

ORDINANCE BILL NO. 5-17

AN ORDINANCE RELATING TO SHORT-TERM RENTALS AND ACCESSORY SHORT-TERM RENTALS; CREATING NEW PROVISIONS; AND AMENDING SRC 30.005, 30.010, 30.035, 30.040, 30.050, 30.055, 37.020, 37.060, 59.010, 59.405, 111.005, 111.010, 111.090, 111.095, 400.030, 400.035, 400.040, 510.005, 511.005, 512.010, 513.005, 514.005, 515.005, 520.015, 521.005, 530.040, 545.005, 554.005, 806.005, 806.015, 806.055, AND 806.075.

The City of Salem ordains as follows:

Section 1. Findings. Findings demonstrating compliance with the applicable criteria are set forth in Exhibit A, incorporated herein, attached hereto.

Section 2. The following is added to and made a part of the Salem Revised Code, Title III, Chapter 30, as follows:

30.1000. License Required.

(a) An accessory short-term rental license shall be effective when issued, and shall expire on December 31 of the year it is issued, unless sooner suspended or revoked. The license may be renewed pursuant to SRC 30.055.

(b) An accessory short-term rental license shall designate the operator and the property approved under the license. Licenses shall not be transferable to other people or properties.

Section 3. The following is added to and made a part of the Salem Revised Code, Title III, Chapter 30, as follows:

30.1005. Standards.

(a) Compliance with applicable law. An accessory short-term rental must conform to the applicable requirements of Title X of the Salem Revised Code (SRC), and to all other applicable SRC requirements.

(b) Owner authorization. A resident family who rents or leases a dwelling unit may not operate an accessory short-term rental without the written authorization of the property owner.

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(c) Local Representative. Operators shall provide a local representative to respond to issues that may arise during the rental of an accessory dwelling unit. The local representative shall be:

- (1) The operator who resides on the property during the term of the accessory dwelling unit rental, or**
- (2) A licensed real property management company that has a physical office open to the public within the Salem/Keizer Urban Growth Boundary, and;**
- (3) Available to timely respond to the property to address complaints regarding renters of an accessory dwelling unit.**

(d) Guest Registry. The operator of an accessory short-term rental shall maintain a guest registry. The guest registry shall be available for inspection by the Director upon request. The guest registry shall include the following information:

- (1) For each booking:**
 - (A) The dates, and total number of days, rented;**
 - (B) Whether the rental was hosted or non-hosted;**
 - (C) If the rental was hosted, the number of individual guest rooms rented;**
 - (D) The number of guests;**
 - (E) For bookings reserved through a booking service, the name of the booking service where the booking was reserved; and**
- (2) For the entire year:**
 - (A) The total number of days rented as a hosted rental; and**
 - (B) The total number of days rented as a non-hosted rental.**

(e) Transient Occupancy Tax. The operator of an accessory short-term rental shall comply with all of the applicable requirements of SRC Chapter 37.

(f) Insurance. The operator of an accessory short-term rental shall maintain liability insurance which covers the use of the property as an accessory short-term rental. The insurance shall be in effect during the entire term the accessory short-term rental license is valid.

1 (g) Advertising. No person shall advertise or list an accessory short-term rental for rent
2 without a valid accessory short-term rental license. The City issued license number shall
3 be included on any advertisement or listing.

4 (h) Safety Requirements. Accessory short-term rentals shall conform to the City’s
5 Housing Code under SRC Chapter 59.

6 **Section 4.** The following is added to and made a part of the Salem Revised Code, Title III,
7 Chapter 30, as follows:

8 **30.1010. Inspection.** Accessory short-term rentals shall be inspected by the Director at least
9 once every five calendar years. Inspections shall verify:

10 (a) The number of guestrooms; and

11 (b) Conformance with the City’s Housing Code, SRC Chapter 59.

12 **Section 5.** The following is added to and made a part of the Salem Revised Code, Title III,
13 Chapter 30, as follows:

14 **30.1100. License Required.**

15 (a) A short-term rental license shall be effective when issued, and shall expire on
16 December 31 of the year it is issued, unless sooner suspended or revoked. The license
17 may be renewed pursuant to SRC 30.055.

18 (b) An accessory short-term rental license shall designate the operator and the property
19 approved under the license. Licenses shall not be transferable to other people or
20 properties.

21 **Section 6.** The following is added to and made a part of the Salem Revised Code, Title III,
22 Chapter 30, as follows:

23 **30.1105. Standards.**

24 (a) A short-term rental must conform to the applicable requirements of Title X of the
25 Salem Revised Code, and to all other applicable SRC requirements.

26 (b) Local Representative. Operators shall provide a local representative to respond to
27 issues that may arise during the rental of an accessory dwelling unit. The local
28 representative shall be:

29 (1) The operator, or
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1 (2) A licensed real property management company that has a physical office open
2 to the public within the Salem/Keizer Urban Growth Boundary, and;

3 (3) Available to timely respond to the property to address complaints regarding
4 renters of an accessory dwelling unit.

5 (c) **Guest Registry.** The operator of a short-term rental shall maintain a guest registry.
6 The guest registry shall be available for inspection by the Director upon request. The
7 guest registry shall include the following information:

8 (1) For each booking:

9 (A) The dates, and total number of days, rented;

10 (B) Whether the rental was for the entire dwelling unit or guest rooms
11 within the dwelling unit;

12 (C) For bookings when individual guestrooms within the dwelling unit
13 were rented rather than the entire dwelling unit, the number of individual
14 guest rooms rented;

15 (D) The number of guests;

16 (E) For bookings reserved through a booking service, the name of the
17 booking service where the booking was reserved; and

18 (2) For the entire year:

19 (A) The total number of days individual guestrooms within the dwelling
20 unit were rented; and

21 (B) The total number of days the entire dwelling unit was rented.

22 (d) **Transient Occupancy Tax.** The operator of a short-term rental shall comply with
23 the applicable requirements of SRC Chapter 37.

24 (e) **Insurance.** The operator of a short-term term rental shall maintain liability insurance
25 which covers the use of the property as a short-term rental. The insurance shall be in
26 effect during the entire term the short-term rental license is valid.

27 (f) **Advertising.** No person shall advertise or list a short-term rental for rent without a
28 valid short-term rental license. The City issued license number shall be included on any
29 advertisement or listing for the short-term rental.

1 **(g) Safety Requirements.** Short-term rentals shall conform to the City’s Housing Code
2 under SRC Chapter 59.

3 **Section 7.** The following is added to and made a part of the Salem Revised Code, Title III,
4 Chapter 30, as follows:

5 **30.1110. Inspection.** Short-term rentals shall be inspected by the Director to verify:

6 **(a) The number of guestrooms;**

7 **(b) The number, location, and availability of required parking spaces; and**

8 **(c) Conformance with the City’s Housing Code, SRC Chapter 59.**

9 **Section 8.** The following is added to and made a part of the Salem Revised Code, Title X,
10 Chapter 700, as follows:

11 **700.006. Accessory Short Term Rentals.** Where designated as a special use, accessory short-
12 term rentals shall comply with the additional standards set forth in this section. The standards in
13 this section cannot be modified through Conditional Use approval.

14 **(a) Operated as Accessory Use.** An accessory short-term rental shall only be
15 operated as an accessory use to a Single Family or Two Family use on the same lot. In
16 order to qualify as an accessory use:

17 **(1) The accessory short-term rental must be operated by the resident family who**
18 **resides in the dwelling unit; and**

19 **(2) The resident family must reside in the dwelling unit for a minimum of 270**
20 **days during each calendar year.**

21 **(b) Structure Type.** An accessory short-term rental shall be located within a lawfully-
22 built single family dwelling unit or two family dwelling unit that meets building code
23 requirements. For purposes of this subsection, a dwelling unit within a condominium is
24 considered a single family dwelling unit. An accessory short-term rental shall not be
25 allowed in:

26 **(1) An accessory dwelling unit (ADU);**

27 **(2) A guest house, as defined under SRC 111.035(d), or a guest quarters;**

28 **(3) A tent or other temporary enclosure or shelter;**

29 **(4) A recreational vehicle, travel trailer, or similar structure;**

30 **(5) A motor vehicle; or**

1 (6) Any structure not intended for ongoing human occupancy;

2 (c) Relationship to Other Accessory Uses on Lot. In order to minimize the
3 cumulative impacts of multiple accessory uses located on one lot, an accessory short-
4 term rental shall not be allowed if any of the following accessory uses are being
5 conducted on the lot:

6 (1) Accessory dwelling unit (ADU); and

7 (2) Taking of boarders or leasing of rooms by a resident family.

8 (d) Number of Guestrooms.

9 (1) Hosted Rental. When the resident family is present as a host, the maximum
10 number of guestrooms that may be rented shall not exceed two.

11 (2) Non-Hosted Rental. When the resident family is not present as a host, the
12 entire dwelling unit may be rented; there is no maximum limit on the number of
13 guestrooms within the dwelling unit that may be used.

14 (e) Number of Guests. The maximum number of guests shall not exceed two per
15 guestroom. For purposes of this subsection, children under 12 years of age do not
16 count toward the maximum number of guests.

17 (f) Length of Stay. The maximum length of stay for any guest shall not exceed 29
18 consecutive days.

19 (g) Booking Limits.

20 (1) Hosted Rental.

21 (A) There is no maximum limit on the number of days within a calendar
22 year an accessory short-term rental may be rented when the resident
23 family is present as a host.

24 (B) Multiple bookings at any given time by more than one group of guests
25 are allowed.

26 (2) Non-Hosted Rental.

27 (A) The total number of days within a calendar year an accessory short-
28 term rental may be rented without the resident family being present as a
29 host shall not exceed a maximum of 95 days.

1 (B) Rental of the accessory short-term rental shall be limited to a
2 maximum of one booking at any given time. Multiple bookings at any
3 given time by more than one group of guests are not allowed.

4 (h) Activities Allowed. Accessory short-term rentals shall be limited to the provision
5 of lodging. Activities other than lodging, such as events, gatherings, luncheons,
6 banquets, parties, weddings, meetings, fundraising, or commercial or advertising
7 activities, are prohibited.

8 **Section 9.** SRC 30.005 is amended to read as follows:

9 **30.005. Definitions.** Except as the context otherwise specifically requires, as used in this
10 Chapter, the following mean:

11 (a) Annual or annually: Beginning on January 1 and ending on December 31 of any
12 calendar year.

13 (b) Automobile racetrack: Any premises operated as a business where there are regularly
14 or seasonally conducted contests among motor vehicles involving vehicle locomotion and
15 the vehicles or their drivers are rated in relation to each other or to some standard. As
16 used in this definition, "motor vehicle" includes, but is not limited to, cars, trucks,
17 motorcycles, and go-carts.

18 (c) Booking Service: Any reservation and/or payment service provided by a person that
19 facilitates transient lodging rental transactions between owners or operators and
20 prospective transient users, and for which the person collects or receives, directly or
21 indirectly, a fee in connection with the reservation or payment services provided for the
22 transient lodging rental transaction. Examples of a booking service include, but are not
23 limited to, online travel companies and home-sharing hosting platforms.

24 ~~(e)~~(d) Camp site: Any tourist unit where persons may camp or occupy any dwelling
25 place other than a permanent building constructed entirely of wood or more lasting
26 materials.

27 ~~(d)~~(e) Camp structure: Any temporary structure designed to be used as shelter for human
28 habitation.

29 ~~(e)~~(f) Chief: The Chief of the Salem Police Department or the Chief's designee.

30 ~~(f)~~(g) Consideration: As the context requires:

- 1 (1) An admission fee, cover charge, coupon, or similar token;
2 (2) The purchase of a prescribed minimum quantity of goods, consumables, or
3 services; or
4 (3) Any form of user charge or token for the privilege of dancing, including the
5 deposit by any patron of a coin or token in a "juke box" or other device in order to
6 obtain music for dancing.

7 ~~(g)~~(h) Dealer in used merchandise means a junk dealer, pawn broker, or second hand
8 dealer.

9 ~~(h)~~(i) Digital dispatch system: An internet-based software application, website,
10 platform, or interface that allows for the solicitation, arrangement, or provision of vehicle
11 for hire services and the display of rates, calculation of fares, or acceptance of payment
12 for vehicle for hire services.

13 ~~(i)~~(j) Director: The City Manager or the department head charged by the City Manager
14 with the enforcement of this Chapter, or that department head's designee.

15 ~~(j)~~(k) Fire Code Official: The Fire Chief of the Salem Fire Department or the Fire
16 Chief's designee.

17 ~~(k)~~(l) Junk: Articles of personal property that have outlived their usefulness in their
18 original form, or articles of personal property that have been discarded and are no longer
19 used for their manufactured purpose, regardless of value. As used in this Chapter the
20 term "junk" includes, but is not limited to:

- 21 (1) Any derelict motor vehicle, i.e., any used motor vehicle without a vehicle
22 license or with an expired license;
23 (2) Any neglected motor vehicle, i.e., a motor vehicle that is missing critical parts
24 required for the normal and legal operation of the vehicle, but has all of its body
25 parts intact, including fenders, hood, trunk, glass, and tires; or
26 (3) Any wrecked motor vehicle, or part thereof, i.e., a motor vehicle that is
27 dismantled or partially dismantled, or having a broken or missing window or
28 windshield, or lacking a wheel or tire;
29 (4) Machinery or parts thereof that are inoperative, worn out, or in a state of
30 disrepair;

1 (5) Any appliances or parts thereof that are inoperative, worn out, or in a state of
2 disrepair;

3 (6) Any worn out or dilapidated indoor fixtures or furnishings, or parts thereof;

4 (7) Any bulk solid waste; and

5 (8) Solid waste items that are of a type or quantity inconsistent with normal and
6 usual use such as wood, metal, scrap and other similar items.

7 ~~(l)~~(m) Junk dealer: Any person who as an owner engages in the business of buying and
8 selling of any junk.

9 ~~(m)~~(n) License: The written form of permission required in order to operate a business
10 or pursue a vocation as required by this Chapter.

11 ~~(n)~~(o) Limousine: A luxury motor vehicle whose chassis and wheelbase have been
12 lengthened beyond the original manufacturer's specifications, whether at the time of
13 manufacture or after, and which is used to provide prearranged transportation services
14 under a contract or agreement for such services.

