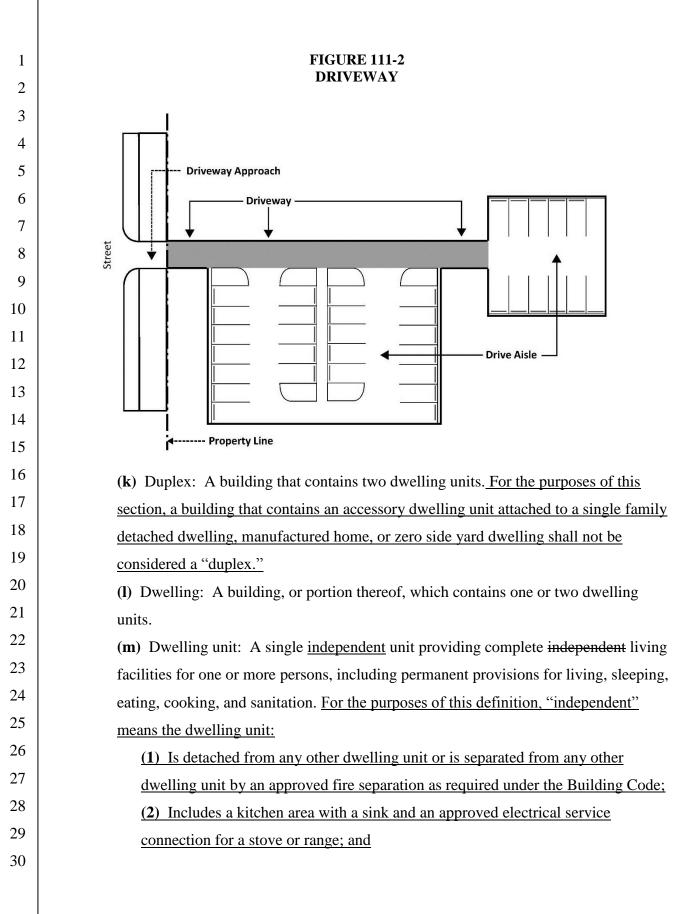
1	ORDINANCE BILL NO. 10-17
2	AN ORDINANCE RELATING TO THE ALLOWANCE AND REGULATION OF
3	ACCESSORY DWELLING UNITS; CREATING NEW PROVISIONS; AND AMENDING
4	SRC 111.005, 111.020, 400.030, 510.005, 511.005, 512.010, 513.005, 514.005, 515.005,
5	521.005, 522.005, 523.005, 524.005, 532.015, 532.020, 551.005, 553.005, 554.005, 700.005,
6	700.035, 700.050, 700.055, 806.005, 806.015, 806.025, 806.055, AND 806.075.
7	The City of Salem ordains as follows:
8	Section 1. SRC 111.005 is amended to read as follows:
9	111.005. "A" Definitions.
10	(a) Abutting: Touching along a boundary or point.
11	(b) Accessory building or structure: A building or structure that is incidental and
12	subordinate to, and dependent upon, the principal use on the same premises.
13	(c) Accessory dwelling unit: A second dwelling unit that is attached to or detached
14	from a single family detached dwelling, manufactured home, or zero side yard dwelling
15	on the same lot. The accessory dwelling unit is accessory to and is smaller than the
16	primary dwelling unit.
17	(c)(d) Adjacent: Near or close, but not necessarily contiguous with.
18	(d)(e) Adjoin: To abut.
19	(e)(f) Adult day care home: Day care for 5 or fewer adults provided in the home of the
20	adult day care provider.
21	(f)(g) Adult day care center: Day care for adults in a non-residential structure.
22	(g)(h) Alley: A public way not less than 10 feet and not more than 20 feet in width that
23	is primarily used as a secondary means of motor vehicle access to abutting property.
24	(h)(i) Ambulance service facility: A building used for the administrative offices of an
25	ambulance service, the housing of emergency medical personnel, and the ordinary
26	maintenance and repair of emergency vehicles and equipment.
27	(i)(j) Ambulance station: A building, or a specific portion of a building or
28	development, that is utilized for the housing of on-call emergency medical ambulance
29	personnel.
30	

1	(j)(k) Apartment: A building that contains three or more dwelling units and which is
2	designed, built, rented, leased, let or hired out to be occupied, or which is occupied as
3	the home or residence of three or more families living independently of each other and
4	doing their own cooking in the said building; or a building in condominium ownership
5	containing three or more dwelling units.
6	(k)(1) Arcade: A continuous covered arched passageway located parallel to a building,
7	street, or open space, and open and accessible to the public.
8	(1)(m) Arterial street: A major arterial street or minor arterial street.
9	Section 2. SRC 111.020 is amended to read as follows:
10	111.020. "D" Definitions.
11	(a) dbh: The diameter of a tree measured in inches at a height of 4.5 feet above grade.
12	When a fork in the trunk occurs at or above 4.5 feet, the dbh is the smallest diameter at
13	4.5 feet or below. When the fork occurs below 4.5 feet, or the tree splits into multiple
14	stems at ground level, each stem is considered a separate tree trunk and is measured
15	accordingly. Dbh is also known as diameter at breast height.
16	(b) Dead-end street: A street which terminates without a turnaround area and is
17	intended to continue through at some future time.
18	(c) Development: To construct or alter a structure, to make alterations or
19	improvements to the land or to make a change in use or appearance of land, to divide or
20	reconfigure land, or to create, alter, or terminate a right of access. Development does
21	not include:
22	(1) Maintenance and repair, usual and necessary for the continuance of an existing
23	use;
24	(2) Reasonable emergency procedures necessary for the safety or operation of
25	property; or
26	(3) Interior or exterior remodeling that does not increase the square footage or
27	height of a structure, or substantially alter the appearance of a structure.
28	(d) Development site: An individual lot or multiple contiguous lots accommodating
29	a single development or a complex.
30	(e) Director: The City Manager, or the department head charged by the City Manager

1	with the implementation and enforcement of the UDC, or that department head's
2	designee.
3	(f) Double frontage lot: A lot that has frontage on two streets that do not intersect at
4	the lot's boundaries (see Figure 111-1).
5	(g) Downhill lot: A hillside lot which slopes downhill from the front lot line.
6	(h) Downtown Parking District: That certain district, established under SRC Chapter
7	7, which provides for the financing and administration of programs for economic
8	promotion and public parking for motor vehicles in the Central Business District of
9	the City of Salem (see Figure 111-4).
10	(i) Drive-through: A facility where goods or services are provided to a patron of a
11	business while in their motor vehicle, and typically including queuing lanes leading to
12	drive-up service windows or service areas. A drive-through does not include Motor
13	Vehicle Services, as set forth in SRC 400.055(b).
14	(j) Driveway: An area providing vehicular access to a site that begins at the property
15	line and extends into the site; or an area providing vehicular circulation between
16	parking areas on a site (see Figure 111-2). A driveway does not include maneuvering
17	areas or drive aisles within parking areas.
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COUNCIL OF THE CITY OF SALEM, OREGON

4	
1	(3) Does not have a direct interior connection to any other dwelling unit, but may
2	have fire-separated access to a common facility shared with any other dwelling
3	<u>unit.</u>
4	Section 3. SRC 400.030 is amended to read as follows:
5	400.030. Household Living. Household Living consists of the residential occupancy of an
6	owner-occupied or rented dwelling unit on a wholly or primarily non-transient, long-term basis,
7	typically more than 28 days, by a family.
8	(a) Single Family.
9	(1) Characteristics. Single Family is characterized by the residential occupancy
10	of a single dwelling unit on an individual lot or space by a family. Single family
11	dwelling units can be detached, attached at the common side lot line, or built
12	contiguous with one side lot line.
13	(2) Examples. Single family detached dwelling; zero side yard dwelling;
14	townhouse; manufactured dwelling; manufactured dwelling park; Residential
15	Home, as defined under ORS 197.660; secondary dwelling.
16	(b) Two Family.
17	(1) Characteristics. Two Family is characterized by the residential occupancy of
18	two dwelling units on an individual lot by two families.
19	(2) Examples. Duplex; two family shared dwelling; two dwellings units on one
20	lot.
21	(3) Exceptions. An accessory dwelling unit on the same lot as a single family
22	detached dwelling unit, manufactured home, or zero side yard dwelling. An
23	accessory dwelling unit is an accessory use to a single family detached dwelling,
24	manufactured home, or zero side yard dwelling.
25	(c) Multiple Family.
26	(1) Characteristics. Multiple Family is characterized by the residential occupancy
27	of three or more dwelling units on an individual lot by three or more families.
28	(2) Examples. Apartments; court apartments; three or more dwelling units on one lot.
29	Section 4. SRC 510.005 is amended to read as follows:
30	510.005. Uses.
	ORDINANCE 10-17 – Page 5 COUNCIL OF THE CITY OF SALEM, OREGON

conditional (C), an	u prombited ((N) uses in the RA zone are set forth in Table 510-1
	,	TABLE 510-1
		USES
	Т	able 510-1: Uses
Use	Status	Limitations & Qualifications
Household Living		
		The following Single Family activities:
		• Single family detached dwelling.
	Р	• Residential Home, as defined under ORS 197.660
Single Family		 Manufactured dwelling park, subject to SRC Chap 235.
Single Failing		The following Single Family activities:
	S	 Manufactured home, subject to SRC 700.025.
		• Townhouse, subject to SRC 700.080.
	NT	 Zero side yard dwelling, subject to SRC 700.090. All other Single Femily.
	N	All other Single Family. The following Two Family activities:
		Duplex, when located on a corner lot.
		Duplex, when located on a corner lot.Duplex, when located on a lot whose side abuts
	Р	property other than a street or alley in a Commerce
Two Family		(C) or Industrial (I) zone, and the entire lot is loca
		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	
	C	Residential Facility, as defined under ORS 197.660, w
Residential Care	С	located on a lot with frontage on an arterial or collector
	N	All other Residential Care.
		Nursing Care, when located on a lot with frontage on
Nursing Care	С	arterial or collector street.
~	Ν	All other Nursing Care.
Lodging		
Short-Term Commercial	С	Bed and breakfasts.
Lodging	N	All other Short-Term Commercial Lodging.
Long-Term Commercial	Ν	
Lodging		
		Non-Profit Shelters serving 5 or fewer persons, when
Non-Profit Shelters	C	located on a lot with frontage on an arterial or collector
	NT	street. All other Non-Profit Shelters.
Retail Sales and Service	N	An other non-Profit Shellers.

