Number of Spaces Required ⁽¹⁾	Limitations & Qualifications
Agriculture	5	Applicable when retail sales are involved.
Forestry		
Agriculture and Forestry Services	The greater of the following: 0.75 per employee or: 1 per 5,000 sq. ft. (Less than 50,000 sq. ft.) 1 per 10,000 sq. ft. (50,000 to 100,000 sq. ft.) 1 per 15,000 sq. ft. (Greater than 100,000 sq. ft.)	
Keeping of Livestock and Other Animals	1 per 400 sq. ft.	
Animal Services	1 per 400 sq. ft.	
Other Uses		
Temporary Uses	Per SRC Chapter 701	
Home Occupations	1 per non-resident employee	Parking requirement applies in addition to spaces required for the dwelling unit.
(1) Unless otherwise provided, when required off-street parking is expressed in terms of a number of spaces per a square footage, the square footage shall equal the gross floor area.		

(b) Compact Parking. Up to 75 percent of the minimum off-street parking spaces required under this Chapter may be compact parking spaces.

(c) Carpool and Vanpool Parking. New developments with 60 or more required off-street parking spaces, and falling within the Public Services and Industrial use classifications, and the Business and Professional Services use category, shall designate a minimum of 5 percent of their total off-street parking spaces for carpool or vanpool parking.

(d) Maximum Off-Street Parking. Unless otherwise provided under the UDC, off-street parking shall not exceed the amounts set forth in Table 806-2.

TABLE 806-2
MAXIMUM OFF-STREET PARKING

Table 806-2: Maximum Off-Street Parking	
Minimum Number of Off-Street Parking Spaces Required <i>(From Table 806-1)</i>	Maximum Number of Off-Street Parking Spaces Allowed

20 Spaces or Less	2.5 times minimum number of spaces required.
More than 20 Spaces	1.75 times minimum number of spaces required.

(e) Reductions to Required Off-Street Parking through Alternative Modes of Transportation.

(1) Construction of Transit Related Improvements. When adjacent to transit service, minimum required off-street parking may be reduced by up to 10 percent for redevelopment of an existing off-street parking area for transit-related improvements, including transit stops, pullouts and shelters, park and ride lots, transit-oriented developments, and similar facilities.

(2) Satisfaction of Off-Street Parking through Implementation of a Plan for Alternative Modes of Transportation. Minimum required off-street parking for uses or activities other than Household Living may be reduced through implementation of a plan providing for the use of alternative modes of transportation to decrease the need for off-street parking. The plan shall be reviewed as a Class 2 Adjustment under SRC Chapter 250.

Section 17. Findings. This is a legislative land use amendment. The criteria applicable to this proceeding are identified in SRC 110.085(b)(1)&(2). Findings demonstrating the amendment complies with the applicable criteria are set forth in “Exhibit 1,” which is attached hereto and incorporated herein by reference.

Section 18. Codification. In preparing this ordinance for publication and distribution, the City Recorder shall not alter the sense, meaning, effect or substance of this ordinance, but within such limitations, may:

- (a)** Renumber sections and parts of sections of the ordinance;
- (b)** Rearrange sections;
- (c)** Change reference numbers to agree with renumbered chapters, sections or other parts;
- (d)** Delete references to repealed sections;
- (e)** Substitute the proper subsection, section or chapter, or other division numbers;

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- (f) Change capitalization and spelling for the purpose of uniformity;
- (g) Add headings for purposes of grouping like sections together for ease of reference;
and
- (h) Correct manifest clerical, grammatical or typographical errors.

Section 19. Severability. Each section of this ordinance, and any part thereof, is severable, and if any part of this ordinance is held invalid by a court of competent jurisdiction, the remainder of this ordinance shall remain in full force and effect.

PASSED by the City Council this _____ day of _____, 2017.

ATTEST:

City Recorder

Approved by City Attorney: _____

Checked by: B. Colbourne