15 ~~(o)~~(p) Mobile food unit: Any motor vehicle, trailer, or wagon which is used for the
16 purpose of preparing, processing, or converting food for immediate consumption as a
17 drive-in, drive-through, curb or walk-up service. A mobile food unit does not include a
18 street vendor's cart or a motor vehicle, trailer or wagon used exclusively for selling
19 prepackaged food items (i.e. an ice cream truck).

20 ~~(p)~~(q) Night club: Any premises where:

21 (1) The general public is permitted to attend and dance upon the payment of an
22 admission fee or some other form of consideration; and

23 (2) There is a dance floor or other space where dancing to live or recorded music
24 is regularly permitted; and

25 (3) The premises or other space where dancing is regularly permitted is not the
26 subject of a license issued by the Oregon Liquor Control Commission to sell or
27 dispense alcoholic beverages.

28 (4) As used in this Chapter, "night club" does not include any dance that occurs
29 as part of a special event that has been licensed pursuant to this Chapter or that
30 occurs a part of a community event that has a permit issued pursuant to SRC

Chapter 104, or any dance conducted by a non-profit organization that is an incidental function of its organization and whose building has been constructed to meet structural and fire life safety requirements for dances.

~~(q)~~(r) Operator: A person engaged in the business of furnishing or operating a business defined by this Chapter, whether upon contract or by offering such service to the public generally.

~~(r)~~(s) Pawnbroker: Any person engaged in the business of loaning money to another person where personal security, pawns, or pledges are the condition of the loan; or the business of purchasing articles of personal property with the agreement to resell the articles to the vendors thereof, at prices agreed upon at or before the time of such purchase.

~~(s)~~(t) Person: Any natural person, partnership, corporation, limited liability company, government entity, association or other entity in law or fact.

~~(t)~~(u) Recreational vehicle: Any camper, motor home, or travel trailer. As used in this definition, "camper," "motor home," and "travel trailer" shall have the meanings set forth in ORS Chapter 801.

~~(u)~~(v) Regularly permitted dancing:

(1) Dancing that is advertised or acknowledged by the operator as being available to patrons at least three days in any month; or

(2) Patrons are allowed to dance on the premises on at least three days in any month with the knowledge of and without effective prohibition by the operator.

~~(v)~~(w) Secondhand dealer: Any person engaged in the business of buying, selling, or otherwise dealing in secondhand goods either as a separate business or as a substantial part of another business.

~~(w)~~(x) Secondhand goods: Any article of personal property which enters the stream of commerce after it has been purchased by a private party from a vendor; provided, however, secondhand goods shall not include any article of person property conveyed to a secondhand dealer solely by donation. As used in this Chapter, the term secondhand goods includes, but is not limited to:

1 (1) Precious metals and precious and semiprecious gems and gemstones,
2 including but not limited to, gold, silver, platinum, copper, diamonds, rubies,
3 emeralds, sapphires, and turquoise.

4 (2) Jewelry containing any precious metals, precious gems, or semi-precious
5 gems.

6 (3) Collectibles, including but not limited to, trading cards, stamps, coins,
7 decorative arts, ceramics, flatware, paintings, sculptures, and other fine and
8 decorative arts.

9 (4) Antique and used furniture.

10 (5) Computers, computer components, computer peripherals, and computer
11 games.

12 ~~(x)~~(y) Severe mobility limitation: A physical impairment that precludes a person's ability
13 to walk without the physical assistance of another person and/or the assistance of a
14 wheelchair, stretcher, or similar device. Persons who can walk with a walker or cane but
15 do not need the assistance of another person shall not be considered as having a severe
16 mobility limitation.

17 ~~(y)~~(z) Special event: Any dance, movie, play, concert, circus, carnival, exhibition, sports
18 event, haunted house, or other similar live, filmed, or televised performance, activity, or
19 program held or presented at any privately-owned premises, where an admission fee or
20 other form of consideration is charged or required, but not including any such event
21 occurring at a premises operated as a business for such activities where the activity is
22 occurring in the course of its regular schedule of events or where the occupancy or use of
23 the premises for such events has been previously approved by the City of Salem.

24 ~~(z)~~(aa) Street vendor: Any person who travels from street to street upon public sidewalks
25 in a commercial zone carrying, conveying, or transporting goods and offering and
26 exposing the same for sale from a mobile type device such as a pushcart or similar
27 conveyance.

28 ~~(aa)~~(bb) Taxicab: A motor vehicle, other than an ambulance, wheelchair coach, limousine,
29 or transportation network vehicle
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1 ~~(bb)~~**(cc)** Tourist park: Any lot, tract, or parcel of land operated by a business for the
2 purposes of furnishing tourist units for a fee or in connection with securing the trade or
3 patronage of the users thereof. Such definition does not include any park which is owned
4 and operated by any state, county, or city government or any agency thereof.

5 ~~(ee)~~**(dd)** Tourist unit: Any place in a tourist park which is designed to be used for
6 temporary habitation by a single family in a camp site or recreational vehicle.

7 ~~(dd)~~**(ee)** Transportation network: One or more vehicle for hire drivers working as
8 independent contractors, utilizing a digital dispatch system, and using personal motor
9 vehicles in the provision of transportation services.

10 ~~(ee)~~**(ff)** Transportation network company: A person that operates or facilitates a
11 transportation network.

12 ~~(ff)~~**(gg)** Transportation network vehicle: A personal motor vehicle which is used as a
13 vehicle for hire and is part of a transportation network.

14 ~~(gg)~~**(hh)** Transportation services: Providing motor vehicle transportation of persons or
15 goods for compensation of any kind. However, it does not include transportation
16 provided by a public or governmental entity, transportation that is regulated entirely by
17 the state of Oregon or the federal government, or transportation of goods provided by a
18 person that engages solely in the transportation of goods.

19 ~~(hh)~~**(ii)** Tree trimmer: A person engaged in the business of trimming, pruning, altering,
20 removing, or providing tree surgery for trees growing, standing, or located upon any
21 public street, sidewalk, park, or other public right-of-way, except a person owning a plant
22 nursery and treating, trimming, pruning, altering, or removing shade trees in stock at such
23 nursery or at the time of planting the same after sale.

24 ~~(ii)~~**(jj)** Vehicle for hire: A motor vehicle used to provide transportation services for
25 compensation where such services are not operated exclusively over a fixed or defined
26 route, including taxicabs, wheelchair coaches, and transportation network vehicles

27 ~~(jj)~~**(kk)** Vehicle for hire agency: A person engaged in the business of furnishing or
28 providing one or more vehicles for hire through a digital dispatch system or by any other
29 means, regardless of whether such business has employees or delivers its services
30 through independent contractors, including a transportation network company.

1 ~~(kk)~~**(ll)** Vehicle for hire driver: A person who carries on the vocation of driving a vehicle
2 for hire.

3 ~~(ff)~~**(mm)** Wheelchair coach: A privately owned motor vehicle for hire, other than an
4 ambulance, that is constructed or equipped and regularly provided or offered to be
5 provided, primarily for the nonemergency transportation of persons with severe mobility
6 limitations.

7 **Section 10.** SRC 30.010 is amended to read as follows:

8 **30.010. License Required.** A license issued pursuant to this Chapter shall be required for any
9 person engaging in the operation of any of the following businesses or activities, or engaging in
10 any of the following vocations:

11 **(a)** Accessory short-term rental;

12 ~~(a)~~**(b)** Automobile racetrack;

13 ~~(b)~~**(c)** Dealer in used merchandise;

14 ~~(e)~~**(d)** Mobile food unit;

15 ~~(d)~~**(e)** Night club;

16 **(f)** Short-term rental;

17 ~~(e)~~**(g)** Special events

18 ~~(f)~~**(h)** Street vendor;

19 ~~(g)~~**(i)** Tree trimmer;

20 ~~(h)~~**(j)** Tourist Park;

21 ~~(i)~~**(k)** Vehicle for hire agency; or

22 ~~(j)~~**(l)** Vehicle for hire driver.

23 **Section 11.** SRC 30.040 is amended to read as follows:

24 **30.040. Display of License.**

25 **(a)** A license issued for a fixed place of business shall be displayed at all times on the
26 premises in a prominent location where it can be easily read by members of the public.

27 **(b)** A license issued for a business or a vocation which is not at a fixed place of business
28 shall be carried by the licensee at all times while the licensee is engaged in the business
29 or vocation. Upon request, the licensee shall show the license to any person with whom
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the licensee is dealing as part of the licensed activity or to any police officer or code compliance officer employed by the City.

(c) A license for a vehicle for hire driver shall be displayed in the vehicle for hire in a prominent place, readily visible to passengers in the vehicle.

(d) Notwithstanding subsection (a) of this section, a license issued for a short-term rental or accessory short-term rental is not required to be displayed.

Section 12. SRC 30.050 is amended to read as follows:

30.050. New Licenses.

(a) Application.

(1) An application for a new license shall include the following information, in addition to any other information specifically required elsewhere in this Chapter:

- (A) The applicant's name;
- (B) The names and addresses of all persons who are principals, partners, or corporate officers, and all stockholders holding more than ten percent of the voting stock for any applicant who is not a natural person;
- (C) The address to which mail concerning the license may be sent;
- (D) All business addresses maintained or to be maintained by the applicant in the state of Oregon;
- (E) The residence address of the person signing the application;
- (F) A brief description of the business or vocation for which the license is being sought;
- (G) A list of all felonies and misdemeanors of which the applicant has ever been convicted, together with the dates and places of such convictions, if the applicant is a natural person;
- (H) A list of any probation violations committed by the applicant within the preceding ten years; if the applicant is a natural person;
- (I) If the applicant will be an employee when licensed, the name and address of the applicant's employer;

1 (J) The signature of the applicant, if a natural person, or otherwise the
2 signature of an authorized agent of the applicant, if the applicant is other
3 than a natural person;

4 (K) Proof that the applicant has, or will be able to obtain, any insurance
5 or bond required by this Chapter.

6 **(2) Accessory Short-Term Rentals.** In addition to the information required by
7 paragraph (1) of this subsection, an application for an accessory short-term rental
8 license shall include the following:

9 (A) The address of the dwelling unit to be used as an accessory short-term
10 rental;

11 (B) The owner's name, address, and telephone number;

12 (C) When license approval is being requested by a tenant of a dwelling
13 unit, written authorization from the owner of the dwelling unit to operate
14 the dwelling unit as an accessory short-term rental;

15 (D) Proof of residency of the dwelling unit to be used as an accessory
16 short-term rental;

17 (E) Indication of whether individual guestrooms, the entire dwelling unit,
18 or both will be rented;

19 (F) The name and contact information of a local representative, meeting
20 the requirements of SRC 30.1005(c);

21 (G) A completed transient occupancy tax registration form, as required
22 under SRC 37.070 and provided by City's Finance Division,;

23 (H) The number of guestrooms;

24 (I) A floor plan of the proposed dwelling unit to be used as an accessory
25 short-term rental identifying the guestrooms that will be rented; and

26 (J) Written certification, on a form provided by the Director, attesting to
27 conformance with the safety requirements established under SRC
28 30.1005(h).

1 ~~(2)~~**(3) Automobile Race Tracks.** In addition to the information required by
2 paragraph (1) of this subsection, an application for an automobile race track
3 license shall include the following:

4 (A) The names and residences addresses of all persons who will act as
5 track officials including, but not limited to, starters, timers, and judges.

6 (B) A schedule of the days and hours during which contests will be
7 conducted, including those days and hours when unmuffled gasoline
8 engines will be used.

9 (C) A schedule of the days and hours during which practice will be
10 allowed, including those days and hours when unmuffled gasoline engines
11 will be used.

12 (D) A description of how the applicant will comply with SRC 30.100.

13 ~~(3)~~**(4) Dealers in Used Merchandise.** In addition to the information required by
14 paragraph (1) of this subsection, an application for a dealer in used merchandise
15 license shall include the following:

16 (A) The applicant's date and place of birth;

17 (B) The applicant's physical description, including height, weight, color
18 of hair and eyes, and identifying scars and marks;

19 (C) Every alias, assumed name, and any previous legal name ever used by
20 the applicant or by which the applicant has been known.

21 ~~(4)~~**(5) Mobile Food Units.** In addition to the information required by paragraph
22 (1) of this subsection, an application for a mobile food unit license shall contain
23 documentation that the applicant has obtained all required health and sanitary
24 licenses from the State of Oregon and the applicable county.

25 ~~(5)~~**(6) Night Clubs.** In addition to the information required by paragraph (1) of
26 this subsection, an application for a night club license shall contain:

27 (A) The applicant's date and place of birth;

28 (B) The applicant's physical description, including height, weight, color
29 of hair and eyes, and identifying scars and marks;

1 (C) Every alias, assumed name, and any previous legal name ever used by
2 the applicant or by which the applicant has been known;

3 (D) The location of the proposed night club and the days and hours of its
4 operation;

5 (E) A description of all plans for insuring the safety of patrons in the
6 event of fire, explosion, or other emergency, including compliance with all
7 applicable fire prevention provisions contained in state law and City
8 ordinance;

9 (F) A description of all plans for controlling traffic and parking on and
10 adjacent to the night club premises so as to insure the safe, speedy, and
11 orderly movement of traffic on the public streets in the vicinity.

12 **(7) Short-Term Rentals.** In addition to the information required by paragraph
13 (1) of this subsection, an application for a short-term rental license shall include
14 the following:

15 (A) The address of the dwelling unit to be used as a short-term rental;

16 (B) The owner's name, permanent residence address, and telephone
17 number;

18 (C) Indication of whether individual guestrooms, the entire dwelling unit,
19 or both will be rented;

20 (D) The name and contact information of a local representative, meeting
21 the requirements of SRC 30.1105(b);

22 (E) A completed transient occupancy tax registration form, as required
23 under SRC 37.070;

24 (F) A site plan showing:

25 (i) The subject property and the location of the proposed dwelling
26 unit to be used as an accessory short-term rental.

27 (ii) The location of parking spaces required to meet SRC Chapter
28 806.

29 (G) The number of guestrooms;
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1 (H) A floor plan of the proposed dwelling unit to be used as a short-term
2 rental identifying the guestrooms that will be rented.

3 (I) Written certification, on a form provided by the Director, attesting to
4 conformance with parking requirements and the safety requirements
5 established under SRC 30.1105(g).