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	Π	able 510-1: Uses
Use	Status	Limitations & Qualifications
Eating and Drinking Establishments	N	
Retail Sales	Р	Retail sales of agricultural products, when the sales area does not exceed 1,000 square feet in size.
	Ν	All other Retail Sales.
Personal Services	C	The following Personal Services activities: • Beauty salons.
	N	Barber shops. All other Personal Services.
Postal Services and Retail Financial Services	N N	All other Personal Services.
Business and Professional Services	vices	
	C	Landscape architects and planners.
Office	N	All other Office.
Audio/Visual Media Production	N	
Laboratory Research and Testing	N	
Motor Vehicle, Trailer, and M	anufactured	Dwelling Sales and Services
Motor Vehicle and Manufactured Dwelling and Trailer Sales	N	
Motor Vehicle Services	N	
	N	Parking structures.
Commercial Parking	S	All other Commercial Parking, subject to SRC 700.045
Park-and-Ride Facilities	Ν	<u> </u>
Taxicabs and Car Services	Ν	
Heavy Vehicle and Trailer Sales	N	
Heavy Vehicle and Trailer Service and Storage	N	
Recreation, Entertainment, an	d Cultural S	Services and Facilities
Commercial Entertainment – Indoor	N	
Commercial Entertainment -	S	Golf courses, subject to SRC 700.015.
Outdoor	Ν	All other Commercial Entertainment – Outdoor.
Major Event Entertainment	Ν	
.	Р	Libraries.
Recreational and Cultural	S	Golf courses, subject to SRC 700.015.
Community Services	С	All other Recreational and Cultural Community Service
	C	Arboreta and botanical gardens.
Parks and Open Space	Р	All other Parks and Open Space.

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Use	Status	Limitations & Qualifications
Non-Profit Membership Assembly	С	
Religious Assembly	S	Religious Assembly, subject to SRC 700.050.
Health Services		
Medical Centers/Hospitals	N	
Dutpatient Medical Services	N	
and Laboratories	Ν	
Educational Services		
		The following Day Care activities:
	Р	 Child day care home.
		 Adult day care home.
Day Care		The following Day Care activities:
	С	 Child day care center.
		 Adult day care center.
	Ν	All other Day Care.
Basic Education	S	Basic Education, subject to SRC 700.010.
Post-Secondary and Adult	Ν	
Education	IN	
Civic Services		
Governmental Services	N	
Social Services	S	Social Services, subject to SRC 700.075.
Governmental Maintenance	NT	
Services and Construction	Ν	
Public Safety		
۲. ۲		The following Emergency Services activities:
	Ν	 Ambulance stations.
Emergency Services		 Ambulance service facilities.
	Р	All other Emergency Services.
Detention Facilities	Ν	
Military Installations	Ν	
Funeral and Related Services		
Cemeteries	N	
	Ν	Crematories.
Funeral and Cremation Services	С	All other Funeral and Cremation Services.
Construction Contracting, Repa	air, Mainte	nance, and Industrial Services
General Repair Services	N	
•		The following Building and Grounds Services and
	C	Construction Contracting Activities:
Building and Grounds Services	С	 Landscape, lawn, and garden services.
and Construction Contracting		• Tree and shrub services.
C	ЪT	All other Building and Grounds Services and
	Ν	Construction Contracting.
Cleaning Plants	Ν	
Industrial Services	Ν	

	Т	able 510-1: Uses
Use	Status	Limitations & Qualifications
General Wholesaling	Ν	
Heavy Wholesaling	Ν	
Warehousing and Distribution	Ν	
Self-Service Storage	Ν	
Manufacturing		
General Manufacturing	Ν	
Heavy Manufacturing	Ν	
Printing	Ν	
Transportation Facilities		
Aviation Facilities	Ν	
Passenger Ground	Р	Transit stop shelters.
Transportation Facilities	Ν	All other Passenger Ground Transportation Facilities.
Marine Facilities	Ν	
Utilities		·
Basic Utilities	Р	
Wireless Communication	Allowed	Wireless Communication Facilities are allowed, subject to
Facilities	Allowed	SRC Chapter 703.
Drinking Water Treatment	С	
Facilities	C	
Power Generation Facilities	Ν	
Data Center Facilities	Ν	
Fuel Dealers	Ν	
Waste-Related Facilities	Ν	
Mining and Natural Resource E	Extraction	
Petroleum and Natural Gas	Ν	
Production	1	
Surface Mining	Ν	
Farming, Forestry, and Animal	Services	
Agriculture	Ν	Marijuana Production
Agneulture	Р	All Other Agriculture
Forestry	Р	
Agriculture and Forestry Services	Ν	
		Raising of livestock, fowl, and other animals by residents
Keeping of Livestock and Other	Р	of the premises for their own private noncommercial use
Animals		on a lot 10,000 square feet or greater.
Ammais	С	All other Keeping of Livestock and Other Animals.
	S	Small animal veterinary services, subject to SRC 700.070
Animal Services	Č	All other Animals Services.
Other Uses		

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Use	Status	Limitations & Qualifications
	Status	The following Temporary Uses:
		 Christmas tree sales, subject to SRC 701.015.
Temporary Uses	Р	 Residential sales/development office, subject to SR
Temporary Uses	1	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 are permitted as an
Guest Houses and Guest	Р	accessory use to Single Family, provided such houses a quarters are dependent upon the main building for either
Quarters	1	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
Taking of Borders or Leasing of Rooms by Resident Family	Р	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		Storage of a commercial vehicle as an accessory use to
as an Accessory Use to	Р	Household Living is permitted, provided no more than
Household Living Historic Resource Adaptive		one commercial vehicle is stored per dwelling unit.
Reuse pursuant to SRC Chapter	Allowed	Historic Resource Adaptive Reuse pursuant to SRC
230		Chapter 230 is allowed, subject to SRC 230.085.
Accessory Dwelling Units	<u>S</u>	Accessory Dwelling Units, subject to SRC 700.006.
	_	cottage housing within the RA zone constructed prior
•		otherwise be made non-conforming by this Chapter,
hereby deemed a cont		otherwise be made non-conforming by this Chapter,
hereby deemed a cont	inued use.	
hereby deemed a cont (1) Building or	inued use. structures	
hereby deemed a cont (1) Building or enlarged, or reb	inued use. structures uilt followi	housing a continued use may be structurally altered
hereby deemed a cont (1) Building or enlarged, or reb	inued use. structures uilt followi	housing a continued use may be structurally altered on g damage or destruction, provided such alteration,
hereby deemed a cont (1) Building or enlarged, or rebu enlargement, or 510.010(e).	inued use. structures uilt followi rebuilding	housing a continued use may be structurally altered on g damage or destruction, provided such alteration, complies with the standards set forth in SRC
hereby deemed a cont (1) Building or enlarged, or rebu enlargement, or 510.010(e). (2) Cease of oc	inued use. structures uilt followi rebuilding ecupancy o	housing a continued use may be structurally altered ong damage or destruction, provided such alteration, complies with the standards set forth in SRC f a building or structure for a continued use shall not
 hereby deemed a cont (1) Building or enlarged, or rebuilding enlargement, or 510.010(e). (2) Cease of oc preclude future 	inued use. structures uilt followi rebuilding ecupancy o use of the b	housing a continued use may be structurally altered of ing damage or destruction, provided such alteration, complies with the standards set forth in SRC f a building or structure for a continued use shall not puilding or structure for that use; provided, however,
 hereby deemed a cont (1) Building or enlarged, or rebuilding enlargement, or 510.010(e). (2) Cease of oc preclude future to conversion of the 	inued use. structures uilt followi rebuilding ecupancy o use of the b e building	housing a continued use may be structurally altered of ing damage or destruction, provided such alteration, complies with the standards set forth in SRC f a building or structure for a continued use shall not puilding or structure for that use; provided, however, or structure to another use shall thereafter prevent
 hereby deemed a cont (1) Building or enlarged, or rebuilding enlargement, or 510.010(e). (2) Cease of oc preclude future to conversion of the conversion back 	inued use. structures uilt followi rebuilding ccupancy o use of the t e building to that use	housing a continued use may be structurally altered of ing damage or destruction, provided such alteration, complies with the standards set forth in SRC f a building or structure for a continued use shall not puilding or structure for that use; provided, however, or structure to another use shall thereafter prevent e.
 hereby deemed a cont (1) Building or enlarged, or rebuilding or enlargement, or 510.010(e). (2) Cease of oc preclude future to conversion of th conversion back Section 5. SRC 511.005 is am	inued use. structures uilt followi rebuilding ccupancy o use of the t e building to that use	housing a continued use may be structurally altered of ing damage or destruction, provided such alteration, complies with the standards set forth in SRC f a building or structure for a continued use shall not puilding or structure for that use; provided, however, or structure to another use shall thereafter prevent e.
 hereby deemed a cont (1) Building or enlarged, or rebuilding enlargement, or 510.010(e). (2) Cease of oc preclude future to conversion of the conversion back 	inued use. structures uilt followi rebuilding ccupancy o use of the t e building to that use	complies with the standards set forth in SRC f a building or structure for a continued use shall not building or structure for that use; provided, however, or structure to another use shall thereafter prevent e.

		TABLE 511-1 USES
		Cable 511-1: Uses
Use	Status	Limitations & Qualifications
Household Living		The following Single Femily estivities:
	Р	 The following Single Family activities: Single family detached dwelling. Residential Home, as defined under ORS 197.66 Manufactured dwelling park, subject to SRC Characteristics
Sin ale Ferniler		235.
Single Family	S	 The following Single Family activities: 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	Р	 The following Two Family activities: 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 Commer (C) or Industrial (I) zone, and the entire lot is loc 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	N	
Room and Board Residential Care	N C	Residential Facility, as defined under ORS 197.660, w located on a lot with frontage on an arterial or collector
	N	All other Residential Care.
Nursing Care	С	Nursing Care, when located on a lot with frontage on a arterial or collector street.
	N	All other Nursing Care.
Lodging		
Short-Term Commercial	C	Bed and breakfasts.
Lodging	N	All other Short-Term Commercial Lodging.
Long-Term Commercial Lodging	N	
Non-Profit Shelters	С	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		

	1	Cable 511-1: Uses
Use	Status	Limitations & Qualifications
Eating and Drinking Establishments	Ν	
Retail Sales	Ν	
Personal Services	С	The following Personal Services activities:Beauty salons.
	N	Barber shops. All other Personal Services.
Postal Services and Retail	N	
Financial Services		
Business and Professional Serv		
Office	N	
Audio/Visual Media Production	Ν	
Laboratory Research and Testing	Ν	
Motor Vehicle, Trailer, and Ma	anufactured	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	Ν	
Heavy Vehicle and Trailer Service and Storage	Ν	
Recreation, Entertainment, and	d Cultural S	Services and Facilities
Commercial Entertainment – Indoor	N	
Commercial Entertainment –	S	Golf courses, subject to SRC 700.015.
Outdoor	N	All other Commercial Entertainment – Outdoor.
Major Event Entertainment	N	
	Р	Libraries.
	S	Golf courses, subject to SRC 700.015.
Recreational and Cultural		Community or neighborhood club buildings, including
Community Services	C	swimming pools and similar recreation facilities when operated by a non-profit community club.
	Ν	All other Recreation and Cultural Community Services
	N	Arboreta and botanical gardens.
Parks and Open Space	Р	All other Parks and Open Space.
Non-Profit Membership Assembly	C	

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		Cable 511-1: Uses
Jse	Status	Limitations & Qualifications
Religious Assembly	S	Religious Assembly, subject to SRC 700.050.
Iealth Services		
Medical Centers/Hospitals	N	
Dutpatient Medical Services	N	
nd Laboratories	IN	
Educational Services		
		The following Day Care activities:
	Р	 Child day care home
		• Adult day care home.
Day Care	~	The following Day Care activities:
	С	• Child day care center.
		• Adult day care center.
	<u>N</u>	All other Day Care.
Basic Education	S	Basic Education, subject to SRC 700.010.
Post-Secondary and Adult	Ν	
Education		
Civic Services		
Governmental Services	N	
Social Services	Ν	
Governmental Maintenance	Ν	
Services and Construction	-	
ublic Safety		
	N	The following Emergency Services activities:
Emergency Services	Ν	 Ambulance stations. Ambulance service facilities
	Р	Ambulance service facilities.
Detention Facilities	<u>Р</u> N	All other Emergency Services.
Ailitary Installations	N N	
Suneral and Related Services	11	
Cemeteries	N	
	N N	Crematories.
Funeral and Cremation Services	C I	All other Funeral and Cremation Services.
Construction Contracting, Repa		enance, and Industrial Services
eneral Repair Services	N	
Building and Grounds Services		1
nd Construction Contracting	Ν	
Cleaning Plants	Ν	
ndustrial Services	N	
Wholesale Sales, Storage, and D	istributior	1
General Wholesaling	N	
Heavy Wholesaling	Ν	
Varehousing and Distribution	Ν	
Self-Service Storage	Ν	
Janufacturing		
General Manufacturing	Ν	

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	T	Cable 511-1: Uses
Use	Status	Limitations & Qualifications
Heavy Manufacturing	Ν	
Printing	Ν	
Transportation Facilities		
Aviation Facilities	Ν	
Passenger Ground	Р	Transit stop shelters.
Transportation Facilities	Ν	All other Passenger Ground Transportation Facilities.
Marine Facilities	N	
Utilities		
Basic Utilities	Р	
Wireless Communication	Allowed	Wireless Communication Facilities are allowed, subject to
Facilities	Allowed	SRC Chapter 703.
Drinking Water Treatment	С	
Facilities	C	
Power Generation Facilities	N	
Data Center Facilities	Ν	
Fuel Dealers	Ν	
Waste-Related Facilities	Ν	
Mining and Natural Resource I	Extraction	
Petroleum and Natural Gas	N	
Production		
Surface Mining	Ν	
Farming, Forestry, and Animal	Services	
Agriculture	Ν	Marijuana Production
Agriculture	Р	All Other Agriculture
Forestry	Р	
Agriculture and Forestry Services	Ν	
Keeping of Livestock and Other		
Animals	Ν	
7 minuts	С	Existing wildlife rehabilitation facility.
Animal Services	N	All other Animal Services.
Other Uses	11	
		The following Temporary Uses:
		 Christmas tree sales, subject to SRC 701.015.
— II	D	 Residential sales/development office, subject to SRC
Temporary Uses	Р	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 are permitted as an
Guast Houses and Guast		accessory use to Single Family, provided such houses and
Guest Houses and Guest	Р	quarters are dependent upon the main building for either
Quarters		kitchen or bathroom facilities, or both, and are used for
		temporary lodging and not as a place of residence.

ORDINANCE 10-17 – Page 14 COUNCIL OF THE CITY OF SALEM, OREGON

Las		able 511-1: Uses
Use	Status	Limitations & Qualifications Taking of boarders or leasing of rooms by a resident famil
Taking of Borders or Leasing of	Р	is permitted as an accessory use to Household Living,
Rooms by Resident Family		provided the total number of boarders and roomers does not exceed two in any dwelling unit.
Storage of Commercial Vehicle		Storage of a commercial vehicle as an accessory use to
as an Accessory Use to Household Living	Р	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.
Accessory Dwelling Units	<u>S</u>	Accessory Dwelling Units, subject to SRC 700.006.
(b) Continued Uses	s. Existing	cottage housing within the RS zone constructed prior to
May 15, 1979, but w	hich would	otherwise be made non-conforming by this Chapter, is
hereby deemed a con	ntinued use.	
(1) Building o	r structures	housing a continued use may be structurally altered or
enlarged, or re	built followi	ng damage or destruction, provided such alteration,
enlargement, or rebuilding complies with the standards set forth in SRC		
511.010(f).	-	
(2) Cease of (occupancy o	f a building or structure for a continued use shall not
		building or structure for that use; provided, however,
-		or structure to another use shall thereafter prevent
conversion bac	-	-
Section 6. SRC 512.010 is an		
		al (S), conditional (C), and prohibited (N) uses in the
RD zone are set forth in Table		in (5), conditional (C), and promoted (1) uses in the
KD Zone are set fortil ill Table		ГАВLЕ 512-1
		USES
		able 512-1: Uses
Use	Status	Limitations & Qualifications
Household Living		The following Single Family activities:
Single Family	Р	Single family detached dwelling.Residential Home, as defined under ORS 197.660.

1		T	able 512-1: Uses
2	Use	Status	Limitations & Qualifications
3 4		S	 The following Single Family activities: Manufactured home, subject to SRC 700.025. Townhouse, subject to SRC 700.080. Zero side yard dwelling, subject to SRC 700.090.
5		N	All other Single Family.
6	Two Family	Р	
	Multiple Family	N	
7	Group Living	1	
8	Room and Board	N	
9	Residential Care	S	Residential Facility, as defined under ORS 197.660, subject to SRC 700.055.
10		N	All other Residential Care.
	Nursing Care	S	Nursing Care, subject to SRC 700.040.
11	Lodging	1	
12	Short-Term Commercial	С	Bed and breakfasts.
12	Lodging	N	All other Short-Term Commercial Lodging.
13 14	Long-Term Commercial Lodging	Ν	
		С	Non-Profit Shelters serving 5 or fewer persons.
15	Non-Profit Shelters	Ν	All other Non-Profit Shelters.
16	Retail Sales and Service		
17	Eating and Drinking Establishments	Ν	
18	Retail Sales	Ν	
19	Personal Services	Ν	
20	Postal Services and Retail Financial Services	Ν	
21	Business and Professional Serv	ices	
	Office	N	
22	Audio/Visual Media	Ν	
23	Production		
	Laboratory Research and	Ν	
24	Testing Motor Vehicle, Trailer, and Ma	nufactured	Dwelling Sales and Services
25	Motor Vehicle and		Divening bares and bet vices
26	Manufactured Dwelling and Trailer Sales	Ν	
27	Motor Vehicle Services	N	
	Commercial Parking	N	
28	Park-and-Ride Facilities	N	
29	Taxicabs and Car Services	N	
30	Heavy Vehicle and Trailer Sales	N	

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Use	Status	Limitations & Qualifications
Heavy Vehicle and Trailer	N	
Service and Storage	IN	
Recreation, Entertainment, an	d Cultural S	Services and Facilities
Commercial Entertainment -	С	Membership sports and recreation clubs.
Indoor	Ν	All other Commercial Entertainment – Indoor.
Commercial Entertainment –	С	Membership sports and recreation clubs.
Outdoor	Ν	All other Commercial Entertainment – Outdoor.
Major Event Entertainment	Ν	
Recreational and Cultural	Р	Libraries.
Community Services	Ν	All other Recreation and Cultural Community Servic
D 1 1 0 0	Ν	Arboreta and botanical gardens.
Parks and Open Space	Р	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	N	
and Laboratories	IN	
Educational Services	1	
	Р	Child day care home.
Day Care	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	Ν	
Public Safety		
Tublic Safety		The following Emergency Services activities:
	Ν	 Ambulance stations.
Emergency Services		 Ambulance service facilities.
	Р	All other Emergency Services.
Detention Facilities	Ν	
Military Installations	Ν	
Funeral and Related Services		
Cemeteries	N	
Funeral and Cremation Services		
Construction Contracting, Rep General Repair Services	pair, Mainte N	nance, and Industrial Services

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		Ta	able 512-1: Uses
	Use	Status	Limitations & Qualifications
	Building and Grounds Services	Ν	
╟	and Construction Contracting		
	Cleaning Plants	N	
	Industrial Services	N	
	Wholesale Sales, Storage, and D		
╟	General Wholesaling	<u>N</u> N	
∣⊦	Heavy Wholesaling	N N	
╟	Warehousing and Distribution Self-Service Storage	N N	
╟		IN	
	Manufacturing General Manufacturing	N	
╟	Heavy Manufacturing	N N	
╟	Printing	N	
╟	Transportation Facilities	11	<u> </u>
∦	Aviation Facilities	N	
∣ŀ	Passenger Ground	P N	Transit stop shelters.
	Transportation Facilities	n N	All other Passenger Ground Transportation Facilities.
╟	Marine Facilities	N N	All other Passenger Oround Transportation Pacifities.
┢	Utilities	11	
- IF	Basic Utilities	Р	
	Wireless Communication		Wireless Communication Facilities are allowed, subject
	Facilities	Allowed	SRC Chapter 703.
	Drinking Water Treatment	0	
	Facilities	С	
	Power Generation Facilities	Ν	
	Data Center Facilities	Ν	
	Fuel Dealers	Ν	
	Waste-Related Facilities	Ν	
	Mining and Natural Resource E	xtraction	
	Petroleum and Natural Gas	Ν	
	Production		
	Surface Mining	N	
	Farming, Forestry, and Animal		
	Agriculture	N	Marijuana Production
╟	<u> </u>	P	All Other Agriculture
╟	Forestry	Р	
	Agriculture and Forestry	Ν	
╟	Services Keeping of Livesteek and Other		
	Keeping of Livestock and Other Animals	Ν	
╟	Animal Services	N	
╟	Other Uses	1N	
∣ŀ	Temporary Uses	Р	Christmas tree sales, subject to SRC 701.015.
		1	I Christinas nee sales, subject to SIC 701.013.