6 ~~(6)~~**(8) Special Events.** In addition to the information required by paragraph (1)
7 of this subsection, an application for a special event license shall contain:

8 (A) The location of the special event and the hours of operation thereof;

9 (B) The names of all persons, other than officers of the Salem Police
10 Department whose services are obtained through such department, who
11 will act as chaperones, “bouncers,” security officers, or supervisors of the
12 special event;

13 (C) The maximum number of persons who will be permitted to attend the
14 special event at any one time;

15 (D) A description of all plans for insuring the safety of patrons in the
16 event of fire, explosion, or other emergency, including compliance with all
17 applicable fire prevention provisions contained in state law and City
18 ordinances;

19 (E) A description of all plans for controlling traffic and parking at the site
20 of the special event so as to insure the safe, speedy, and orderly movement
21 of traffic on public streets in the vicinity.

22 ~~(7)~~**(9) Street Vendors.** In addition to the information required by paragraph (1)
23 of this subsection, an application for a street vendor license shall contain
24 documentation that the applicant has obtained all required health and sanitary
25 licenses from the State of Oregon and the applicable county.

26 ~~(8)~~**(10) Tree Trimmers.** In addition to the information required by paragraph (1)
27 of this subsection, an application for a tree trimmer license shall contain
28 documentation that the applicant has successfully passed a written and practical
29 examination formulated by the Director.

1 ~~(9)~~**(11) Vehicle for Hire Agency.** In addition to that information required by
2 paragraph (1) of this subsection, an application for a vehicle for hire agency
3 license shall include:

4 (A) The applicant's date and place of birth, if the applicant is a natural
5 person;

6 (B) The Oregon motor vehicle registration number (vehicle license plate
7 number) and manufacturer's serial number, or other vehicle identification
8 number, of each vehicle for hire to be used by the applicant in connection
9 with the applicant's business.

10 (C) A description, including dates and locations, of the applicant's
11 previous experience as a vehicle for hire agency.

12 (D) For those applicants other than transportation network companies, a
13 safety inspection report completed by a mechanic certified by the National
14 Institute for Automotive Service Excellence (ASE) for all vehicles for hire
15 to be used by the applicant in the course of the applicant's business
16 indicating that each vehicle for hire is safe for use on public streets.

17 ~~(10)~~**(12) Vehicle for Hire Driver.** In addition to the information required by
18 paragraph (1) of this subsection, an application for a vehicle for hire driver license
19 shall contain:

20 (A) The applicant's date and place of birth;

21 (B) The applicant's physical description, including height, weight, color
22 of hair and eyes, and identifying scars and marks;

23 (C) Every alias, assumed name, and any previous legal name ever used by
24 the applicant or by which the applicant has been known;

25 (D) A copy of the applicant's current driver's license;

26 (E) Two identical passport-sized photographs of the applicant taken not more
27 than sixty days prior to the date the application is filed;

28 (F) Every place of residence of the applicant for the ten years
29 immediately preceding the date the application is filed;
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1 (G) Every state or jurisdiction that has ever issued a motor vehicle
2 operator's or chauffeur's license to the applicant; and

3 (H) A statement as to whether any such operator's or chauffeur's license
4 has ever been revoked or suspended for any reason; and

5 (I) For those applicants who will be a vehicle for hire driver within a
6 transportation network:

7 (i) The Oregon motor vehicle registration number (license plate
8 number) and manufacturer's serial number or other vehicle
9 identification number of the vehicle for hire to be used by the
10 applicant; and

11 (ii) A safety inspection report completed by a mechanic certified
12 by the National Institute for Automotive Service Excellence (ASE)
13 for the vehicle for hire to be used by the applicant indicating the
14 vehicle is safe for use on public streets.

15 **(b) Review of Application.**

16 (1) No application shall be deemed complete until all of the information required
17 by subsection (a) of this section has been provided and the applicant has paid all
18 fees associated with the license, including a non-refundable application fee.

19 (2) Upon receipt of a complete application, the Director shall conduct such
20 investigation as the Director deems necessary to determine whether the applicant
21 meets the qualifications for the license and whether statements made in the
22 application are true. The Director shall conduct a criminal background check on all
23 applicants for licenses for the following businesses or vocations:

24 (A) Dealer in used merchandise;

25 (B) Night club;

26 (C) Special event;

27 (D) Vehicle for hire agency; and

28 (E) Vehicle for hire driver.

29 **(c) Issuance of New License.** A new license shall be granted to the applicant unless:
30

1 (1) The applicant made an untrue or incomplete statement on, or in connection
2 with, the application for the license; provided, that if such untrue or incomplete
3 statement was the result of excusable neglect, the applicant may resubmit an
4 application in which such defect is corrected.

5 (2) The applicant fails to meet all requirements of federal, state and local laws
6 and regulations, including, but not limited to, other permitting or licensing
7 requirements and land use regulations.

8 (3) The applicant has been convicted of any crime, and the nature of the crime
9 presents a reasonable possibility that the applicant may endanger property or the
10 public health, safety, or welfare. Such Crimes include, but are not limited to , a
11 felony or a misdemeanor involving violence, fraud, dishonesty, coercion, sexual
12 conduct, or the unlawful manufacture or delivery of a controlled substance.

13 (4) The applicant has, within the ten years immediately preceding the date of the
14 application, violated his or her probation for any crime and such probation
15 violation presents a reasonable possibility that the applicant may endanger
16 property or the public health, safety, or welfare.

17 (5) The applicant has a history of conduct in connection with any business or
18 vocation engaged in by the applicant that, if continued by the applicant in
19 connection with the business or vocation for which the license is sought, would
20 constitute grounds for suspension or revocation of the license.

21 (6) The applicant lacks any special knowledge or skill required to perform the
22 licensed activity.

23 (7) The applicant has an outstanding warrant for his or her arrest.

24 (8) The applicant has not provided adequate proof of any insurance required by
25 this Chapter.

26 (9) Any plans required by this Chapter for the protection of patrons from fire,
27 explosion, or other emergency do not comply with all applicable federal, state,
28 and local laws and regulations.

29 **(d) Notification to Applicant.**
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1 (1) If an application for a new license is approved, the Director shall notify the
2 applicant in writing that the application has been approved. The notice shall
3 contain any conditions placed on the approval and any further requirements the
4 applicant must meet before a license will be issued.

5 (2) If an application for a new license is denied, the Director shall notify the
6 applicant in writing that the application has been denied. The notice shall contain a
7 short and plain statement of the reason for the denial and a statement that the
8 applicant may appeal the denial as set forth in SRC Chapter 20J.

9 **(e) Issuance; Effective Date.**

10 (1) After notice to the applicant, and upon payment of all fees associated with the
11 license and the filing of any proof of required insurance by the applicant, the
12 Director shall issue the license.

13 (2) A license is effective as of the date of issuance.

14 **Section 13.** SRC 30.055 is amended to read as follows:

15 **30.055. Renewal of License.**

16 **(a) Renewals Permitted.** A license may be renewed. An application to renew an
17 existing license shall be submitted not less than thirty days prior to the expiration date of
18 the existing license and shall be accompanied by any non-refundable renewal fees. If an
19 application to renew an existing license is not submitted within such thirty day period, a
20 new license is required.

21 **(b) Application.**

22 (1) An application to renew an existing license shall include the following
23 information, in addition to any other information specifically required elsewhere
24 in this Chapter:

25 ~~(1)~~(A) The applicant's name;

26 ~~(2)~~(B) A copy of the license for which renewal is sought;

27 ~~(3)~~(C) A list of any and all crimes for which the applicant has been
28 convicted within the twelve months preceding the date of the renewal
29 application, together with the dates and places of such convictions;

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~~(4)(D)~~ Proof that the applicant has any insurance or bond required by this Chapter;

~~(5)(E)~~ The signature of the applicant, if a natural person, or otherwise the signature of an authorized agent of the applicant, if the applicant is other than a natural person.

~~(6)~~ In addition to the information listed above, an application for renewal of a vehicle for hire driver license for those drivers operating within a transportation network, or an application for a vehicle for hire agency license, shall include a current safety inspection report completed by a mechanic certified by the National Institute for Automotive Service Excellence (ASE) for the vehicle(s) for hire to be used by the applicant indicating the vehicle is safe for use on public streets.

(2) Accessory Short-Term Rental. In addition to the information required by paragraph (1) of this subsection, an application for renewal of an accessory short-term rental license shall include the following:

(A) Identification of any changes to the required information from the license for the preceding year.

(B) A copy of the guest registry, required under SRC 30.1005(d), for the preceding year.

(C) Written certification, on a form provided by the Director, attesting to conformance with the safety requirements established under SRC 30.1005(h).

(3) Short-Term Rental. In addition to the information required by paragraph (1) of this subsection, an application for renewal of a short-term rental license shall include the following:

(A) Identification of any changes to the required information from the license for the preceding year.

(B) A copy of the guest registry, required under SRC 30.1105(c), for the preceding year.

1 (C) Written certification, on a form provided by the Director, attesting to
2 conformance with parking requirements and the safety requirements
3 established under SRC 30.1105(g).

4 (4) In addition to the information required by paragraph (1) of this subsection, an
5 application for renewal of a vehicle for hire driver license for those drivers
6 operating within a transportation network, or an application for a vehicle for hire
7 agency license, shall include a current safety inspection report completed by a
8 mechanic certified by the National Institute for Automotive Service Excellence
9 (ASE) for the vehicle(s) for hire to be used by the applicant indicating the vehicle
10 is safe for use on public streets.

11 **(c) Review of Application.**

12 (1) No application to renew an existing license shall be deemed complete until all of
13 the information required by subsection (b) of this section has been provided, and the
14 applicant has paid all fees associated with the application.

15 (2) Upon receipt of an application to renew an existing license, the Director may
16 make such investigation as the Director deems necessary to determine whether the
17 applicant has conducted the licensed business or vocation in compliance with all
18 federal, state, and local laws and regulations.

19 **(d) Criteria for Renewal of License.** An application to renew an existing license shall
20 be granted unless:

21 (1) The applicant made an untrue or incomplete statement on, or in connection with,
22 the application to renew; provided, that if such untrue or incomplete statement is the
23 result of excusable neglect, the applicant may resubmit an application to renew an
24 existing license within the times provided in this section.

25 (2) The applicant no longer meets all requirements of federal, state, and local laws
26 and regulations, including, but not limited to, other professional licensing regulations
27 and land use regulations.

28 (3) The applicant has been convicted of any crime and the nature of the crime
29 presents a reasonable possibility that the applicant may endanger property or the
30 public health, safety, or welfare.

- 1 (4) The applicant has an outstanding warrant for his or her arrest.
- 2 (5) The applicant no longer has the insurance required by this Chapter.
- 3 (6) The applicant has knowingly maintained or conducted the licensed business
- 4 or vocation in a manner contrary to the terms of the existing license or contrary to
- 5 any provision of this Chapter.
- 6 (7) Any other license or permit required to engage in the business or vocation has
- 7 been denied, suspended, revoked, or canceled.
- 8 (8) The applicant has engaged in any behavior or activity that would endanger
- 9 public health, safety and welfare.

10 **(e) Notification to Applicant.**

11 (1) If an application to renew an existing license is approved, the Director shall

12 notify the applicant in writing that the renewal has been approved. The written notice

13 shall contain any conditions placed on the renewal and any further requirements the

14 applicant must meet as a condition of renewal.

15 (2) If an application to renew an existing license is denied, the Director shall notify

16 the applicant in writing that the renewal has been denied. The written notice shall

17 contain a statement of the reasons for the denial and statement that the applicant may

18 appeal the denial as set forth in SRC Chapter 20J.

19 **(f) Issuance; Effective Date.**

20 (1) After notice to the applicant, and upon payment of all renewal fees and upon

21 filing proof of any required insurance and/or bond by the applicant, the Director shall

22 issue the renewal license.

23 (2) A renewed license is effective as of the expiration date of the prior license.

24 **Section 14.** SRC 37.020 is amended to read as follows:

25 **37.020. Definitions.** As used in this chapter, unless the context otherwise requires:

26 (a) "Hotel" means any structure, or any portion of any structure, which is occupied or

27 intended or designed for transient occupancy for ~~27 days or less~~ than 30 days, for

28 dwelling, lodging, or sleeping purposes, and includes any hotel, inn, ~~tourist home or~~

29 ~~house~~, motel, studio hotel, bachelor hotel, accessory short-term rental, short-term rental,

30 lodging house, rooming house, apartment house, public or private dormitory, fraternity,

1 sorority, public or private club, space in mobile home or trailer parks, or similar structure
2 or portions thereof so occupied, provided such occupancy is for ~~27 days or less~~ than 30
3 days.

4 (b) "Occupancy" means the use or possession, or the right to the use or possession for
5 lodging or sleeping purposes of any room or rooms in a hotel, or space in a mobile home
6 or trailer park or portion thereof.

7 (c) "Operator" means the person who is proprietor of the hotel in any capacity. Where
8 the operator functions through a managing agent of any type or character other than an
9 employee, the managing agent shall also be deemed an operator for the purposes of this
10 ordinance and shall have the same duties and liabilities as the operator. Compliance with
11 the provisions of this ordinance by either the operator or the managing agent shall be
12 considered to be compliance by both.

13 (d) "Person" means any individual, firm, partnership, joint venture, association, social
14 club, fraternal organization, fraternity, sorority, public or private dormitory, joint stock
15 company, corporation, estate, trust, business trust, receiver, trustee, syndicate, or any
16 other group or combination acting as a unit.

17 (e) "Cash accounting" means the operator does not enter the rent due from a transient on
18 the operator's records until rent is paid.

19 (f) "Accrual accounting" means the operator enters the rent due from a transient on the
20 operator's records when the rent is earned whether or not it is paid.

21 (g) "Rent" means the consideration charged, whether or not received by the operator, for
22 the occupancy of space in a hotel valued in money, goods, labor, credits, property, or
23 other consideration valued in money, without any deduction.

24 (h) "Rent package plan" means the consideration charged for both food and rent where a
25 single rate is made for the total of both. The amount applicable to rent for determination
26 of transient room tax under this ordinance shall be the same charge made for rent when
27 consideration is not a part of a package plan.

28 (i) "Transient" means any individual who exercises occupancy or is entitled to
29 occupancy in a hotel for a period of less than 27-30 consecutive calendar days ~~or less~~,
30 counting portions of calendar days as full days. The day a transient checks out of the

1 hotel shall not be included in determining the ~~27 day~~ occupancy period if the transient is
2 not charged rent for that day by the operator. Any such individual so occupying space in
3 a hotel shall be deemed to be a transient until ~~the a~~ period of ~~27-29~~ days has expired
4 unless there is an agreement in writing between the operator and the occupant providing
5 for a longer period of occupancy. In determining whether a person is a transient,
6 uninterrupted periods of time extending both prior and subsequent to the effective date of
7 this ordinance may be considered. A person who pays for lodging on a monthly basis,
8 irrespective of the number of days in such month, shall not be deemed a transient.