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		able 512-1:	0303
Use	Status		Limitations & Qualifications
Guest Houses and Guest Quarters	Р	accessory quarters a kitchen or temporary	uses and guest quarters are permitted as an use to Single Family, provided such houses an re dependent upon the main building for either bathroom facilities, or both, and are used for y lodging and not as a place of residence.
Taking of Borders or Leasing of Rooms by a Resident Family	Р	family is Living, pr	boarders or leasing of rooms by a resident permitted as an accessory use to Household covided the total number of boarders and loes not exceed two in any dwelling unit.
Storage of Commercial Vehicle as an Accessory Use to Household Living	Р	Househol	f a commercial vehicle as an accessory use to d Living is permitted, provided no more than mercial vehicle is stored per dwelling unit.
Historic Resource Adaptive Reuse pursuant to SRC Chapter 230	Allowed		Resource Adaptive Reuse pursuant to SRC 30 is allowed, subject to SRC 230.085.
Accessory Dwelling Units	<u>S</u>	Accessory	y Dwelling Units, subject to SRC 700.006.
Section 7. SRC 512.015 is ame	ended to re	ad as follo	ws:
development standards set forth (a) Lot Standards.			one shall conform to the standards set forth
•	Lots withir		2-2
(a) Lot Standards.	Lots within 7 LO	n the RD z	2-2 ARDS
(a) Lot Standards.	Lots within T LO Table	n the RD ze FABLE 51 F STAND	2-2 ARDS
(a) Lot Standards. I in Table 512-2. Requirement LOT AREA	Lots within T LO' Table	n the RD ze FABLE 51 T STAND 512-2: Lot ndard	2-2 ARDS Standards
(a) Lot Standards. I in Table 512-2. Requirement	Lots within T LO' Table	n the RD ze FABLE 51 F STAND 512-2: Lot	2-2 ARDS Standards Limitations & Qualifications
(a) Lot Standards. I in Table 512-2. Requirement LOT AREA	Lots within T LO' Table - Sta Min. 4,0	n the RD ze FABLE 51 T STAND 512-2: Lot ndard	2-2 ARDS Standards Limitations & Qualifications
(a) Lot Standards. 1 in Table 512-2. Requirement LOT AREA Single Family Two Family All Other Uses	Lots within TLO Table : Sta Min. 4,0	n the RD zo TABLE 51 T STAND 512-2: Lot ndard 000 sq. ft.	2-2 ARDS Standards Limitations & Qualifications Two Family activities constructed on lots less than 7,000 square feet prior to February 1, 2007 shall be considered conforming with respect to lot area and may be continued so
(a) Lot Standards. 1 in Table 512-2. Requirement LOT AREA Single Family Two Family All Other Uses LOT WIDTH	Lots within TLO' Table Sta Min. 4,0 Min. 7,0	n the RD zo FABLE 51 T STAND 512-2: Lot ndard 000 sq. ft. 000 sq. ft. 000 sq. ft.	2-2 ARDS Standards Limitations & Qualifications Two Family activities constructed on lots less than 7,000 square feet prior to February 1, 2007 shall be considered conforming with respect to lot area and may be continued so
(a) Lot Standards. 1 in Table 512-2. Requirement LOT AREA Single Family Two Family All Other Uses LOT WIDTH All Uses	Lots within TLO' Table Sta Min. 4,0 Min. 7,0	n the RD ze FABLE 51 T STAND 512-2: Lot ndard 000 sq. ft. 000 sq. ft.	2-2 ARDS Standards Limitations & Qualifications Two Family activities constructed on lots less than 7,000 square feet prior to February 1, 2007 shall be considered conforming with respect to lot area and may be continued so
(a) Lot Standards. 1 in Table 512-2. Requirement LOT AREA Single Family Two Family All Other Uses LOT WIDTH	Lots within TLO' Table : Sta Min. 4,0 Min. 7,0 Min. 6,0	n the RD ze FABLE 51 F STAND 512-2: Lot ndard 000 sq. ft. 000 sq. ft. 000 sq. ft. . 40 ft.	2-2 ARDS Standards Limitations & Qualifications Two Family activities constructed on lots less than 7,000 square feet prior to February 1, 2007 shall be considered conforming with respect to lot area and may be continued so
(a) Lot Standards. 1 in Table 512-2. Requirement LOT AREA Single Family Two Family All Other Uses LOT WIDTH All Uses LOT DEPTH	Lots within TLO' Table : Sta Min. 4,0 Min. 7,0 Min. 6,0 Min Min	n the RD ze FABLE 51 F STAND 512-2: Lot ndard 000 sq. ft. 000 sq. ft. 000 sq. ft. . 40 ft. . 70 ft.	2-2 ARDS Standards Limitations & Qualifications Two Family activities constructed on lots less than 7,000 square feet prior to February 1, 2007 shall be considered conforming with respect to lot area and may be continued so long as they remain otherwise lawful.
(a) Lot Standards. 1 in Table 512-2. Requirement LOT AREA Single Family Two Family All Other Uses LOT WIDTH All Uses	Lots within TLO Table Sta Min. 4,0 Min. 7,0 Min. 6,0 Min. 6,0 Min.	n the RD ze FABLE 51 F STAND 512-2: Lot ndard 000 sq. ft. 000 sq. ft. 000 sq. ft. . 40 ft.	2-2 ARDS Standards Limitations & Qualifications Two Family activities constructed on lots less than 7,000 square feet prior to February 1, 2007 shall be considered conforming with respect to lot area and may be continued so
(a) Lot Standards. 1 in Table 512-2. Requirement LOT AREA Single Family Two Family All Other Uses LOT WIDTH All Uses LOT DEPTH	Lots within Table : Sta Min. 4,0 Min. 7,0 Min. 6,0 Min Min Min Min Min Max. 3 average	n the RD zo FABLE 51 T STAND 512-2: Lot ndard 000 sq. ft. 000 sq. ft. 000 sq. ft. 000 sq. ft. 120 ft.	ARDS Standards Limitations & Qualifications Two Family activities constructed on lots less than 7,000 square feet prior to February 1, 2007 shall be considered conforming with respect to lot area and may be continued so long as they remain otherwise lawful.

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Requirement	Standard	Limitations & Qualifications
	Min. 120 ft.	Applicable to double frontage lots.
	Max. 300% of	
	average lot width	1
STREET FRONTAGE		
	Min. 40 ft.	
Single Family	Min. 30 ft.	 Applicable to lots fronting on the turnarou of a cul-de-sac street or the outside curve curved street having a radius of 200 feet of less and a direction change of 60 degrees more. In no case shall the lot width be less than ft. at the front building setback line.
All Other Uses	Min. 40 ft.	It. at the front building setback fille.
	TABLE 5 SETBA(CKS
Requirement	SETBA Table 512-3:	CKS Setbacks
Requirement ABUTTING STREET	SETBA	CKS
ABUTTING STREET	SETBA Table 512-3:	CKS Setbacks
ABUTTING STREET Buildings	SETBA Table 512-3:	CKS Setbacks
ABUTTING STREET	SETBAC Table 512-3: Standard	CKS Setbacks Limitations & Qualifications
ABUTTING STREET Buildings	SETBAC Table 512-3: Standard Min. 12 ft.	CKS Setbacks Limitations & Qualifications
ABUTTING STREET Buildings All Uses	SETBAC Table 512-3: Standard Min. 12 ft.	CKS Setbacks Limitations & Qualifications Applicable along collector or arterial stree
ABUTTING STREET Buildings All Uses	SETBAO Table 512-3: Standard Min. 12 ft. Min. 20 ft.	CKS Setbacks Limitations & Qualifications Applicable along collector or arterial stree Applicable to accessory structures not mo than 4 ft. in height. Applicable to accessory structures greater than 4 ft. in height
ABUTTING STREET Buildings All Uses Accessory Structures Accessory to All Uses	SETBAC Table 512-3: Standard Min. 12 ft. Min. 20 ft.	CKS Setbacks Limitations & Qualifications Applicable along collector or arterial stree Applicable to accessory structures not mo than 4 ft. in height. Applicable to accessory structures greater
ABUTTING STREET Buildings All Uses Accessory Structures Accessory to All Uses INTERIOR FRONT	SETBAC Table 512-3: Standard Min. 12 ft. Min. 20 ft. None Min. 12 ft.	CKS Setbacks Limitations & Qualifications Applicable along collector or arterial stree Applicable to accessory structures not mo than 4 ft. in height. Applicable to accessory structures greater than 4 ft. in height Applicable to accessory structures greater than 4 ft. in height Applicable to accessory structures greater than 4 ft. in height
ABUTTING STREET Buildings All Uses Accessory Structures Accessory to All Uses INTERIOR FRONT Buildings	SETBAC Table 512-3: Standard Min. 12 ft. Min. 20 ft. Min. 12 ft. Min. 12 ft. Min. 20 ft.	CKS Setbacks Limitations & Qualifications Applicable along collector or arterial stree Applicable to accessory structures not mo than 4 ft. in height. Applicable to accessory structures greater than 4 ft. in height Applicable to accessory structures greater than 4 ft. in height Applicable to accessory structures greater than 4 ft. in height
ABUTTING STREET Buildings All Uses Accessory Structures Accessory to All Uses INTERIOR FRONT Buildings All Uses	SETBAC Table 512-3: Standard Min. 12 ft. Min. 20 ft. None Min. 12 ft.	CKS Setbacks Limitations & Qualifications Applicable along collector or arterial stree Applicable to accessory structures not mo than 4 ft. in height. Applicable to accessory structures greater than 4 ft. in height Applicable to accessory structures greater than 4 ft. in height Applicable to accessory structures greater than 4 ft. in height
ABUTTING STREET Buildings All Uses Accessory Structures Accessory to All Uses INTERIOR FRONT Buildings	SETBAC Table 512-3: Standard Min. 12 ft. Min. 20 ft. Min. 12 ft. Min. 12 ft. Min. 20 ft.	CKS Setbacks Limitations & Qualifications Applicable along collector or arterial stree Applicable to accessory structures not mo than 4 ft. in height. Applicable to accessory structures greater than 4 ft. in height Applicable to accessory structures greater than 4 ft. in height Applicable to accessory structures greater than 4 ft. in height Applicable to accessory structures greater than 4 ft. in height
ABUTTING STREET Buildings All Uses Accessory Structures Accessory to All Uses INTERIOR FRONT Buildings All Uses	SETBAC Table 512-3: Standard Min. 12 ft. Min. 20 ft. Min. 12 ft. Min. 12 ft. Min. 20 ft.	CKS Setbacks Limitations & Qualifications Applicable along collector or arterial stree Applicable to accessory structures not mo than 4 ft. in height. Applicable to accessory structures greater than 4 ft. in height Applicable to accessory structures greater than 4 ft. in height Applicable to accessory structures greater than 4 ft. in height

Requirement	Standard	Limitations & Qualifications	
	Min. 5 ft.	Applicable to new buildings, other than zero side yard dwellings and townhouses.	
Single Family	Min. 3 ft.	Applicable to existing buildings, other than zero side yard dwellings and townhouses.	
	Per SRC 700.080	Applicable to townhouses.	
	Per SRC 700.090	Applicable to zero side yard dwellings.	
Two Family	Min. 5 ft.		
	Min. 5 ft.	Applicable to new buildings not more than 35 ft. in height.	
All Other Uses	Min. 5 ft., plus one foot for each one-foot of height over 35 ft., but need not exceed 20 ft. in depth.	Applicable to new buildings greater than 35 ft. in height.	
Accessory Structures	1		
Accessory to All Uses	None	Applicable to accessory structures having at least one wall which is an integral part of a fence.	
	Min. 5 ft.	Applicable to all other accessory structures.	
INTERIOR REAR			
Buildings			
	Min. 14 ft.	Applicable to any portion of a building not more than one-story in height.	
All Uses	Min. 20 ft.	Applicable to any portion of a building greater than one-story in height.	
Accessory Structures			
	None	Applicable to accessory structures not more than 9 ft. in height.	
Accessory to All Uses	Min. one foot for each one- foot of height over 9 feet.	Applicable to accessory structures greater than 9 ft. in height.	
	Min. 1 ft.	Applicable to accessory structures adjacent t an alley, unless a greater setback is required based on the height of the accessory structure	

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shall conform to the lot coverage and height standards set forth in Table 512-4.				
	TABLE 51			
]	LOT COVERAGE	E; HEIGHT		
T	Table 512-4: Lot Co	verage; Height		
Requirement	Standard	Limitations & Qualification		
LOT COVERAGE				
Buildings and Accessory Struct	tures			
Single Family and Two	Max. 60%			
Family				
All Other Uses	Max. 35%			
REAR YARD COVERAGE				
Buildings All Uses	N/A			
All Uses Accessory Structures	1N/A	1		
Accessory to Single Family				
and Two Family	Max. 25%			
Accessory to All Other Uses	No Max.			
HEIGHT				
Buildings				
	Max. 35 ft.	Applicable to new buildings.		
Single Family and Two	Max. 28 ft. or			
Family	existing building	Applicable to existing buildings.		
2	height, whichever			
All Other Uses	is greater Max. 50 ft.			
Accessory Structures	Wiax. 50 ft.			
Accessory to All Uses	Max. 15 ft.			
	1120011 10 10			
(d) Maximum Square	Footage for All A	ccessory Structures. In addition to		
maximum coverage requ	uirements establish	ed in Table 512-4, accessory structur		
		•		
Single Family and Two	Family uses shall b	e limited to the maximum aggregate		
square footage set forth	in Table 512-5.			
	TABLE 51			
MAXIMUM SQUARE I	FUUTAGE FOR A	ALL ACCESSORY STRUCTURE		
Table 512-5: Max	imum Square Foota	ge for All Accessory Structures		
	Max	mum Total Square Footage for All		
Main Building Gross A	Area	Accessory Structures		
1,200 square feet or less.		600 sq. ft.		

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2	Table 512-5: Maximum Sq	uare Footage for All Accessory Structures				
	Main Building Gross Area	Maximum Total Square Footage for All Accessory Structures				
3 4	Greater than 1,200 square feet.	1,000 sq. ft. or 50% of main building gross area, whichever is less.				
5	(e) Garages Required.					
6	(1) Except as otherwise prov	vided in SRC 700.025 for manufactured homes on				
7	individual lots, each dwelling	g constructed after February 8, 2006 within the RD				
8	zone shall have, at the time o	f original construction, a garage that is constructed o				
9	like materials and color as the dwelling. The garage may be attached to, or					
0	detached from, the dwelling.	Nothing in this paragraph shall prevent subsequent				
1	removal or conversion of the	garage, so long as the minimum number of required				
2	off-street parking spaces is m	naintained.				
3	(2) Exception to this standar	d may be made if, at the time of building permit				
4	review, the applicant can sho	w that the construction of the dwelling is being				
5	provided by a not-for-profit of	organization to families at or below the City's 60				
6	percent median income level	, as defined by the U.S. Department of Housing and				
7	Urban Development; and pro	ovision is made for a minimum of 480 cubic feet of o				
8	site storage within a portion of	of the dwelling unit, or within a detached accessory				
9	structure. Such exemption sh	hall only be made for those dwellings built on lots				
0	created through a subdivisior	1.				
L	Section 8. SRC 513.005 is amended to re	ad as follows:				
2	513.005. Uses. The permitted (P), special	l (S), conditional (C), and prohibited (N) uses in the				
3	RM-I zone are set forth in Table 513-1.					
1						
5	ſ	ГАВLЕ 513-1				
6		USES				
7	T	able 513-1: Uses				
	Use Status	Limitations & Qualifications				
8						

	1	Table 513-1: Uses
Use	Status	Limitations & Qualifications
Single Family	Р	 The following Single Family activities are permitted: Single family detached dwelling. Townhouse. Residential Home, as defined under ORS 197.660. Manufactured dwelling park, subject to SRC Chap 235.
	S	 The following Single Family activities: Manufactured home, subject to SRC 700.025. Zero side yard dwelling, subject to SRC 700.090. All other Single Family.
Two Family	P	An other single Family.
Multiple Family	P	
Group Living	r	
	D	Deem and Deemd coming 5 on former newsons
Doom and Doord	P C	Room and Board serving 5 or fewer persons.
Room and Board	C	Room and Board serving 6 to 10 persons.
Decidential C	N	All other Room and Board.
Residential Care	P	
Nursing Care	S	Nursing Care, subject to SRC 700.040.
Lodging		
Short-Term Commercial	Р	Bed and Breakfast.
Lodging	Ν	All other Short-Term Commercial Lodging.
Long-Term Commercial Lodging	Ν	
	С	Non-Profit Shelters serving up to 10 persons.
Non-Profit Shelters	Ν	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	Ν	
Business and Professional Serv		
Office	N	
Audio/Visual Media Production	N	
Laboratory Research and Testing	Ν	
Motor Vehicle, Trailer, and M	anufactured	d Dwelling Sales and Services
Motor Vehicle and Manufactured Dwelling and Trailer Sales	N	
Motor Vehicle Services	N	

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Table 513-1: Uses				
Use	Status	Limitations & Qualifications		
Commercial Parking	Р	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	Р	Park-and Ride Facilities, when located on a lot whose sic 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, an	d Cultural S	Services and Facilities		
Commercial Entertainment -	С	Membership sports and recreation clubs.		
Indoor	N	All other Commercial Entertainment – Indoor.		
Commercial Entertainment –	C	Membership sports and recreation clubs.		
Outdoor	N	All other Commercial Entertainment – Outdoor.		
Major Event Entertainment	N			
Recreational and Cultural	Р	Libraries.		
Community Services	C	All other Recreation and Cultural Community Services.		
Parks and Open Space	C	Arboreta and botanical gardens.		
	Р	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				
	Р	The following Day Care activities:Child day care home.Adult day care home.		
Day Care	С	 The following Day care activities: Child day care center. Adult day care center. 		
	N	All other Day Care.		
Basic Education	S	Basic Education, subject to SRC 700.010.		

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1		<u> </u>	able 513-1: Uses
2	Use	Status	Limitations & Qualifications
3	Post-Secondary and Adult Education	Ν	
4	Civic Services		
5	Governmental Services	N	
5	Social Services	Ν	
6	Governmental Maintenance Services and Construction	Ν	
7	Public Safety		
8 9	Emergency Services	Ν	The following Emergency Services activities: Ambulance stations.
-		D	Ambulance service facilities.
10	Detention Facilities	P N	All other Emergency Services.
11		N	
11	Military Installations	N	
12	Funeral and Related Services	N	
10	Cemeteries	N	
13	Funeral and Cremation Services	N	
14	Construction Contracting, Repa		nance, and Industrial Services
	General Repair Services	Ν	
15	Building and Grounds Services	Ν	
16	and Construction Contracting		
10	Cleaning Plants	N	
17	Industrial Services	N	
10	Wholesale Sales, Storage, and D		
18	General Wholesaling	<u>N</u>	
19	Heavy Wholesaling	N	
	Warehousing and Distribution	N	
20	Self-Service Storage	N	
21	Manufacturing		I
<i>2</i> 1	General Manufacturing	N	
22	Heavy Manufacturing	Ν	
23	Printing	Ν	
24	Transportation Facilities		
	Aviation Facilities	Ν	
25	Passenger Ground	Р	Transit stop shelters.
26	Transportation Facilities	Ν	All other Passenger Ground Transportation Facilities.
20	Marine Facilities	Ν	
27	Utilities		
20	Basic Utilities	Р	
28 29	Wireless Communication Facilities	Allowed	Wireless Communication Facilities are allowed, subject to SRC Chapter 703.
2) 30	Drinking Water Treatment Facilities	С	
	Power Generation Facilities	Ν	

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1		T	able 513-1: Uses
2	Use	Status	Limitations & Qualifications
3	Data Center Facilities	N	
3	Fuel Dealers	Ν	
4	Waste-Related Facilities	Ν	
5	Mining and Natural Resource H	Extraction	
5	Petroleum and Natural Gas	Ν	
6	Production		
7	Surface Mining	N	
-	Farming, Forestry, and Animal		
8	Agriculture	N N	
9	Forestry Agriculture and Forestry	IN	
	Services	Ν	
10	Keeping of Livestock and Other		
11	Animals	Ν	
	Animal Services	N	
12	Other Uses		
13			The following Temporary Uses:
14	Temporary Uses	Р	 Christmas tree sales, subject to SRC 701.015.
14	Temporary Uses	1	 Residential sales/development office, subject to SRC
15			701.030.
16	Home Occupations	S	Home Occupations, subject to SRC 700.020.
16			Taking of boarders or leasing of rooms by a resident family
17	Taking of Borders or Leasing of	Р	is permitted as an accessory use to Household Living, provided the total number of boarders and roomers does
10	Rooms by a Resident Family		not exceed two in any dwelling unit.
18	Historic Resource Adaptive		
19	Reuse pursuant to SRC Chapter	Allowed	Historic Resource Adaptive Reuse pursuant to SRC
20	230		Chapter 230 is allowed, subject to SRC 230.085.
20	Accessory Dwelling Units	<u>S</u>	Accessory Dwelling Units, subject to SRC 700.006.
21	Section 9. SRC 514.005 is am	ended to re	ead as follows:
22			
	514.005. Uses. The permitted	(P), specia	al (S), conditional (C), and prohibited (N) uses in the
23	RM-II zone are set forth in Tal	ole 514-1.	
24		,	TABLE 514-1
			1ADL£ 314-1
25			USES
26			
			able 514-1: Uses
27	Use	Status	Limitations & Qualifications
28	Household Living		
29			
27			
30			
	ORDINANCE 10-17 – Page 2'	7	COUNCIL OF THE CITY OF SALEM, OREGON
		I	COULD OF THE OFFICE OF BALLIN, ONE OUN