9 (j) "Tax" means either the tax payable by the transient, or the aggregate amount of taxes
10 due from an operator during the period for which the operator is required to report his
11 collections.

12 **Section 15.** SRC 37.060 is amended to read as follows:

13 **37.060. Exemptions.** No tax imposed under this Chapter shall be imposed upon:

14 (a) Any occupant for more than ~~27-29~~ successive-consecutive calendar days (a person
15 who pays for lodging on a monthly basis, irrespective of the number of days in such
16 month, shall not be deemed a transient);

17 (b) Any occupant whose rent is of a value less than \$2 per day;

18 ~~(c) Any person who rents a private home, vacation cabin, or like facility from any owner
19 who rents such facilities incidentally to his own use thereof;~~

20 ~~(d)~~ (c) Any occupant whose rent is paid for a hospital room or to a medical clinic,
21 convalescent home, or home for aged people.

22 ~~(e)~~ (d) An employee of the federal government or an instrumentality of the federal
23 government traveling on official business provided documentation of official travel
24 authorization is presented to the operator;

25 ~~(f)~~ (e) A foreign diplomat upon presentation of a valid diplomatic tax exemption card; or

26 ~~(g)~~ (f) Any person housed through an emergency shelter or disaster program where the
27 rent is paid with government assistance funds.

28 **Section 16.** SRC 59.010 is amended to read as follows:

29 **59.010. Definitions.** Except where the context otherwise specifically requires, as used in this
30 Chapter, the following mean:

- 1 **(a)** Accessory Structure means any structure not intended for human occupancy.
2 Accessory structures may or may not be attached to a residential structure. Examples of
3 accessory structures include, but are not limited to: garages, carports, sheds, playhouses,
4 decks, awnings, heat pumps, fences, trellises, flag poles, tanks, towers, exterior stairs,
5 driveways and walkways.
- 6 **(b)** Agent means any person who has charge, care or control of a residential structure or
7 part of a residential structure.
- 8 **(c)** Annual or annually means beginning on January 1 and ending on December 31 of
9 any calendar year.
- 10 **(d)** Attic means the unfinished, non-habitable part of the residential structure between
11 the roof and the ceiling immediately below.
- 12 **(e)** Basement means the usable portion of a residential structure which is below the main
13 entrance story and is partly or completely below grade.
- 14 **(f)** Bathroom means a room containing a toilet or toilet compartment, a lavatory, and a
15 tub and/or shower.
- 16 **(g)** Building Code means those provisions of the State Building Code, and any
17 modifications thereof, adopted by the City pursuant to ORS 455.040(1), that are part of
18 the building inspection program administered and enforced by the City.
- 19 **(h)** Carbon Monoxide Source means:
- 20 **(1)** A heater, fireplace, furnace, appliance, or cooking source that uses coal,
21 wood, petroleum products, or other fuels that emit carbon monoxide as a by-
22 product of combustion. Petroleum products include, but are not limited to,
23 kerosene, natural gas, and propane.
- 24 **(2)** An attached garage with a door, ductwork, or ventilation shaft that opens
25 directly into any living space.
- 26 **(i)** Court means a space, open and unobstructed to the sky, located at or above grade
27 level and bounded on three or more sides by the walls of a residential structure.
- 28 **(j)** Director means the City Manager, or the department head charged by the City
29 Manager with the enforcement of this Chapter, or that department head's designee.
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1 **(k)** Dwelling Classification means the types of residential structures covered by this
2 Chapter, and includes the following:

3 **(1)** Adult Foster Home means any family home or facility in which residential
4 care is provided for five or fewer adults who are not related to the care provider
5 by blood or marriage.

6 **(2)** Apartment House means any residential structure or portion of a residential
7 structure containing three or more dwelling units.

8 **(3)** Homeless Shelter means a facility operated by a non-profit corporation where
9 residence is provided to persons needing emergency shelter on a daily or weekly
10 basis, and where individual bath and cooking facilities may be provided. As used
11 in this Chapter, homeless shelters do not include residential homes or adult foster
12 homes.

13 **(4)** Hotel or Motel means any residential structure containing three or more guest
14 rooms where the period of occupancy ~~does not exceed~~ is less than thirty
15 consecutive days.

16 **(5)** Manufactured Dwelling means the following types of dwellings units.
17 Manufactured Dwelling does not include any dwelling unit identified as a
18 recreational vehicle by the manufacturer:

19 **(A)** Residential Trailer means a structure constructed for movement on
20 the public highways that has sleeping, cooking, and plumbing facilities,
21 that is intended for human occupancy, that is being used for, or is intended
22 to be used for, residential purposes, and that was constructed before
23 January 1, 1962.

24 **(B)** Mobile Home means a structure constructed for movement on the
25 public highways that has sleeping, cooking, and plumbing facilities, that is
26 intended for human occupancy, that is being used for, or is intended to be
27 used for, residential purposes, and that was constructed between January
28 1, 1962, and June 15, 1976, and met the construction requirements of
29 Oregon mobile home law in effect at the time of construction.

30 **(C)** Manufactured Home means a structure constructed for movement on

1 the public highways that has sleeping, cooking, and plumbing facilities,
2 that is intended for human occupancy, that is being used for, or is intended
3 to be used for, residential purposes, and that was constructed in
4 accordance with federal manufactured housing construction and safety
5 standards and regulations.

6 **(D)** Park Model means a recreational home primarily designed as
7 temporary living quarters for recreation, camping or seasonal use. A park
8 model is built on a single chassis and mounted on wheels.

9 **(6)** Residential Care Facility means any facility that provides, for six or more
10 socially dependent individuals or individuals with physical disabilities, residential
11 care in one or more residential structures on contiguous properties.

12 **(7)** Residential Home means a facility that provides, for five or fewer unrelated
13 individuals with developmental or physical disabilities, residential care in one or
14 more residential structures on contiguous properties

15 **(8)** Retirement Apartment means any residential structure or portion of a
16 residential structure containing three or more dwelling units, the majority of
17 whom are occupied or held out to be occupied by persons sixty-five years of age
18 or older.

19 **(9)** Room and Board Facility means any facility which has three or more beds
20 offered for rent or lease. As used in this Chapter, room and board facilities do not
21 include residential homes or adult foster homes.

22 **(10)** Single-Family Dwelling means a residential structure containing one
23 dwelling unit.

24 **(11)** Two-Family Dwelling means a residential structure containing two
25 dwellings units, also known as a “duplex.”

26 **(l)** Dwelling Unit means a single unit providing complete, independent living facilities
27 for one or more persons, including permanent provisions for living, sleeping, cooking,
28 eating, and sanitation.

29 **(m)** Exit (Means of Egress) means a continuous, unobstructed means of escape to a
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- 1 public way, including intervening doors, doorways, exit balconies, ramps, stairways,
2 smoke-proof enclosures, horizontal exits, passageways, exterior courts and yards.
- 3 **(n)** Floor Area means the area of clear floor space in a room exclusive of fixed or built-
4 in cabinets or appliances.
- 5 **(o)** Guard or Guardrail means a building component or a system of building components
6 located at or near the open sides of elevated walking surfaces that minimizes the
7 possibility of a fall from the walking surface to a lower level.
- 8 **(p)** Guest Room means a room or suite of rooms used for sleeping purposes and may
9 also include provisions for living, eating, cooking, and sanitation. Such rooms or suites
10 that are also part of a dwelling unit are not guest rooms.
- 11 **(q)** Habitable Room means a room for living, sleeping, eating or cooking, but does not
12 include any bathroom, toilet compartment, closet, hallway, storage space, or utility space.
- 13 **(r)** Hearings Officer means the hearings officer appointed pursuant to SRC 2.035, or any
14 other person designated and appointed by the City Council as a hearings officer for a
15 particular proceeding or group of proceedings.
- 16 **(s)** Inspector means the authorized representative of the Director whose primary
17 responsibilities are the inspection of multi-family dwellings and the enforcement of this
18 Chapter.
- 19 **(t)** Kitchen means a room used or designed to be used for the preparation of food.
- 20 **(u)** Lavatory means a fixed wash basin connected to hot and cold running water and a
21 drainage system, used primarily for personal hygiene and separate from the kitchen.
- 22 **(v)** Licensee means a person holding a license issued pursuant to this Chapter.
- 23 **(w)** Multi-Family Dwelling means any dwelling classification which has three or more
24 dwelling units or guest rooms or any group of three or more dwelling units on one lot or
25 contiguous lots wherein units or rooms beds, or spaces are offered or maintained for rent
26 or lease.
- 27 **(x)** Occupant means any person (including an owner or agent) using a dwelling unit, or a
28 sleeping room for its lawful and intended purpose.
- 29 **(y)** Owner means the person whose name and address is listed as the owner of a
30 property by the County Tax Assessor on the County Assessment and Taxation records.

- 1 (z) Person means an individual, corporation, limited liability company, partnership, or
2 other entity in law or fact.
- 3 (aa) Plumbing or Plumbing Fixture means any water heating facilities, water pipes, vent
4 pipes, garbage or disposal units, waste lavatories, bathtubs, shower baths, installed
5 clothes-washing machines or other similar equipment, catch basins, drains, vents, or other
6 similarly supplied fixtures, together with all connections to water, gas, sewer, or vent
7 lines.
- 8 (bb) Residential structure means a structure or building designed, built or intended to be
9 used for human habitation.
- 10 (cc) Sink means a fixed basin connected to hot and cold running water and a drainage
11 system and used primarily for the preparation of food and the washing of cooking and
12 eating utensils.
- 13 (dd) Sleeping Room means any room designed, built, or intended to be used as a
14 bedroom as well as any other room used for sleeping purposes.
- 15 (ee) Toilet Compartment means a room containing only a toilet or only a toilet and
16 lavatory.

17 **Section 17.** SRC 59.235 is amended to read as follows:

18 **59.405. Exempt Properties.** The following properties and dwelling classifications are exempt
19 from the licensing requirements set forth in this Chapter:

- 20 (a) Any bona fide hospital or clinic where sick or injured persons are kept for medical
21 treatment.
- 22 (b) Any nursing home.
- 23 (c) Any place which would otherwise be deemed a multi-family dwelling which is
24 owned or operated by a religious, fraternal, charitable, or other nonprofit organization
25 and which is inspected pursuant to the requirements of the Federal Housing and Urban
26 Development Department (HUD).
 - 27 (1) In order for a religious, fraternal, charitable, or other nonprofit organization to
28 qualify for an exemption under this subsection, the nonprofit organization shall
29 file written confirmation that each unit of the multi-family dwelling has been so
30 inspected by Federal Housing and Urban Development Department (HUD) within

1 the past five years. This written confirmation shall be filed with the Inspector on
2 or before January 1 of each calendar year and shall be accompanied by a copy of
3 the completed HUD inspection report.

4 (2) A listing of all multi-family dwellings, their respective addresses and any
5 changes in their rental status shall be attached to the written confirmation.

6 (d) Any adult foster home.

7 (e) Any residential care facility.

8 (f) Any residential home.

9 (g) Any short-term rental, as defined under SRC 111.095(e).

10 **Section 18.** SRC 111.005 is amended to read as follows:

11 **111.005. "A" Definitions.**

12 (a) Abutting: Touching along a boundary or point.

13 (b) Accessory building or structure: A building or structure that is incidental and
14 subordinate to, and dependent upon, the principal use on the same premises.

15 (c) Accessory short-term rental: A type of short-term rental which is operated as an
16 accessory use to a Household Living use where a resident family rents guestrooms within
17 their dwelling unit, when they are present as hosts, or rents their entire dwelling unit,
18 during periods of time when they are away, to overnight guests on a daily or weekly basis
19 for periods of less than 30 consecutive days.

20 ~~(e)~~(d) Adjacent: Near or close, but not necessarily contiguous with.

21 ~~(d)~~(e) Adjoin: To abut.

22 ~~(e)~~(f) Adult day care home: Day care for 5 or fewer adults provided in the home of the
23 adult day care provider.

24 ~~(f)~~(g) Adult day care center: Day care for adults in a non-residential structure.

25 ~~(g)~~(h) Alley: A public way not less than 10 feet and not more than 20 feet in width that is
26 primarily used as a secondary means of motor vehicle access to abutting property.

27 ~~(h)~~(i) Ambulance service facility: A building used for the administrative offices of an
28 ambulance service, the housing of emergency medical personnel, and the ordinary
29 maintenance and repair of emergency vehicles and equipment.

1 ~~(i)~~(j) Ambulance station: A building, or a specific portion of a building or development,
2 that is utilized for the housing of on-call emergency medical ambulance personnel.

3 ~~(j)~~(k) Apartment: A building that contains three or more dwelling units and which is
4 designed, built, rented, leased, let or hired out to be occupied, or which is occupied as the
5 home or residence of three or more families living independently of each other and doing
6 their own cooking in the said building; or a building in condominium ownership
7 containing three or more dwelling units.

8 ~~(k)~~(l) Arcade: A continuous covered arched passageway located parallel to a building,
9 street, or open space, and open and accessible to the public.

10 ~~(l)~~(m) Arterial street: A major arterial street or minor arterial street.

11 **Section 19.** SRC 111.010 is amended to read as follows:

12 **111.010. "B" Definitions.**

13 ~~(a) Bed and breakfast: A single family dwelling where short-term commercial lodging
14 and a morning meal are provided to travelers for compensation.~~

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

19 ~~(e)~~(b) Building: Any structure used or intended for supporting or sheltering any use or
20 occupancy.

21 ~~(d)~~(c) Building articulation: Design emphasis given to walls, roofs, windows,
22 balconies, entries, and other architectural features to divide buildings into smaller
23 identifiable pieces, reduce the appearance of building bulk and mass, provide visual
24 interest, and introduce elements of scale.

25 ~~(e)~~(d) Building Official: The Administrator of the Building and Safety Division of the
26 Department of Community Development of the City of Salem, Oregon, or the Building
27 Official's designee.

28 ~~(f)~~(e) Building offset: A change in vertical planes along the exterior facade of a building
29 used to divide the building into smaller identifiable pieces and reduce the appearance of
30 building bulk and mass. An offset that does not continue the entire length of the building,

1 and therefore, configured as a "bump out," counts as one building offset. Decks or covers
2 over entryways do not count as building offsets.