Use	Status	Limitations & Qualifications
Single Family	Р	 The following Single Family activities: Replacement of existing single family detached dwelling. New single family detached dwelling on a non-conforming lot of record less than 6,000 square fein area. Townhouse. Residential Home, as defined under ORS 197.660 Manufactured dwelling park, subject to SRC Cha 235.
	S	 The following Single Family activities: Replacement of existing manufactured home, sub to SRC 700.025. Zero side yard dwelling, subject to SRC 700.090.
	N	All other Single Family.
Two Family	Р	
Multiple Family	Р	
Group Living		
	Р	Room and Board serving 5 or fewer persons.
Room and Board	С	Room and Board serving 6 to 10 persons.
	N	All other Room and Board.
Residential Care	Р	
Nursing Care	S	Nursing Care, subject to SRC 700.040.
Lodging		·
Short-Term Commercial	Р	Bed and Breakfast.
Lodging	N	All other Short-Term Commercial Lodging.
Long-Term Commercial Lodging	N	
	Р	Non-Profit Shelters serving 5 or fewer persons.
Non-Profit Shelters	С	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	С	The following Personal Services activities:Beauty salons.Barber shops.
	N	All Other Personal Services
Postal Services and Retail	Ν	
Financial Services		
Business and Professional Ser	rvices	

Use	Status	Limitations & Qualifications
Office	N	
Audio/Visual Media		
Production	Ν	
Laboratory Research and Testing	N	
Motor Vehicle, Trailer, and M	anufactured	1 Dwelling Sales and Services
Motor Vehicle and		
Manufactured Dwelling and Trailer Sales	N	
Motor Vehicle Services	Ν	
		Commercial Parking, when located on a lot whose side
	_	abuts property, other than a street or alley, within a
Commercial Parking	Р	commercial or industrial zone, and the lot is located
Ŭ		entirely within 165 feet of the abutting commercial or industrial zone.
	N	All other Commercial Parking.
	11	Park-and Ride Facilities, when located on a lot whose side
		abuts property, other than a street or alley, within a
	Р	commercial or industrial zone, and the lot is located
Park-and-Ride Facilities		entirely within 165 feet of the abutting commercial or
		industrial zone.
	Ν	All other Park-and-Ride Facilities.
Taxicabs and Car Services	N	
Heavy Vehicle and Trailer	Ν	
Sales	11	
Heavy Vehicle and Trailer Service and Storage	Ν	
Recreation, Entertainment, an	d Cultural S	Services and Facilities
Commercial Entertainment –	С	Membership sports and recreation clubs.
Indoor	Ν	All other Commercial Entertainment – Indoor.
	S	Golf courses, subject to SRC 700.015.
Commercial Entertainment –	С	Membership sports and recreation clubs.
Outdoor	N	All other Commercial Entertainment – Outdoor.
Major Event Entertainment	N	
Recreational and Cultural	Р	Libraries.
Community Services	С	All other Recreation and Cultural Community Services.
	C	Arboreta and botanical gardens.
Parks and Open Space	P	All other Parks and Open Space.
Non-Profit Membership Assembly	C	A Freedom
Religious Assembly	S	Religious Assembly, subject to SRC 700.050.
Health Services		
Medical Centers/Hospitals	N	

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se	Status	Cable 514-1: Uses Limitations & Qualifications
butpatient Medical Services	Jaius	
nd Laboratories	Ν	
ducational Services		
uutatioilai Sei vites		The following Day Care activities:
	Р	The following Day Care activities: • Child day care home.
	Г	Adult day care home.
ay Care		The following Day Care activities:
ay Calt	С	 Child day care center.
	C	Adult day care center.
	N	All other Day Care.
asic Education	<u> </u>	Basic Education, subject to SRC 700.010.
	3	Dasic Education, subject to SKC 700.010.
ost-Secondary and Adult ducation	Ν	
Civic Services		
overnmental Services	N	
ocial Services	Ν	
overnmental Maintenance	Ν	
ervices and Construction		
ublic Safety		
mergency Services	Ν	Ambulance service facilities.
<i>. .</i>	Р	All other Emergency Services.
etention Facilities	Ν	
filitary Installations	Ν	
uneral and Related Services		
emeteries	Ν	
	N	Crematories.
uneral and Cremation Services	С	All other Funeral and Cremation Services.
onstruction Contracting, Repa	air, Mainte	nance, and Industrial Services
eneral Repair Services	Ν	
uilding and Grounds Services	N	
nd Construction Contracting	Ν	
leaning Plants	Ν	
ndustrial Services	Ν	
Vholesale Sales, Storage, and D	Distributior	
eneral Wholesaling	N	
leavy Wholesaling	N	
Varehousing and Distribution	N	
elf-Service Storage	N	
Ianufacturing	- 1	
eneral Manufacturing	N	
leavy Manufacturing	N	
rinting	N	
	11	L

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	Т	able 514-1: Uses		
Use	Status	Limitations & Qualifications		
Aviation Facilities	Ν			
Passenger Ground	Р	Transit stop shelters.		
Transportation Facilities	Ν	All other Passenger Ground Transportation Facilities.		
Marine Facilities	Ν			
Utilities				
Basic Utilities	Р			
Wireless Communication Facilities	Allowed	Wireless Communication Facilities are allowed, subject t SRC Chapter 703.		
Drinking Water Treatment Facilities	С			
Power Generation Facilities	Ν			
Data Center Facilities	N			
Fuel Dealers	N			
Waste-Related Facilities	N			
Mining and Natural Resource B	Extraction			
Petroleum and Natural Gas Production	Ν			
Surface Mining	N			
Farming, Forestry, and Animal				
	N	Marijuana Production		
Agriculture	P	All other Agriculture		
Forestry	P			
Agriculture and Forestry Services	N			
Keeping of Livestock and Other Animals	N			
Animal Services	N			
Other Uses	11			
Temporary Uses	Р	Christmas tree sales, subject to SRC 701.015.		
Home Occupations	S	Home Occupations are allowed subject to SRC 700.020.		
	G	Guest houses and guest quarters are permitted as an		
Guest Houses and Guest Quarters	Р	accessory use to Single Family, provided such houses and quarters are dependent upon the main building for either		
Quarters		kitchen or bathroom facilities, or both, and are used for temporary lodging and not as a place of residence.		
		The taking of boarders or leasing of rooms by a resident		
Taking of Borders or Leasing of	Р	family is permitted as an accessory use to Household		
Rooms by Resident Family	*	Living, provided the total number of boarders and roomer		
		does not exceed two in any dwelling unit.		
Storage of Commercial Vehicle	P	Storage of a commercial vehicle as an accessory use to		
as an Accessory Use to Household Living	Р	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.		

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Use	Status	Limitations & Qualifications
Accessory Dwelling Units	<u>S</u>	Accessory Dwelling Units, subject to SRC 700.006.
Section 10. SRC 515.005 i	s amended to	read as follows:
515 005 Uses The permit	ted (P) speci	al (S), conditional (C), and prohibited (N) uses in the
-		ar (5), conditionar (C), and promoted (1) uses in the
RH zone are set forth in Tal	ble 515-1.	
		TABLE 515-1
		USES
	1	Cable 515-1: Uses
Use	Status	Limitations & Qualifications
Household Living		
		The following Single Family activities:
	Р	 Replacement of single family detached dwelling
	-	existing on October 23, 2013.
Single Family		Residential Home, as defined under ORS 197.660.
	С	New single family detached dwelling, other than the replacement of a single family detached dwelling existin
	C	on October 23, 2013.
	N	All other Single Family.
Two Family	P	
Multiple Family	Р	
Group Living		
	Р	Room and Board serving 5 or fewer persons.
Room and Board	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	P	Bed and Breakfast.
Lodging	N	All other Short-Term Commercial Lodging.
Long-Term Commercial Lodging	Р	
Louging	Р	Non-Profit Shelters serving 5 or fewer persons.
	C	Non-Profit Shelters serving 6 to 10 persons.
Non Dusfit Chaltons		
Non-Profit Shelters	Ν	All other Non-Profit Shelters.
	T.N.	
Retail Sales and Service		
Eating and Drinking		
Establishments	Ν	
Retail Sales	N	

	1	Cable 515-1: Uses
Use	Status	Limitations & Qualifications
Personal Services	С	The following Personal Services activities:Beauty salons.Barber shops.
	Ν	All Other Personal Services
Postal Services and Retail Financial Services	N	
Business and Professional Serv		1
Office	N	
Audio/Visual Media Production	N	
Laboratory Research and Testing	Ν	
Motor Vehicle, Trailer, and M	anufactured	I Dwelling Sales and Services
Motor Vehicle and Manufactured Dwelling and Trailer Sales	N	
Motor Vehicle Services	Ν	
Commercial Parking	Р	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	Р	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.
	Ν	All other Park-and-Ride Facilities.
Taxicabs and Car Services	N	
Heavy Vehicle and Trailer Sales	N	
Heavy Vehicle and Trailer Service and Storage	Ν	
Recreation, Entertainment, an	d Cultural S	Services and Facilities
Commercial Entertainment – Indoor	C N	Membership sports and recreation clubs.All other Commercial Entertainment – Indoor.
Commercial Entertainment –	C	Membership sports and recreation clubs.
Outdoor	N	All other Commercial Entertainment – Outdoor.
Major Event Entertainment	N	
Recreational and Cultural	Р	Libraries.
Community Services	С	All other Recreation and Cultural Community Services.
Dealer and One of C	С	Arboreta and botanical gardens.
Parks and Open Space	Р	All other Parks and Open Space.

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1		1	Cable 515-1: Uses
2	Use	Status	Limitations & Qualifications
3	Non-Profit Membership Assembly	С	
4	Religious Assembly	S	Religious Assembly is allowed, subject to SRC 700.050.
5	Health Services		
5	Medical Centers/Hospitals	N	
6	Outpatient Medical Services and Laboratories	Ν	
7	Educational Services		·
8 9		Р	The following Day Care activities:Child day care home.Adult day care home.
10	Day Care	С	The following Day Care activities: Child day care center.
11		N	Adult day care center.
12	Desis Education	<u>N</u>	All other Day Care.
12	Basic Education Post-Secondary and Adult	S	Basic Education, subject to SRC 700.010.
13	Education	Ν	
14	Civic Services		
15	Governmental Services	N	
15	Social Services	N N	
16	Governmental Maintenance Services and Construction	N	
17	Public Safety		
18	•	N	Ambulance service facilities.
10	Emergency Services	Р	All other Emergency Services.
19	Detention Facilities	Ν	
20	Military Installations	Ν	
21	Funeral and Related Services		
21	Cemeteries	Ν	
22	Funeral and Cremation Services	N	
22	Construction Contracting, Repa		nance, and Industrial Services
23	General Repair Services	Ν	
24	Building and Grounds Services and Construction Contracting	Ν	
25	Cleaning Plants	N	
26	Industrial Services	N	
	Wholesale Sales, Storage, and D		
27	General Wholesaling	N	
28	Heavy Wholesaling	N	
	Warehousing and Distribution	N	
29	Self-Service Storage	N	
30	Manufacturing General Manufacturing	N	
50	Heavy Manufacturing	N N	
	Theavy Manufacturing	ΔN	

	Т	Table 515-1: Uses
Use	Status	Limitations & Qualifications
Printing	Ν	
Transportation Facilities		·
Aviation Facilities	N	
Passenger Ground	Р	Transit stop shelters.
Transportation Facilities	Ν	All other Passenger Ground Transportation Facilities.
Marine Facilities	Ν	
Utilities		·
Basic Utilities	Р	
Wireless Communication Facilities	Allowed	Wireless Communication Facilities are allowed, subject to SRC Chapter 703.
Drinking Water Treatment Facilities	С	
Power Generation Facilities	N	
Data Center Facilities	N	
Fuel Dealers	N	
Waste-Related Facilities	N	
Mining and Natural Resource H	= .	
Petroleum and Natural Gas Production	N	
Surface Mining	N	
Farming, Forestry, and Animal	Services	
	N	Marijuana Production
Agriculture	P	All other Agriculture
Forestry	P	
Agriculture and Forestry Services	N	
Keeping of Livestock and Other Animals	N	
Animal Services	N	
Other Uses	± 1	
		The following Temporary Uses:
Temporary Uses	Р	 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 are permitted as an accessory use to Single Family, provided such houses and
Guest Houses and Guest Quarters	Р	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 Borders or Leasing of Rooms by a Resident Family	Р	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 roomer does not exceed two in any dwelling unit.

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	T	Table 515-1: Uses		
Use	Status	Limitations & Qualifications		
Storage of Commercial Vehicle		Storage of a commercial vehicle as an accessory use to		
as an Accessory Use to	Р	Household Living is permitted, provided no more than on		
Household Living		commercial vehicle is stored per dwelling unit.		
Non-Residential Uses in a	C	Non-Residential Uses in a Mixed-Use Project, subject to		
Mixed-Use Project	S	SRC 700.035.		
Historic Resource Adaptive		Historic Resource Adaptive Reuse pursuant SRC Chapter		
Reuse pursuant to SRC Chapter	Allowed	230 is allowed, subject to SRC 230.085.		
230				
Accessory Dwelling Units	<u>S</u>	Accessory Dwelling Units, subject to SRC 700.006.		
Section 11. SRC 521.005 is amended to read as follows:				
521.005. Uses. The permitted (P), special (S), conditional (C), and prohibited (N) uses in the				
CO zone are set forth in Table 521-1.				
TABLE 521-1				
		USES		
	ſ	Cable 521-1: Uses		
Use	Status	Limitations & Qualifications		
Household Living				
		The following Single Family activities:		
	Р	 Single family detached dwelling. 		
		• One dwelling unit for each business use on a lot.		
		 Residential Home, as defined under ORS 197.660. 		
Single Family		The following Single Family activities:		
	S	• Townhouse, subject to SRC 700.080.		
	5	 Zero side yard dwelling, subject to SRC 700.090. 		
	N	All other Single Family.		
	P	Duplex.		
Two Family				
	N	All other Two Family.		
Multiple Family	Р			
a				
Group Living				
Group Living	Р	Room and Board serving 5 or fewer persons.		
Room and Board	P C	Room and Board serving 5 or fewer persons.Room and Board serving 6 to 75 persons.		
Room and Board	C N			
	C N P	Room and Board serving 6 to 75 persons. All other Room and Board		
Room and Board	C N	Room and Board serving 6 to 75 persons.		
Room and Board Residential Care	C N P	Room and Board serving 6 to 75 persons. All other Room and Board		
Room and Board Residential Care Nursing Care	C N P	Room and Board serving 6 to 75 persons. All other Room and Board		
Room and Board Residential Care Nursing Care Lodging Short-Term Commercial Lodging	C N P S	Room and Board serving 6 to 75 persons. All other Room and Board Nursing Care, subject to SRC 700.040.		
Room and Board Residential Care Nursing Care Lodging Short-Term Commercial Lodging	C N P S P N	Room and Board serving 6 to 75 persons. All other Room and Board Nursing Care, subject to SRC 700.040. Bed and breakfast establishments.		
Room and Board Residential Care Nursing Care Lodging Short-Term Commercial	C N P S	Room and Board serving 6 to 75 persons. All other Room and Board Nursing Care, subject to SRC 700.040. Bed and breakfast establishments.		

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	ſ	Cable 521-1: Uses
Use	Status	Limitations & Qualifications
	С	Non-Profit Shelters serving 6 to 75 persons.
	Ν	All other Non-Profit Shelters.
Retail Sales and Service		
		Eating places, located within buildings devoted principally
	D	to uses otherwise permitted in the CO Zone, provided that
Eating and Drinking	Р	not more than 25 percent of the floor area of a one-story
Establishments		building, and not more than 50 percent of the floor area of
-	N	two or more story building, is occupied by the eating place
	IN	All other Eating and Drinking Establishments. The following Retail Sales activities:
		 News dealers and newsstands.
	Р	 News dealers and newsstands. Caterers.
Retail Sales	Г	Retail sales of agricultural products, when the sales
		area does not exceed 1,000 square feet in size.
	N	All other Retail Sales.
	11	The following Personal Services activities are permitted:
		 Beauty salons.
Personal Services	Р	Barber shops.
		 Photographic portrait studios.
	Ν	All other Personal Services.
Postal Services and Retail	Р	
Financial Services		
Business and Professional Servio		
Office	Р	
Audio/Visual Media Production	С	
Laboratory Research and Testing	Р	
Motor Vehicle, Trailer, and Mar	nufactured	I Dwelling Sales and Service
Motor Vehicle and		
Manufactured Dwelling and	Ν	
Trailer Sales	N	
Motor Vehicle Services	N	
Commercial Parking	P N	Commercial Parking is permitted, unless noted below.
	<u>N</u> P	Parking structures. Park-and-Ride Facilities are permitted, unless noted below
Park-and-Ride Facilities		1 /
Taviasha and Car Sarriasa	N N	Parking structures.
Taxicabs and Car Services		
Heavy Vehicle and Trailer Sales Heavy Vehicle and Trailer	Ν	
Service and Storage	Ν	
Service and Storage		

1	Table 521-1: Uses			
2	Use	Status	Limitations & Qualifications	
3			Dance studios, dance schools, yoga studios, karate	
	Commercial Entertainment –	Р	instruction, and other similar physical fitness instructional	
4	Indoor	-	activities are permitted, provided that the total building	
5		N	floor area of the use does not exceed 2,500 square feet.	
	Commercial Entertainment –	<u>N</u> S	All other Commercial Entertainment – Indoor.	
6	Outdoor	<u> </u>	Golf courses, subject to SRC 700.015. All other Commercial Entertainment – Outdoor.	
7	Major Event Entertainment	N	All other Commercial Entertainment – Outdoor.	
-	Recreational and Cultural	S	Golf courses, subject to SRC 700.015.	
8	Community Services	<u>P</u>	All other Recreational and Cultural Community Services.	
9	Parks and Open Space	P	An other Recreational and Cultural Community Services.	
10	Non-Profit Membership Assembly	Р		
11	Religious Assembly	S	Religious Assembly, subject to SRC 700.050.	
	Health Services			
12	Medical Centers/Hospitals	Ν		
13	Outpatient Medical Services and	Р		
-	Laboratories	Г		
14	Education Services			
15	Day Care	Р		
16	Basic Education	Р		
16 17	Post-Secondary and Adult Education	Ν		
-	Civic Services			
18	Governmental Services	Р		
19	Social Services	Р		
17	Governmental Maintenance	Ν		
20	Services and Construction			
21	Public Safety			
<u>~1</u>	Emergency Services	Р		
22	Detention Facilities	Ν		
23	Military Installations	Р		
23	Funeral and Related Services			
24	Cemeteries	Ν		
75	Funeral and Cremation Services	Р		
25	Construction Contracting, Repa		nance, and Industrial Services	
26	General Repair Services	Ν		
27	Building and Grounds Services and Construction Contracting	Ν		
28	Cleaning Plants	Ν		
	Industrial Services	Ν		
29	Wholesale Sales, Storage, and D	istribution		
30	General Wholesaling	Ν		
50	Heavy Wholesaling	Ν		

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Table 521-1: Uses			
Use	Status	Limitations & Qualifications	
Warehousing and Distribution	Ν		
Self-Service Storage	Ν		
Manufacturing			
General Manufacturing	Ν		
Heavy Manufacturing	Ν		
Printing	Ν		
Transportation Facilities			
Aviation Facilities	Ν		
Passenger Ground	Р	Transit stop shelters.	
Transportation Facilities	Ν	All other Passenger Ground Transportation Facilities	
Marine Facilities	Ν		
Utilities			
	С	Reservoirs; water storage facilities.	
Basic Utilities	<u>P</u>	All other Basic Utilities.	
Wireless Communication Facilities	Allowed	Wireless Communication Facilities are allowed, subject t SRC Chapter 703.	
Drinking Water Treatment Facilities	С		
Power Generation Facilities	С		
Data Center Facilities	N		
Fuel Dealers	N		
Waste-Related Facilities	N		
Mining and Natural Resource E	xtraction	1	
Petroleum and Natural Gas Production	Ν		
Surface Mining	Ν		
Farming, Forestry, and Animal	Services	1	
	N	Marijuana Production	
Agriculture	Р	All other Agriculture	
Forestry	Р		
Agriculture and Forestry Services	С		
Keeping of Livestock and Other Animals	Ν		
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	Р	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.	