3 ~~(g)~~(f) Building offset interval: The space between building offsets.

4 **Section 20.** SRC 111.090 is amended to read as follows:

5 **111.090. "R" Definitions.**

6 (a) Recreational vehicle:

7 (1) A vehicle, with or without motive power, that is designed for sport or
8 recreational use, or human occupancy on an intermittent basis, such as motor
9 homes, off-road vehicles, dune buggies, boats, snowmobiles, and other similar
10 vehicles; or

11 (2) A portable vehicular structure designed for sport or recreation use, or for
12 human occupancy on an intermittent basis, that is capable of being towed or
13 transported on the highway by a motor vehicle, such as travel trailers, fifth-wheel
14 trailers, campers, and other similar portable vehicular structures.

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

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

25 ~~(e)~~(d) Residential Facility: As defined under ORS 197.660, a residential care, residential
26 training, or residential treatment facility, as those terms are defined in ORS 443.400, that
27 provides residential care alone or in conjunction with treatment or training or a
28 combination thereof for 6 to 15 individuals who need not be related. Staff persons
29 required to meet licensing requirements shall not be counted in the number of facility
30 residents, and need not be related to each other or to any resident of the residential

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facility.

~~(d)~~(e) Residential Home: As defined under ORS 197.660, a residential treatment or training home, as defined in ORS 443.400, a residential facility registered under ORS 443.480 to 443.500, or an adult foster home licensed under ORS 443.705 to 443.825 that provides residential care alone or in conjunction with treatment or training or a combination thereof for 5 or fewer individuals who need not be related. Staff persons required to meet licensing requirements shall not be counted in the number of facility residents, and need not be related to each other or to any resident of the residential home.

~~(e)~~(f) Residential trailer: A structure constructed for movement on the public highways that has sleeping, cooking, and plumbing facilities, that is intended for human occupancy, that is being used for residential purposes, and that was constructed before January 1, 1962.

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

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

~~(g)~~(h) Riparian restoration: Actions undertaken to improve degraded, or recover lost, ecological or habitat functions in the area adjacent to a waterway in the zone of transition from an aquatic ecosystem to a terrestrial ecosystem, determined by the City to provide net ecological benefits, not reduce the stream’s capacity to convey flood flows in a flood plain or flood way, nor pose an impediment to fish passage.

~~(h)~~(i) R-VIS: The percentage of light in the visible spectrum, 380 to 780 nanometers, that is reflected from the glass surface. R-VIS is also known as visible light reflectance.

Section 21. SRC 111.095 is amended to read as follows:

111.095. “S” Definitions.

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(a) Scrap and waste materials dealers: Establishments primarily engaged in the assembling, breaking up, sorting, and wholesale distribution of scrap and waste materials.

(b) Screening: A method of blocking or obscuring view of an area through the use of fencing, walls, berms, densely planted vegetation, of a combination thereof.

(c) Setback: The distance between a building, accessory structure, vehicle use area, or other structure or area and a property line, special setback line, flag lot accessway, easement, or other specified point.

(d) Shopping center: A group of businesses falling primarily under primarily the Retail Sales and Service use category that form a centralized unit and that have a joint parking area available for use by patrons of any single business.

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

~~(e)~~(f) Single family dwelling: A detached freestanding dwelling unit located on its own lot.

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

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

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~~(h)~~**(i)** Story: The horizontal division of a building, making up the area between two adjacent levels, but excluding that portion of the building that comprises the horizontal division that is the roof, unless that area includes living space.

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

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

~~(k)~~**(l)** Street tree: A tree planted in proximity to a street in order to provide canopy over the street, to provide shade, and soften the street environment.

~~(m)~~**(m)** Structural alteration: Any alteration, addition, or removal of any structural member of a building, other than a minor alteration. As used in this subsection:

- (1) Minor alteration means the alteration, replacement, or repair of a structural member so as not to alter structural integrity or the manner in which structural integrity was achieved before the alteration, replacement, or repair;
- (2) Structural integrity means the capacity of the building and its component parts, other than non-bearing walls, fixtures, electrical systems, plumbing systems, mechanical systems, openings, and ornamental appendages, to withstand the forces, stresses, and loads which are contemplated in the Oregon Structural Specialty Code for the type of construction involved; and
- (3) Structural member means any component part of a building which contributes to structural integrity.

~~(m)~~**(n)** Structure: That which is built or constructed; an edifice or building of any kind; or any piece of work artificially built up or composed of parts joined together in some

1 definite manner; any of which is an addition to or fixture on real property. Such term
2 does not include paving, or mobile homes.

3 ~~(n)~~(o) Subject property: The real property that is the subject of any land use proceeding.
4 For notification purposes, subject property includes not only the real property that is the
5 subject of the land use proceeding for which notice is required, but also any contiguous
6 property in which the applicant or owner holds a legal or equitable interest.

7 **Section 22.** SRC 400.030 is amended to read as follows:

8 **400.030. Household Living.** Household Living consists of the residential occupancy of an
9 owner-occupied or rented dwelling unit on a wholly or primarily non-transient, long-term basis,
10 typically ~~more than 28-30~~ days or more, by a family.

11 **(a) Single Family.**

12 **(1) Characteristics.** Single Family is characterized by the residential occupancy
13 of a single dwelling unit on an individual lot or space by a family. Single family
14 dwelling units can be detached, attached at the common side lot line, or built
15 contiguous with one side lot line.

16 **(2) Examples.** Single family detached dwelling; zero side yard dwelling;
17 townhouse; manufactured dwelling; manufactured dwelling park; Residential
18 Home, as defined under ORS 197.660; secondary dwelling.

19 **(b) Two Family.**

20 **(1) Characteristics.** Two Family is characterized by the residential occupancy
21 of two dwelling units on an individual lot by two families.

22 **(2) Examples.** Duplex; two family shared dwelling; two dwellings units on one
23 lot.

24 **(c) Multiple Family.**

25 **(1) Characteristics.** Multiple Family is characterized by the residential
26 occupancy of three or more dwelling units on an individual lot by three or more
27 families.

28 **(2) Examples.** Apartments; court apartments; three or more dwelling units on
29 one lot.

30 **Section 23.** SRC 400.035 is amended to read as follows:

1 **400.035. Group Living.** Group Living consists of the residential occupancy of a structure on a
2 wholly or primarily non-transient, long term basis, typically ~~more than~~ 28-30 days or more, by a
3 group of people not meeting the characteristics of Household Living, either because the structure
4 does not provide self-contained dwelling units or because the structure is occupied by a group of
5 people who do not meet the definition of family, or both. Group Living facilities generally
6 include common facilities that are shared by residents, including, but not limited to, facilities for
7 dining, social and recreational activities, and laundry.

8 **(a) Room and Board.**

9 **(1) Characteristics.** Room and Board is characterized by Group Living facilities
10 where no personal care, training, and/or treatment requiring a license from the
11 State of Oregon is provided.

12 **(2) Examples.** Boarding houses; communes; dormitories; fraternities and
13 sororities; monasteries and convents; single-room occupancy housing for long-
14 term residency where self-contained dwelling units are not provided.

15 **(3) Exceptions.** Lodging where tenancy is typically arranged for less than 28
16 days is included in Lodging.

17 **(b) Residential Care.**

18 **(1) Characteristics.** Residential Care is characterized by Group Living facilities
19 where any combination of personal care, training, or treatment is provided to
20 children, the elderly, or individuals with disabilities or limits on their ability for
21 self-care, but where medical care is not a major element.

22 **(2) Examples.** Assisted living facilities; group foster homes for six or more
23 individuals; homes for the deaf or blind; orphanages; Residential Facilities, as
24 defined under ORS 197.660; permanent supportive housing facilities where self-
25 contained dwelling units are not provided.

26 **(3) Exceptions.**

27 **(A)** Residential Homes, as defined under ORS 197.660, are included in
28 Household Living: Single Family.

29 **(B)** Homeless shelters are included in Lodging: Non-Profit Shelters.
30

1 (C) Facilities for people who are under judicial detainment with 24-hour
2 supervision and are included in Public Safety: Detention Facilities.

3 (D) In-patient rehabilitation and recuperative care provided in a hospital
4 setting is included in Health Services: Medical Centers/Hospitals.

5 (c) **Nursing Care.**

6 (1) **Characteristics.** Nursing Care is characterized by Group Living facilities
7 that are licensed by the state to provide nursing and rehabilitative care to
8 individuals. Patients in these facilities require varying degrees of nursing,
9 rehabilitative, and personal care, including, but not limited to, the administration
10 of medications and treatments or the supervision of self-administered medications
11 in accordance with a physician's orders.

12 (2) **Examples.** Convalescent homes; hospice care; in-patient rehabilitation and
13 recuperative care; nursing homes; rest homes.

14 (3) **Exception.**

15 (A) Residential Facilities, as defined under ORS 197.660, are included in
16 Group Living: Residential Care.

17 (B) In-patient rehabilitation and recuperative care provided in a hospital
18 setting is included in Health Services: Medical Centers/Hospitals.

19 **Section 24.** SRC 400.040 is amended to read as follows:

20 **400.040. Lodging.** Lodging consists of the occupancy of living or sleeping accommodations on
21 a temporary basis.

22 (a) **Short-Term Commercial Lodging.**

23 (1) **Characteristics.** Short-Term Commercial Lodging is characterized by
24 lodging establishments that ~~are commercially owned and operated and provide~~
25 living-overnight accommodations to guests for compensation for periods typically
26 less than ~~28-30~~ days.

27 (2) **Examples.** Bed and breakfasts; hostels; hotels; inns; motels; short-term
28 rentals.

29 (3) Exceptions.

(A) Accessory short-term rentals are considered accessory to Household Living.

(b) Long-Term Commercial Lodging.

(1) **Characteristics.** Long-Term Commercial Lodging is characterized by lodging establishments that ~~are commercially owned and operated and~~ provide living accommodations to guests for compensation for periods typically ~~more than 28-30 days or more~~, but which are not intended to be permanent places of abode.

(2) **Examples.** Residential hotel; studio hotel.

(c) Non-Profit Shelters.

(1) **Characteristics.** Non-Profit Shelters are characterized by lodging establishments operated by non-profit organizations that provide overnight ~~sleeping~~ accommodations and temporary shelter for the homeless and other vulnerable populations. Individual bath and cooking facilities may or may not be provided.

(2) **Examples.** Homeless shelters; congregate shelters.

(3) Exceptions.

(A) Facilities for people who are under judicial detainment with 24-hour supervision are included in Public Safety: Detention Facilities.

Section 25. 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.

Table 510-1: Uses

Use	Status	Limitations & Qualifications
	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 Short-term rentals.
	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.
	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		

Table 510-1: Uses

Use	Status	Limitations & Qualifications
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.
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: <ul style="list-style-type: none"> ▪ Child day care home. ▪ Adult day care home.

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Table 510-1: Uses

Use	Status	Limitations & Qualifications
	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	S	Social Services, subject to SRC 700.075.
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	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	P	Transit stop shelters.

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Table 510-1: Uses

Use	Status	Limitations & Qualifications
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	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		
Accessory Short-Term Rentals	S	Accessory short-term rental, subject to SRC 700.006.
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.

Table 510-1: Uses		
Use	Status	Limitations & Qualifications
Taking of Borders 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 26. 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		

Table 511-1: Uses

Use	Status	Limitations & Qualifications
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 Short-term rentals.
	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.
	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.

Table 511-1: Uses

Use	Status	Limitations & Qualifications
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.
	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		

Table 511-1: 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	Crematories.
	C	All other Funeral and Cremation Services.
Construction Contracting, Repair, Maintenance, and Industrial Services		
General Repair Services	N	
Building and Grounds Services and Construction Contracting	N	
Cleaning Plants	N	
Industrial Services	N	
Wholesale Sales, Storage, and Distribution		
General Wholesaling	N	
Heavy Wholesaling	N	
Warehousing and Distribution	N	
Self-Service Storage	N	
Manufacturing		
General Manufacturing	N	
Heavy Manufacturing	N	
Printing	N	
Transportation Facilities		
Aviation Facilities	N	
Passenger Ground Transportation Facilities	P	Transit stop shelters.
	N	All other Passenger Ground Transportation Facilities.

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Table 511-1: Uses

Use	Status	Limitations & Qualifications
Marine Facilities	N	
Utilities		
Basic Utilities	P	
Wireless Communication Facilities	Allowed	Wireless Communication Facilities are allowed, subject to SRC Chapter 703.
Drinking Water Treatment Facilities	C	
Power Generation Facilities	N	
Data Center Facilities	N	
Fuel Dealers	N	
Waste-Related Facilities	N	
Mining and Natural Resource Extraction		
Petroleum and Natural Gas Production	N	
Surface Mining	N	
Farming, Forestry, and Animal Services		
Agriculture	N	Marijuana Production
	P	All Other Agriculture
Forestry	P	
Agriculture and Forestry Services	N	
Keeping of Livestock and Other Animals	N	
Animal Services	C	Existing wildlife rehabilitation facility.
	N	All other Animal Services.
Other Uses		
Accessory Short-Term Rentals	<u>S</u>	<u>Accessory short-term rental, subject to SRC 700.006.</u>
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.

Table 511-1: Uses		
Use	Status	Limitations & Qualifications
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 27. SRC 512.010 is amended to read as follows:

512.010. Uses. The permitted (P), special (S), conditional (C), and prohibited (N) uses in the 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.

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Table 512-1: Uses

Use	Status	Limitations & Qualifications
	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 Short-term rentals.
	N	All other Short-Term Commercial Lodging.
Long-Term Commercial Lodging	N	
Non-Profit Shelters	C	Non-Profit Shelters serving 5 or fewer persons.
	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		
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 –	C	Membership sports and recreation clubs.

Table 512-1: Uses

Use	Status	Limitations & Qualifications
Indoor	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		
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		

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Table 512-1: 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.
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	N	
Other Uses		
Accessory Short-Term Rentals	S	Accessory short-term rental, subject to SRC 700.006.
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.

Table 512-1: Uses		
Use	Status	Limitations & Qualifications
Taking of Borders 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 28. 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 Short-term rentals.
	N	All other Short-Term Commercial Lodging.

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Table 513-1: Uses

Use	Status	Limitations & Qualifications
Long-Term Commercial Lodging	N	
Non-Profit Shelters	C	Non-Profit Shelters serving up to 10 persons.
	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		
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 –	C	Membership sports and recreation clubs.

Table 513-1: Uses

Use	Status	Limitations & Qualifications
Outdoor	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		
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	

Table 513-1: 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	
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.

Table 513-1: Uses		
Use	Status	Limitations & Qualifications
Taking of Borders 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 29. 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	

Table 514-1: Uses

Use	Status	Limitations & Qualifications
Nursing Care	S	Nursing Care, subject to SRC 700.040.
Lodging		
Short-Term Commercial Lodging	P	Bed and Breakfast Short-term rentals.
	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.
	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.
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	

Table 514-1: Uses

Use	Status	Limitations & Qualifications
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.
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	

Table 514-1: Uses

Use	Status	Limitations & Qualifications
Funeral and Related Services		
Cemeteries	N	
	N	Crematories.
Funeral and Cremation Services	C	All other Funeral and Cremation Services.
Construction Contracting, Repair, Maintenance, and Industrial Services		
General Repair Services	N	
Building and Grounds Services and Construction Contracting	N	
Cleaning Plants	N	
Industrial Services	N	
Wholesale Sales, Storage, and Distribution		
General Wholesaling	N	
Heavy Wholesaling	N	
Warehousing and Distribution	N	
Self-Service Storage	N	
Manufacturing		
General Manufacturing	N	
Heavy Manufacturing	N	
Printing	N	
Transportation Facilities		
Aviation Facilities	N	
Passenger Ground Transportation Facilities	P	Transit stop shelters.
	N	All other Passenger Ground Transportation Facilities.
Marine Facilities	N	
Utilities		
Basic Utilities	P	
Wireless Communication Facilities	Allowed	Wireless Communication Facilities are allowed, subject to SRC Chapter 703.
Drinking Water Treatment Facilities	C	
Power Generation Facilities	N	
Data Center Facilities	N	
Fuel Dealers	N	
Waste-Related Facilities	N	
Mining and Natural Resource Extraction		
Petroleum and Natural Gas Production	N	
Surface Mining	N	
Farming, Forestry, and Animal Services		
Agriculture	N	Marijuana Production
	P	All other Agriculture
Forestry	P	

Table 514-1: Uses		
Use	Status	Limitations & Qualifications
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.
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 30. 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.

Table 515-1: Uses

Use	Status	Limitations & Qualifications
	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 Short-term rentals.
	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.
	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	

Table 515-1: Uses

Use	Status	Limitations & Qualifications
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	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.

Table 515-1: Uses

Use	Status	Limitations & Qualifications
Post-Secondary and Adult Education	N	
Civic Services		
Governmental Services	N	
Social Services	N	
Governmental Maintenance Services and Construction	N	
Public Safety		
Emergency Services	N	Ambulance service facilities.
	P	All other Emergency Services.
Detention Facilities	N	
Military Installations	N	
Funeral and Related Services		
Cemeteries	N	
Funeral and Cremation Services	N	
Construction Contracting, Repair, Maintenance, and Industrial Services		
General Repair Services	N	
Building and Grounds Services and Construction Contracting	N	
Cleaning Plants	N	
Industrial Services	N	
Wholesale Sales, Storage, and Distribution		
General Wholesaling	N	
Heavy Wholesaling	N	
Warehousing and Distribution	N	
Self-Service Storage	N	
Manufacturing		
General Manufacturing	N	
Heavy Manufacturing	N	
Printing	N	
Transportation Facilities		
Aviation Facilities	N	
Passenger Ground	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	

Table 515-1: 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	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 31. 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.

1 **TABLE 520-1**

2 **USES**

3 **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	<u>P</u>	<u>Short-term rentals.</u>
	N	<u>All other Short-Term Commercial Lodging.</u>
Long Term Commercial Lodging	N	
Non-Profit Shelters	P	Non-Profit Shelters serving 5 or fewer persons.
	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	
Commercial Parking	N	
Park-and-Ride Facilities	N	
Taxicabs and Car Services	N	

Table 520-1: Uses

Use	Status	Limitations and Qualifications
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		
Cemeteries	N	
Funeral and Cremation Services	N	

Table 520-1: Uses

Use	Status	Limitations and Qualifications
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
Forestry	P	
Agriculture and Forestry Services	N	
Keeping of Livestock and Other Animals	N	

Table 520-1: Uses

Use	Status	Limitations and Qualifications
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.

1 (H) Basic Education.

2 (I) Post-Secondary and Adult Education.

3 (J) Social Services.

4 **Section 32.** SRC 521.005 is amended to read as follows:

5 **521.005. Uses.** The permitted (P), special (S), conditional (C), and prohibited (N) uses in the
6 CO zone are set forth in Table 521-1.

8 **TABLE 521-1**

9 **USES**

10 **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 Short-term rentals.
	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 75 persons.
	N	All other Non-Profit Shelters.
Retail Sales and Service		

Table 521-1: Uses

Use	Status	Limitations & Qualifications
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	
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	

Table 521-1: Uses

Use	Status	Limitations & Qualifications
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		
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	

Table 521-1: Uses

Use	Status	Limitations & Qualifications
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.
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.

1 **Table 521-1: Uses**

2 Use	Status	Limitations & Qualifications
3 Historic Resource Adaptive 4 Reuse pursuant to SRC Chapter 230	Allowed	Historic Resource Adaptive Reuse pursuant to SRC Chapter 230 is allowed, subject to SRC 230.085.

5 **Section 33.** SRC 530.040 is amended to read as follows:

6 **530.040. Uses.**

7 (a) Except as otherwise provided in this section, the permitted (P), special (S),
8 conditional (C), and prohibited (N) uses in the FMU zone are set forth in Table 530-1.
9

10 **TABLE 530-1**
11 **USES**

12 **Table 530-1: Uses**

14 Use	15 Status				16 Limitations & Qualifications
	LI	MI	AU	VC	
17 Household Living					
18 Single Family	P	P	P	P	The following Single Family activities: ▪ Single family detached dwelling. ▪ Residential Home, as defined under ORS 197.660.
	N	P	P	P	Townhouse
	N	P	P	P	Dwelling unit for a caretaker on the premises being cared for or guarded.
	S	S	S	S	Manufactured home, subject to SRC 700.025.
	N	N	N	N	All other Single Family.
19 Two Family	N	P	P	P	
20 Multiple Family	N	P	P	P	
21 Group Living					
22 Room and Board	N	P	P	P	Room and Board serving 5 or fewer persons.
	N	N	N	N	All other Room and Board.
23 Residential Care	N	P	P	P	Residential Facility, as defined under ORS 197.660.
	N	N	P	P	All other Residential Care.
24 Nursing Care	N	P	P	P	
25 Lodging					
26 Short-Term Commercial Lodging	N	P	P	P	Bed and Breakfasts Short-term rental.
	N	N	P	P	All other Short-Term Commercial Lodging.

Table 530-1: Uses

Use	Status				Limitations & Qualifications
	LI	MI	AU	VC	
Long-Term Commercial Lodging	N	P	P	P	
Non-Profit Shelters	N	N	N	N	
Retail Sales and Service					
Eating and Drinking Establishments	N	P	P	P	
Retail Sales	N	P	P	P	
Personal Services	N	P	P	P	
Postal Services and Retail Financial Services	N	P	P	P	
Business and Professional Services					
Office	N	P	P	P	
Audio/Visual Media Production	N	P	P	P	
Laboratory Research and Testing	N	P	P	P	
Motor Vehicle, Trailer, and Manufactured Dwelling Sales and Services					
Motor Vehicle and Manufactured Dwelling and Trailer Sales	N	N	N	N	Manufactured dwelling and prefabricated structure sales.
	N	N	P	P	Motor vehicle, recreational vehicle, and trailer rental.
	N	N	C	C	All other Motor Vehicle and Manufactured Dwelling and Trailer Sales.
Motor Vehicle Services	N	N	P	P	
Commercial Parking	N	N	P	P	
Park-and-Ride Facilities	N	N	P	P	
Taxicabs and Car Services	N	N	P	P	
Heavy Vehicle and Trailer Sales	N	N	C	N	
Heavy Vehicle and Trailer Service and Storage	N	N	P	N	
Recreation, Entertainment, and Cultural Services and Facilities					
Commercial Entertainment – Indoor	N	C	C	C	Nightclubs, located within 200 feet of a residential zone.
	N	P	P	P	All other Commercial Entertainment – Indoor.
Commercial Entertainment – Outdoor	N	P	P	P	
Major Event Entertainment	N	N	N	N	
Recreational and Cultural Community Services	N	P	P	P	
Parks and Open Space	P	P	P	P	
Non-Profit Membership Assembly	N	P	P	P	
Religious Assembly	N	P	P	P	
Health Services					
Medical Centers/Hospitals	N	N	N	N	

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Table 530-1: Uses

Use	Status				Limitations & Qualifications
	LI	MI	AU	VC	
Outpatient Medical Services and Laboratories	N	P	P	P	
Educational Services					
Day Care	N	P	P	P	The following Day Care activities: <ul style="list-style-type: none"> ▪ Child day care home. ▪ Adult day care home.
	N	N	P	P	All other Day Care.
Basic Education	N	P	P	P	
Post-Secondary and Adult Education	N	N	P	P	
Civic Services					
Governmental Services	N	P	P	P	
Social Services	N	N	P	P	
Governmental Maintenance Services and Construction	N	N	N	N	
Public Safety					
Emergency Services	N	N	P	P	The following Emergency Services activities: <ul style="list-style-type: none"> ▪ Ambulance station. ▪ Ambulance service facility.
	N	P	P	P	All other Emergency Services.
Detention Facilities	N	N	N	N	
Military Installations	N	P	P	P	
Funeral and Related Services					
Cemeteries	N	P	P	P	
Funeral and Cremation Services	N	N	P	P	
Construction Contracting, Repair, Maintenance, and Industrial Services					
General Repair Services	N	N	P	P	
Building and Grounds Services and Construction Contracting	N	N	P	N	
Cleaning Plants	N	P	P	P	
Industrial Services	N	N	P	N	
Whole Sales, Storage, and Distribution					
General Wholesaling	N	N	P	N	
Heavy Wholesaling	N	N	N	N	
Warehousing and Distribution	N	N	P	P	
Self-Service Storage	N	N	P	P	
Manufacturing					
General Manufacturing	N	C	P	C	
Heavy Manufacturing	N	N	N	N	

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Table 530-1: Uses

Use	Status				Limitations & Qualifications
	LI	MI	AU	VC	
Printing	N	C	P	C	
Transportation Facilities					
Aviation Facilities	N	N	N	N	
Passenger Ground Transportation Facilities	P	P	P	P	Transit stop shelters.
	N	N	P	P	All other Passenger Ground Transportation Facilities.
Marine Facilities	N	N	N	N	
Utilities					
Basic Utilities	P	P	P	P	
Wireless Communication Facilities	Allowed				Wireless Communication Facilities are allowed, subject to SRC Chapter 703.
Drinking Water Treatment Facilities	N	N	N	N	
Power Generation Facilities	N	N	N	N	
Data Center Facilities	N	N	P	N	
Fuel Dealers	N	N	P	N	
Waste-Related Facilities	N	P	P	P	Recycling depot.
	N	N	N	N	All other Waste-Related Facilities.
Mining and Natural Resource Extraction					
Petroleum and Natural Gas Production	N	N	N	N	
Surface Mining	N	N	N	N	
Farming, Forestry, and Animal Services					
Agriculture	N	N	N	N	Marijuana Production
	P	P	P	P	All other Agriculture
Forestry	N	P	P	N	
Agriculture and Forestry Services	N	N	P	N	
Keeping of Livestock and Other Animals	N	N	N	N	
Animal Services	N	P	P	P	Small animal veterinary services.
	N	N	N	N	All other Animal Services.
Other Uses					
Accessory Short-Term Rentals	S	=	=	=	Accessory short-term rental, subject to SRC 700.006.
Temporary Uses	N	P	P	P	Residential sales/development office, subject to SRC 701.030.
Home Occupations	S	S	S	S	Home Occupations, subject to SRC 700.020.
Accessory Dwelling Units	P	P	P	P	

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Table 530-1: Uses					
Use	Status				Limitations & Qualifications
	LI	MI	AU	VC	
Taking of Borders or Leasing of Rooms by a Resident Family	P	P	P	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.

(b) Additional Prohibited Uses. Notwithstanding Table 530-1, Eating and Drinking Establishments otherwise permitted within the FMU zone shall be a prohibited use within the FMU zone if developed with a drive-through.

Section 34. SRC 545.005 is amended to read as follows:

545.005. Uses. The permitted (P), special (S), conditional (C), and prohibited (N) uses in the PM zone are set forth in Table 545-1.

**TABLE 545-1
USES**

Table 545-1: 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. ▪ Dwelling unit for a caretaker on the premises being cared for or guarded.
	N	All Other Single Family.
Two Family	P	Duplex, when located on a corner lot.
	N	All other Two Family.
Multiple Family	P	
Group Living		
Room and Board	P	
Residential Care	P	
Nursing Care	N	
Lodging		
Short-Term Commercial Lodging	N	
Long-Term Commercial Lodging	N	
Non-Profit Shelters	P	

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Table 545-1: Uses

Use	Status	Limitations & Qualifications
Retail Sales and Service		
Eating and Drinking Establishments	P	
Retail Sales	P	Caterers.
	N	All other Retail Sales.
Personal Services	N	
Postal Services and Retail Financial Services	P	
Business and Professional Services		
Office	P	
Audio/Visual Media Production	N	
Laboratory Research and Testing	P	
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	
Park-and-Ride Facilities	P	
Taxicabs and Car Services	N	
Heavy Vehicle and Trailer Sales	N	
Heavy Vehicle and Trailer Service and Storage	N	
Recreation, Entertainment, and Cultural Services and Facilities		
Commercial Entertainment – Indoor	N	
Commercial Entertainment – Outdoor	N	
Major Event Entertainment	N	
Recreational and Cultural Community Services	P	
Parks and Open Space	P	
Non-Profit Membership Assembly	P	
Religious Assembly	P	
Health Services		
Medical Centers/Hospitals	N	

Table 545-1: Uses

Use	Status	Limitations & Qualifications
Outpatient Medical Services and Laboratories	N	The following Outpatient Medical Services and Laboratories activities: <ul style="list-style-type: none"> ▪ Medical laboratories. ▪ Dental laboratories. ▪ Outpatient care facilities. ▪ Kidney dialysis centers. ▪ Commercial blood banks, plasma centers. ▪ Commercial reproductive services.
	P	All other Outpatient Medical Services and Laboratories.
Educational Services		
Day Care	P	
Basic Education	N	
Post-Secondary and Adult Education	N	
Civic Services		
Governmental Services	P	
Social Services	P	
Governmental Maintenance Services and Construction	P	
Public Safety		
Emergency Services	N	The following Emergency Services activities: <ul style="list-style-type: none"> ▪ Ambulance station. ▪ Ambulance service facility.
	P	All other Emergency Services.
Detention Facilities	P	
Military Installations	P	
Funeral and Related Services		
Cemeteries	P	
Funeral and Cremation Services	N	
Construction Contracting, Repair, Maintenance, and Industrial Services		
General Repair Services	N	
Building and Grounds Services and Construction Contracting	P	The following Building and Grounds Services and Construction Contracting activities: <ul style="list-style-type: none"> ▪ Disinfecting and pest control services. ▪ Building cleaning and maintenance services.
	N	All other Building and Grounds Services and Construction Contracting.
Cleaning Plants	N	

Table 545-1: Uses

Use	Status	Limitations & Qualifications
Industrial Services	N	
Whole 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	P	Helicopter landing areas.
	N	All other Aviation Facilities.
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	N	
Power Generation Facilities	N	
Data Center Facilities	P	
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		
<u>Accessory Short-Term Rentals</u>	<u>S</u>	<u>Accessory short-term rental, subject to SRC 700.006.</u>
Home Occupations	S	Home Occupations, subject to SRC 700.020.

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Table 545-1: 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.
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.

Section 35. SRC 554.005 is amended to read as follows:

554.005. Uses. The permitted (P), special (S), conditional (C), and prohibited (N) uses in the IG zone are set forth in Table 554-1.

**TABLE 554-1
USES**

Table 554-1: Uses

Use	Status	Limitations & Qualifications
Household Living		
Single Family	P	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.
	N	All other Single Family.
Two Family	N	
Multiple Family	N	
Group Living		
Room and Board	N	
Residential Care	N	
Nursing Care	N	
Lodging		
Short-Term Commercial Lodging	<u>P</u>	<u>Short-term rentals.</u>
	N	<u>All other Short-Term Commercial Lodging.</u>
Long-Term Commercial Lodging	N	
Non-Profit Shelters	N	
Retail Sales and Service		
Eating and Drinking Establishments	P	

Table 554-1: Uses

Use	Status	Limitations & Qualifications
Retail Sales	P	The following Retail Sales activities: <ul style="list-style-type: none"> ▪ Photocopying, duplicating, and blueprinting services. ▪ Retail nurseries and lawn and garden supply stores. ▪ Lumber and other building materials dealers.
	N	All other Retail Sales.
Personal Services	P	The following Personal Services activities are permitted: <ul style="list-style-type: none"> ▪ Laundromats. ▪ Drycleaners.
	N	All other Personal Services.
Postal Services and Retail Financial Services	P	Banks, credit unions, and other customer-oriented facilities for financial institutions.
	N	All other Postal Services and Retail Financial Services.
Business and Professional Services		
Office	P	The following Office activities are permitted: <ul style="list-style-type: none"> ▪ Headquarters of banks and other financial institutions. ▪ Direct mail advertising services. ▪ Commercial art and photography. ▪ Secretarial and court reporting services. ▪ Photo finishing laboratories. ▪ Management and public relations services. ▪ Outdoor advertising services. ▪ Professional, business, or political membership organizations. ▪ Arrangement of transportation. ▪ Vocational trade schools. ▪ Research. ▪ Telecommunication services.
	N	All other Office.
Audio/Visual Media Production	P	
Laboratory Research and Testing	P	
Motor Vehicle, Trailer, and Manufactured Dwelling Sales and Services		
Motor Vehicle and Manufactured Dwelling and Trailer Sales	N	The following Motor Vehicle and Manufactured Dwelling and Trailer Sales activities: <ul style="list-style-type: none"> ▪ Automobile sales. ▪ Manufactured dwelling sales. ▪ Recreational vehicle sales, when the sales display area is greater than 5 acres in size.
	P	All other Motor Vehicle and Manufactured Dwelling and Trailer Sales.
Motor Vehicle Services	N	Gasoline service stations.
	P	All other Motor Vehicle Services.
Commercial Parking	P	
Park-and-Ride Facilities	P	
Taxicabs and Car Services	P	
Heavy Vehicle and Trailer Sales	P	

Table 554-1: Uses

Use	Status	Limitations & Qualifications
Heavy Vehicle and Trailer Service and Storage	N	Truck stops.
	P	All other Heavy Vehicle and Trailer Service and Storage.
Recreation, Entertainment, and Cultural Services and Facilities		
Commercial Entertainment - Indoor	P	Health clubs, gyms, and membership sports and recreation clubs.
	N	All other Commercial Entertainment – Indoor.
Commercial Entertainment - Outdoor	N	
Major Event Entertainment	C	Race tracks.
	N	All other Major Event Entertainment.
Recreational and Cultural Community Services	N	
Parks and Open Space	P	
Non-Profit Membership Assembly	P	
Religious Assembly	P	
Health Services		
Medical Centers/Hospitals	N	
Outpatient Medical Services and Laboratories	N	
Educational Services		
Day Care	P	Child day care services.
	N	All other Day Care.
Basic Education	N	
Post-Secondary and Adult Education	P	Vocational trade schools.
	N	All other Post-Secondary and Adult Education.
Civic Services		
Governmental Services	N	
Social Services	N	
Governmental Maintenance Services and Construction	P	
Public Safety		
Emergency Services	P	
Detention Facilities	N	
Military Installations	N	
Funeral and Related Services		
Cemeteries	N	
Funeral and Cremation Services	N	
Construction Contracting, Repair, Maintenance, and Industrial Services		
General Repair Services	P	
Building and Grounds Services and Construction Contracting	P	
Cleaning Plants	P	
Industrial Services	P	
Wholesale Sales, Storage, and Distribution		

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Table 554-1: Uses

Use	Status	Limitations & Qualifications
General Wholesaling	P	
Heavy Wholesaling	S	Scrap and waste material wholesalers, subject to SRC 700.060.
	C	Chemicals and allied products wholesalers.
	P	All other Heavy Wholesaling.
Warehousing and Distribution	P	
Self-Service Storage	P	
Manufacturing		
General Manufacturing	P	
Heavy Manufacturing	C	
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	The following Marine Facilities: <ul style="list-style-type: none"> ▪ Water transportation of passengers. ▪ Services incidental to water transportation services.
	N	All other Marine Facilities.
Utilities		
Basic Utilities	P	
Wireless Communication Facilities	Allowed	Wireless Communication Facilities are allowed, subject to SRC Chapter 703.
Drinking Water Treatment Facilities	P	
Power Generation Facilities	P	
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	C	
Surface Mining	C	
Farming, Forestry, and Animal Services		
Agriculture	S	Marijuana Production subject to SRC 700.034
	P	All other Agriculture
Forestry	P	
Agriculture and Forestry Services	P	

Table 554-1: Uses		
Use	Status	Limitations & Qualifications
Keeping of Livestock and Other Animals	C	
Animal Services	P	
Other Uses		
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 IG 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 554.010(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 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 36. SRC 806.005 is amended to read as follows:

806.005. Off-Street Parking; When Required.

(a) General Applicability. Off-street parking shall be provided and maintained as required under this Chapter for:

- (1) Each proposed new use or activity.
- (2) Any change of use or activity, when such change of use or activity results in a parking ratio requiring a greater number of spaces than the previous use or activity.
- (3) Any intensification, expansion, or enlargement of a use or activity.

(b) Applicability to Downtown Parking District. Within the Downtown Parking District, off street parking shall only be required and maintained for uses or activities falling under Household Living.

1 (c) **Applicability to Nonconforming Off-Street Parking Areas.**

2 (1) When off-street parking is required to be added to an existing off-street
3 parking area that has a nonconforming number of spaces, the number of spaces
4 required under this Chapter for any new use or activity, any change of use or
5 activity, or any intensification, expansion, or enlargement of a use or activity shall
6 be provided, in addition to the number of spaces required to remedy the existing
7 deficiency.

8 (2) Notwithstanding subsection (1) of this section, when a property is changed in
9 use to any of the following uses or activities, or any of the following uses or
10 activities are added to a property, any existing deficiency in the number of off-
11 street parking spaces shall not be required to be remedied and only those
12 additional spaces required for the change of use or addition of the new use or
13 activity shall be required:

14 (A) Short-term rental.

15 **Section 37.** SRC 806.015 is amended to read as follows:

16 **806.015. Amount Off-Street Parking.**

17 (a) **Minimum Required Off-Street Parking.** Unless otherwise provided under the
18 UDC, off-street parking shall be provided in amounts not less than those set forth in
19 Table 806-1.

20
21 **TABLE 806-1**

22 **MINIMUM OFF-STREET PARKING**

23 **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.

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Table 806-1: Minimum Off-Street Parking

Use	Minimum Number of Spaces Required ⁽¹⁾	Limitations & Qualifications
	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	1 per 350 sq. ft.	
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.

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Table 806-1: Minimum Off-Street Parking

Use	Minimum Number of Spaces Required ⁽¹⁾	Limitations & Qualifications
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		
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.

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Table 806-1: Minimum Off-Street Parking

Use	Minimum Number of Spaces Required ⁽¹⁾		Limitations & Qualifications
	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			
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.

Table 806-1: Minimum Off-Street Parking		
Use	Minimum Number of Spaces Required ⁽¹⁾	Limitations & Qualifications
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		
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	1 per 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.	

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Table 806-1: Minimum Off-Street Parking

Use	Minimum Number of Spaces Required ⁽¹⁾	Limitations & Qualifications
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		
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;		
	1 per boat berth or docking space.	Applicable to marinas.
Marine 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.)	Applicable to all other Marine Facilities.
Utilities		

Table 806-1: Minimum Off-Street Parking		
Use	Minimum Number of Spaces Required ⁽¹⁾	Limitations & Qualifications
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		
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		
Accessory Short-Term Rentals	None	
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.

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

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

8
9 **TABLE 806-2**

10 **MAXIMUM OFF-STREET PARKING**

11 **Table 806-2: Maximum Off-Street Parking**

12 Minimum Number of Off-Street Parking 13 Spaces Required (From Table 806-1)	Maximum Number of Off-Street Parking 14 Spaces Allowed
15 20 Spaces or Less	2.5 times minimum number of spaces required.
16 More than 20 Spaces	1.75 times minimum number of spaces required.

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

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

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

30 **Section 38.** SRC 806.055 is amended to read as follows:

1 **806.055. Amount of Bicycle Parking.** Unless otherwise provided under the UDC, bicycle
 2 parking shall be provided in amounts not less than those set forth in Table 806-8.

3
 4 **TABLE 806-8**
 5 **MINIMUM BICYCLE PARKING**

6 **Table 806-8: Minimum Bicycle Parking**

Use	Minimum Number of Spaces Required ⁽¹⁾	Limitations & Qualifications
Household Living		
Single Family	None	
Two Family		
Multiple Family	The greater of 4 spaces or 0.1 spaces per dwelling unit.	
Group Living		
Room and Board Facilities	The greater of 4 spaces or 1 space per 50 rooms.	
Residential Care	The greater of the following: 4 spaces; or 1 per 3,500 sq. ft. for first 50,000 sq. ft.; plus 1 per 7,000 sq. ft. for 50,000 to 100,000 sq. ft.; plus 1 per 14,000 sq. ft. for remaining square footage over 100,000 sq. ft.	
Nursing Care	1 per 30 beds	
Lodging		
Short-Term Commercial Lodging	The greater of 4 spaces or 1 space per 50 rooms.	
Long-Term Commercial Lodging		
Non-Profit Shelters	The greater of the following: 4 spaces; or 1 per 3,500 sq. ft. for first 50,000 sq. ft.; plus 1 per 7,000 sq. ft. for 50,000 to 100,000 sq. ft.; plus 1 per 14,000 sq. ft. for remaining square footage over 100,000 sq. ft.	
Retail Sales and Service		
Eating and Drinking Establishments	The greater of 4 spaces or 1 space per 1,000 sq. ft.	

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Table 806-8: Minimum Bicycle Parking

Use	Minimum Number of Spaces Required ⁽¹⁾	Limitations & Qualifications
Retail Sales	The greater of the following: 4 spaces; or 1 per 10,000 sq. ft. for first 50,000 sq. ft.; plus 1 per 20,000 sq. ft. for 50,000 to 100,000 sq. ft.; plus 1 per 30,000 sq. ft. for remaining square footage over 100,000 sq. ft.	
Personal Services	1 per 10,000 sq. ft.	Applicable to laundry, dry cleaning, and garment services.
	The greater of 4 spaces or 1 space per 3,500 sq. ft.	Applicable to all other Personal Services.
Postal Services and Retail Financial Services	The greater of 4 spaces or 1 space per 3,000 sq. ft.	
Shopping Center	The greater of the following: 4 spaces; or 1 per 10,000 sq. ft. for first 50,000 sq. ft.; plus 1 per 20,000 sq. ft. for 50,000 to 100,000 sq. ft.; plus 1 per 30,000 sq. ft. for remaining square footage over 100,000 sq. ft.	
Business and Professional Services		
Office	The greater of the following: 4 spaces; or 1 per 3,500 sq. ft. for first 50,000 sq. ft.; plus 1 per 7,000 sq. ft. for 50,000 to 100,000 sq. ft.; plus 1 per 14,000 sq. ft. for remaining square footage over 100,000 sq. ft.	
Laboratory Research and Testing;		
Office Complex		
Audio/Visual Media Production	The greater of the following: 4 spaces; or 1 per 10,000 sq. ft. for first 50,000 sq. ft.; plus 1 per 20,000 sq. ft. for 50,000 to 100,000 sq. ft.; plus 1 per 30,000 sq. ft. for remaining square footage over 100,000 sq. ft.	Applicable to broadcasting studios.

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Table 806-8: Minimum Bicycle Parking		
Use	Minimum Number of Spaces Required ⁽¹⁾	Limitations & Qualifications
	The greater of 4 spaces or 1 per 3,500 sq. ft.	Applicable to all other Audio/Visual Media Production.
Motor Vehicle, Trailer, and Manufactured Dwelling Sales and Service		
Motor Vehicle and Manufactured Dwelling and Trailer Sales	1 per 9,000 sq. ft.	
Motor Vehicle Services		
Taxicabs and Car Services		
Heavy Vehicle and Trailer Sales		
Heavy Vehicle and Trailer Service and Storage		
Commercial Parking;	1 per 30 vehicle parking spaces	
Park-and-Ride Facilities		
Recreation, Entertainment, and Cultural Services and Facilities		
Commercial Entertainment – Indoor	The greater of 4 spaces or 1space per 50 seats or 100 feet of bench length	Applicable to theaters.
	The greater of 4 spaces or 1 space per court.	Applicable to tennis, racquetball, and handball courts.
	The greater of 4 spaces or 1 space per 500 sq. ft.	Applicable to all other Commercial Entertainment – Indoor.
Commercial Entertainment – Outdoor	The greater of 4 spaces or 1 space per court	Applicable to tennis, racquetball, and handball courts.
	4	Applicable to golf courses.
	None	Applicable to drive-in movie theaters.
	The greater of 4 spaces or 1 space per 30 vehicle parking spaces	Applicable to all other Commercial Entertainment – Outdoor.
Major Event Entertainment	The greater of 4 spaces or 1 space per 50 seats or 100 ft. of bench length	
Recreational and Cultural	4	Applicable to golf courses.

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Table 806-8: Minimum Bicycle Parking

Use	Minimum Number of Spaces Required ⁽¹⁾	Limitations & Qualifications
Community Services	The greater of the following: 4 spaces; or 1 per 3,500 sq. ft. for first 50,000 sq. ft.; plus 1 per 7,000 sq. ft. for 50,000 to 100,000 sq. ft.; plus 1 per 14,000 sq. ft. for remaining square footage over 100,000 sq. ft.	Applicable to all other indoor Recreational and Cultural Community Services.
	The greater of 4 spaces or 1 space per 30 vehicle parking spaces.	Applicable to all other outdoor Recreational and Cultural Community Services.
Parks and Open Space	The greater of 4 spaces or 1 space per 30 vehicle parking spaces.	
Non-Profit Membership Assembly	1 per 30 vehicle parking spaces.	
Religious Assembly		
Health Services		
Medical Centers/Hospitals	The greater of 4 spaces or 1 per 30 beds	
Outpatient Medical Services and Laboratories	The greater of 4 spaces or 1 per 3,500 sq. ft.	
Education Services		
Day Care	4	
Basic Education	2 per classroom	Applicable to Elementary Schools
	4 per classroom	Applicable to all other Basic Education.
Post-Secondary and Adult Education	The greater of the following: 4 spaces; or 1 per 3,500 sq. ft. for first 50,000 sq. ft.; plus 1 per 7,000 sq. ft. for 50,000 to 100,000 sq. ft.; plus 1 per 14,000 sq. ft. for remaining square footage over 100,000 sq. ft.	Applicable to vocational and trade schools.
	The greater of 4 spaces or 1 per 10,000 sq. ft.	Applicable to all other Post-Secondary and Adult Education.
Civic Services		
Governmental Services	1 per 5,000 sq. ft.	

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Table 806-8: Minimum Bicycle Parking

Use	Minimum Number of Spaces Required ⁽¹⁾	Limitations & Qualifications
Social Services	The greater of the following: 4 spaces; or 1 per 3,500 sq. ft. for first 50,000 sq. ft.; plus 1 per 7,000 sq. ft. for 50,000 to 100,000 sq. ft.; plus 1 per 14,000 sq. ft. for remaining square footage over 100,000 sq. ft.	
Governmental Maintenance Services and Construction	4	
Public Safety		
Emergency Services	None	Applicable to ambulance stations.
	1 per 5,000 sq. ft.	Applicable to all other Emergency Services.
Detention Facilities	1 per 50 beds.	
Military Installations	1 per 5,000 sq. ft.	
Funeral and Related Services		
Cemeteries	The greater of the following: 4 spaces; or 1 per 3,500 sq. ft. for first 50,000 sq. ft.; plus 1 per 7,000 sq. ft. for 50,000 to 100,000 sq. ft.; plus 1 per 14,000 sq. ft. for remaining square footage over 100,000 sq. ft.	
Funeral and Cremation Services	1 per 50 seats or 100 feet of bench length in the chapel.	
Construction Contracting, Repair, Maintenance, and Industrial Services		
Building and Grounds Services and Construction Contracting;	4	
General Repair Services	The greater of the following: 4 spaces; or 1 per 3,500 sq. ft. for first 50,000 sq. ft.; plus 1 per 7,000 sq. ft. for 50,000 to 100,000 sq. ft.; plus 1 per 14,000 sq. ft. for remaining square footage over 100,000 sq. ft.	
Cleaning Plants	1 per 10,000 sq. ft.	

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Table 806-8: Minimum Bicycle Parking

Use	Minimum Number of Spaces Required ⁽¹⁾	Limitations & Qualifications
Industrial Services	The greater of the following: 4 spaces; or 1 per 10,000 sq. ft. for first 50,000 sq. ft.; plus 1 per 20,000 sq. ft. for 50,000 to 100,000 sq. ft.; plus 1 per 30,000 sq. ft. for remaining square footage over 100,000 sq. ft.	
Wholesale Sales, Storage, and Distribution		
General Wholesaling; Heavy Wholesaling	1 per 15,000 sq. ft.	
Warehousing and Distribution	The greater of the following: 4 spaces; or: 1 per 10,000 sq. ft. for first 50,000 sq. ft.; plus 1 per 20,000 sq. ft. for 50,000 to 100,000 sq. ft.; plus 1 per 30,000 sq. ft. for remaining square footage over 100,000 sq. ft.	
Self Service Storage	None	
Manufacturing		
General Manufacturing	The greater of the following: 4 spaces; or: 1 per 10,000 sq. ft. for first 50,000 sq. ft.; plus 1 per 20,000 sq. ft. for 50,000 to 100,000 sq. ft.; plus 1 per 30,000 sq. ft. for remaining square footage over 100,000 sq. ft.	
Heavy Manufacturing		
Printing		
Transportation Facilities		
Aviation Facilities	The greater of the following: 4 spaces; or: 1 per 10,000 sq. ft. for first 50,000 sq. ft.; plus 1 per 20,000 sq. ft. for 50,000 to 100,000 sq. ft.;	
Passenger Ground Transportation Facilities	plus 1 per 30,000 sq. ft. for remaining square footage over 100,000 sq. ft.	
Marine Facilities	2	Applicable to marinas.

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Table 806-8: Minimum Bicycle Parking

Use	Minimum Number of Spaces Required ⁽¹⁾	Limitations & Qualifications
	The greater of the following: 4 spaces; or: 1 per 10,000 sq. ft. for first 50,000 sq. ft.; plus 1 per 20,000 sq. ft. for 50,000 to 100,000 sq. ft.; plus 1 per 30,000 sq. ft. for remaining square footage over 100,000 sq. ft.	Applicable to all other Marine Facilities.
Utilities		
Basic Utilities	The greater of the following: 4 spaces; or: 1 per 10,000 sq. ft. for first 50,000 sq. ft.; plus 1 per 20,000 sq. ft. for 50,000 to 100,000 sq. ft.; plus 1 per 30,000 sq. ft. for remaining square footage over 100,000 sq. ft.	
Drinking Water Treatment Facilities		
Power Generation Facilities		
Data Center Facilities		
Waste Related Facilities		
Fuel Dealers	None	
Wireless Communication Facilities		
Mining and Natural Resource Extraction		
Petroleum and Natural Gas Production;	4	
Surface Mining		
Farming, Forestry, and Animal Services		
Agriculture	2	Applicable when retail sales are involved.
Forestry		
Agriculture and Forestry Services	The greater of the following: 4 spaces; or: 1 per 10,000 sq. ft. for first 50,000 sq. ft.; plus 1 per 20,000 sq. ft. for 50,000 to 100,000 sq. ft.; plus 1 per 30,000 sq. ft. for remaining square footage over 100,000 sq. ft.	
Keeping of Livestock and Other Animals	2	Applicable when retail sales are involved.

Table 806-8: Minimum Bicycle Parking		
Use	Minimum Number of Spaces Required ⁽¹⁾	Limitations & Qualifications
Animal Services		
Other Uses		
<u>Accessory Short-Term Rentals</u>	None	
Temporary Uses	None	
Home Occupations	None	
(1) Unless otherwise provided, when required bicycle parking is expressed in terms of a number of spaces per a square footage, the square footage shall equal the gross floor area.		

Section 39. SRC 806.075 is amended to read as follows:

806.075. Amount of Off-Street Loading. Unless otherwise provided under the UDC, off-street loading shall be provided in amounts not less than those set forth in Table 806-9.

**TABLE 806-9
MINIMUM OFF-STREET LOADING; DIMENSIONS**

Table 806-9: Minimum Off-Street Loading; Dimensions						
Use Category/Use	Minimum Number of Spaces Required ⁽¹⁾		Dimensions			Limitations & Qualifications
			Width	Length	Height	
Use: <ul style="list-style-type: none"> ▪ Single Family ▪ Two Family ▪ Commercial Parking ▪ Park-and-Ride Facility ▪ Parks and Open Space ▪ Cemeteries ▪ Basic Utilities ▪ Wireless Communication Facilities ▪ Agriculture ▪ Forestry ▪ <u>Accessory Short-Term Rentals</u> ▪ Temporary Uses ▪ Home Occupations 	None		N/A	N/A	N/A	
Use: <ul style="list-style-type: none"> ▪ Multiple Family 	None	0 to 49 dwelling units	N/A	N/A	N/A	
	1	50 to 99 dwelling units	12 ft.	19 ft.	12 ft.	If a recreational or service building is

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Table 806-9: Minimum Off-Street Loading; Dimensions

Use Category/Use	Minimum Number of Spaces Required ⁽¹⁾		Dimensions			Limitations & Qualifications
			Width	Length	Height	
	2	100 to 199 dwelling units	12 ft.	19 ft.	12 ft.	provided, at least one of the required loading spaces shall be located in conjunction with the recreational or service building.
	3	200 or more dwelling units	12 ft.	19 ft.	12 ft.	
Use Category: <ul style="list-style-type: none"> ▪ Business and Professional Services Use: <ul style="list-style-type: none"> ▪ Outpatient Medical Services and Laboratories ▪ Governmental Services ▪ Social Services ▪ Keeping of Livestock and Other Animals ▪ Animal Services 	None	Less than 5,000 sq. ft.	N/A	N/A	N/A	
	1	5,000 to 60,000 sq. ft.	12 ft.	19 ft.	12 ft.	
	2	60,001 to 250,000 sq. ft.	12 ft.	19 ft.	12 ft.	
	Additional Spaces Required	Greater than 250,000 sq. ft.	12 ft.	19 ft.	12 ft.	For each additional 100,000 square feet, or any portion thereof, of building area over 250,000 sq. ft., one additional loading space is required.
Use Category: <ul style="list-style-type: none"> ▪ Group Living ▪ Lodging ▪ Retail Sales and Service ▪ Education Services Use: <ul style="list-style-type: none"> ▪ Commercial Entertainment – Indoor ▪ Commercial Entertainment – Outdoor ▪ Major Event Entertainment ▪ Recreation and Cultural Community Services ▪ Non-Profit Membership Assembly ▪ Religious Assembly ▪ Medical Centers/Hospitals ▪ Emergency Services ▪ Funeral and Cremation Services ▪ General Repair Services 	None	Less than 5,000 sq. ft.	N/A	N/A	N/A	
	1	5,000 to 60,000 sq. ft.	12 ft.	30 ft.	14 ft.	
	2	60,001 to 250,000 sq. ft.	12 ft.	30 ft.	14 ft.	
	Additional Spaces Required	Greater than 250,000 sq. ft.	12 ft.	30 ft.	14 ft.	For each additional 100,000 square feet, or any portion thereof, of building area over 250,000 sq. ft., one additional loading space is required.

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Table 806-9: Minimum Off-Street Loading; Dimensions

Use Category/Use	Minimum Number of Spaces Required ⁽¹⁾	Dimensions			Limitations & Qualifications	
		Width	Length	Height		
<ul style="list-style-type: none"> ▪ Agriculture and Forestry Services 						
Use Category: <ul style="list-style-type: none"> ▪ Wholesale Sales, Storage, and Distribution ▪ Manufacturing ▪ Transportation Facilities ▪ Mining and Natural Resource Extraction 	None	Less than 5,000 sq. ft.	N/A	N/A	N/A	
Use: <ul style="list-style-type: none"> ▪ Motor Vehicle and Manufactured Dwelling and Trailer Sales; ▪ Motor Vehicle Services; ▪ Taxicabs and Car Services; ▪ Heavy Vehicle and Trailer Sales; ▪ Heavy Vehicle and Trailer Service and Storage ▪ Governmental Maintenance Services and Construction ▪ Detention Facilities ▪ Military Installations ▪ Building and Grounds Services and Construction Contracting ▪ Cleaning Plants ▪ Industrial Services ▪ Drinking Water Treatment Facilities ▪ Data Center Facilities ▪ Fuel Dealers ▪ Waste-Related Facilities 	1	5,000 to 100,000 sq. ft.	12 ft.	40 ft.	14 ft.	
	3	100,001 to 240,000 sq. ft.	12 ft.	40 ft.	14 ft.	
	5	240,001 to 320,000 sq. ft.	12 ft.	40 ft.	14 ft.	
	6	320,001 to 400,000 sq. ft.	12 ft.	40 ft.	14 ft.	
	7	400,000 to 490,000 sq. ft.	12 ft.	40 ft.	14 ft.	
	8	490,001 to 580,000 sq. ft.	12 ft.	40 ft.	14 ft.	
	9	580,001 to 670,000 sq. ft.	12 ft.	40 ft.	14 ft.	
	10	670,001 to 760,000 sq. ft.	12 ft.	40 ft.	14 ft.	
	Additional Spaces Required	Buildings greater than 760,000 sq. ft.	12 ft.	40 ft.	14 ft.	For each additional 100,000 square feet, or any portion thereof, of building area over 760,000 sq. ft., one additional loading space is required.

(1) Unless otherwise provided, when required loading is expressed in terms of a number of spaces per a square footage, the square footage shall equal the gross floor area.

(a) Off-Street Parking Used for Loading. An off-street parking area meeting the requirements of this Chapter may be used in place of a required off-street loading space when the use or activity does not require a delivery vehicle which exceeds a maximum

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combined vehicle and load rating of 8,000 pounds and the off-street parking area is located within 25 feet of the building or the use or activity that it serves.

Section 40. 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;
- (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 41. 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. Bishop