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	Т	able 521-1: Uses
Use	Status	Limitations & Qualifications
Taking of Borders or Leasing of Rooms by Resident Family	Р	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	Р	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 Chapt 230 is allowed, subject to SRC 230.085.
Accessory Dwelling Units	<u>S</u>	Accessory Dwelling Units, subject to SRC 700.006.
Section 12. SRC 522.005 is an	mended to r	ead as follows:
	1	d in this section, the permitted (P), special (S),
conditional (C), and p	prohibited (1	N) uses in the CR zone are set forth in Table 522-1.
	7	FABLE 522-1
	-	
		USES
		Table 522-1: Uses
Use	Status	Table 522-1: Uses Limitations & Qualifications
Use Household Living		Limitations & Qualifications
Household Living		Limitations & Qualifications Residential Home, as defined under ORS 197.660, with
	P S S	Limitations & Qualifications Residential Home, as defined under ORS 197.660, with an existing single family dwelling allowed as a continuuse pursuant to SRC 522.005(b). Secondary Dwellings and Guest Rooms, subject to SRC 700.065.
Household Living Single Family	P S N	Limitations & Qualifications Residential Home, as defined under ORS 197.660, with an existing single family dwelling allowed as a continuuse pursuant to SRC 522.005(b). Secondary Dwellings and Guest Rooms, subject to SRC
Household Living Single Family Two Family	Status P S N N	Limitations & Qualifications Residential Home, as defined under ORS 197.660, with an existing single family dwelling allowed as a continu use pursuant to SRC 522.005(b). Secondary Dwellings and Guest Rooms, subject to SRC 700.065.
Household Living Single Family Two Family Multiple Family	P S N	Limitations & Qualifications Residential Home, as defined under ORS 197.660, with an existing single family dwelling allowed as a continue use pursuant to SRC 522.005(b). Secondary Dwellings and Guest Rooms, subject to SRC 700.065.
Household Living Single Family Two Family	Status P S N N C	Limitations & Qualifications Residential Home, as defined under ORS 197.660, with an existing single family dwelling allowed as a continuuse pursuant to SRC 522.005(b). Secondary Dwellings and Guest Rooms, subject to SRC 700.065. All other Single Family.
Household Living Single Family Two Family Multiple Family Group Living	Status P S N N C P	Limitations & Qualifications Residential Home, as defined under ORS 197.660, with an existing single family dwelling allowed as a continuuse pursuant to SRC 522.005(b). Secondary Dwellings and Guest Rooms, subject to SRC 700.065. All other Single Family. Room and Board serving 5 or fewer persons.
Household Living Single Family Two Family Multiple Family	StatusPSNNCPC	Limitations & Qualifications Limitations & Qualifications Residential Home, as defined under ORS 197.660, with an existing single family dwelling allowed as a continuuse pursuant to SRC 522.005(b). Secondary Dwellings and Guest Rooms, subject to SRC 700.065. All other Single Family. Room and Board serving 5 or fewer persons. Room and Board serving 6 to 75 persons.
Household LivingSingle FamilyTwo FamilyMultiple FamilyGroup LivingRoom and Board	StatusPSNNCPCNNNNNNNNNNNNNNNNNNN	Limitations & Qualifications Residential Home, as defined under ORS 197.660, with an existing single family dwelling allowed as a continuuse pursuant to SRC 522.005(b). Secondary Dwellings and Guest Rooms, subject to SRC 700.065. All other Single Family. Room and Board serving 5 or fewer persons.
Household Living Single Family Two Family Multiple Family Group Living Room and Board Residential Care	StatusPSNNCPC	Limitations & Qualifications Residential Home, as defined under ORS 197.660, with an existing single family dwelling allowed as a continuuse pursuant to SRC 522.005(b). Secondary Dwellings and Guest Rooms, subject to SRC 700.065. All other Single Family. Room and Board serving 5 or fewer persons. Room and Board serving 6 to 75 persons.
Household LivingSingle FamilyTwo FamilyTwo FamilyMultiple FamilyGroup LivingRoom and BoardResidential CareNursing Care	StatusPSNNCPCNPCNP	Limitations & Qualifications Limitations & Qualifications Residential Home, as defined under ORS 197.660, with an existing single family dwelling allowed as a continue use pursuant to SRC 522.005(b). Secondary Dwellings and Guest Rooms, subject to SRC 700.065. All other Single Family. Room and Board serving 5 or fewer persons. Room and Board serving 6 to 75 persons.
Household LivingSingle FamilyTwo FamilyTwo FamilyMultiple FamilyGroup LivingRoom and BoardResidential CareNursing CareLodgingShort-Term CommercialLodging	StatusPSNNCPCNPCNP	Limitations & Qualifications Limitations & Qualifications Residential Home, as defined under ORS 197.660, with an existing single family dwelling allowed as a continue use pursuant to SRC 522.005(b). Secondary Dwellings and Guest Rooms, subject to SRC 700.065. All other Single Family. Room and Board serving 5 or fewer persons. Room and Board serving 6 to 75 persons.
Household LivingSingle FamilyTwo FamilyTwo FamilyMultiple FamilyGroup LivingRoom and BoardResidential CareNursing CareLodgingShort-Term Commercial	Status P S N C P C P P P P P P P P P P P P C N	Limitations & Qualifications Residential Home, as defined under ORS 197.660, with an existing single family dwelling allowed as a continue use pursuant to SRC 522.005(b). Secondary Dwellings and Guest Rooms, subject to SRC 700.065. All other Single Family. Room and Board serving 5 or fewer persons. Room and Board serving 6 to 75 persons. All other Room and Board.
Household LivingSingle FamilyTwo FamilyTwo FamilyMultiple FamilyGroup LivingRoom and BoardResidential CareNursing CareLodgingShort-Term CommercialLodgingLong-Term Commercial	Status P S N C P C N C P P P P P P P P P P P P P	Limitations & Qualifications Limitations & Qualifications Residential Home, as defined under ORS 197.660, with an existing single family dwelling allowed as a continue use pursuant to SRC 522.005(b). Secondary Dwellings and Guest Rooms, subject to SRC 700.065. All other Single Family. Room and Board serving 5 or fewer persons. Room and Board serving 6 to 75 persons.

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	T	able 522-1: Uses
Use	Status	Limitations & Qualifications
	Ν	All other Non-Profit Shelters.
Retail Sales and Service		
Eating and Drinking Establishments	Р	
Retail Sales	Ν	Used merchandise stores, where sales and storage of merchandise and equipment is not conducted entirely within a building.
	Р	All other Retail Sales.
Personal Services	Р	
Postal Services and Retail Financial Services	Р	
Business and Professional Servi	ces	
Office	Р	
Audio/Visual Media Production	Р	
Laboratory Research and Testing	Р	
Motor Vehicle, Trailer, and Ma	nufactured	I Dwelling Sales and Service
Motor Vehicle and Manufactured Dwelling and Trailer Sales	С	
Mater Waltinla Commission	Р	Gasoline service stations.
Motor Vehicle Services	С	All other Motor Vehicle Services
Commercial Parking	Р	
Park-and-Ride Facilities	Р	
Taxicabs and Car Services	Р	
Heavy Vehicle and Trailer Sales	С	Truck rental and leasing.
Heavy Vehicle and Hanel Sales	Ν	All other Heavy Vehicle and Trailer Sales.
	Р	Truck stops.
Heavy Vehicle and Trailer Service and Storage	С	 The following Heavy Vehicle and Trailer Service and Storage activities: Heavy vehicle and equipment operation instruct Tire retreading and tire repair shops.
-	Ν	All other Heavy Vehicle and Trailer Service and Stora
Recreation, Entertainment, and	Cultural S	· ·
Commercial Entertainment –	C	Nightclubs, located within 200 feet of a residential zon
Indoor	<u>Р</u>	All other Commercial Entertainment – Indoor.
	C	Privately owned camps, campgrounds, and recreationate vehicle parks.
Commercial Entertainment – Outdoor	N	 The following Commercial Entertainment – Outdoor activities: Amusement parks. Drive-in movie theaters.
	Р	All other Commercial Entertainment – Outdoor.
Major Event Entertainment	C	

	1	Table 522-1: Uses
Use	Status	Limitations & Qualifications
Recreational and Cultural	D	
Community Services	Р	
Parks and Open Space	Р	
Non-Profit Membership	Р	
Assembly	P	
Religious Assembly	Р	
Health Services		
Medical Centers/Hospitals	N	
Outpatient Medical Services and	р	
Laboratories	Р	
Education Services		
Day Care	Р	
Basic Education	Р	
Post-Secondary and Adult	Р	
Education	P	
Civic Services		
Governmental Services	Р	
Social Services	Р	
Governmental Maintenance	Ν	
Services and Construction	11	
Public Safety		
Emergency Services	Р	
Detention Facilities	Ν	
Military Installations	Р	
Funeral and Related Services		
Cemeteries	Ν	
Funeral and Cremation Services	Р	
Construction Contracting, Repa	ir, Mainte	enance, and Industrial Services
General Repair Services	Р	
		The following Buildings and Grounds Services and
	Р	Construction Contracting activities:
Building and Grounds Services	1	 Landscape, lawn, and garden services.
and Construction Contracting		 Tree and shrub services.
and construction conducting	С	Carpet and upholstery cleaning establishments.
	Ν	All other Building and Grounds Services and Construc
		Contracting.
Cleaning Plants	N	
Industrial Services	Р	
Wholesale Sales, Storage, and D	istributior	1
General Wholesaling	Ν	
Heavy Wholesaling	Ν	
Warehousing and Distribution	С	Distribution centers for online, mail order, and catalog
and Distribution	C	sales.

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		able 522-1: Uses
Use	Status	Limitations & Qualifications
	Ν	All other Warehousing and Distribution.
Self-Service Storage	N	
Manufacturing		
	Р	General Manufacturing, provided the manufacturing not exceed 10,000 square feet of total floor area per development site and retail sales of the products manufactured is provided on-site.
General Manufacturing	C	 The following General Manufacturing activities, whe exceeding 10,000 square feet of total floor area per development site: Industrial and institutional food service contractions Costume jewelry and precious metals metalsmithing. Sundries and notions. Signs.
	N	All other General Manufacturing.
Heavy Manufacturing	N	
Printing	Р	
Transportation Facilities		
Aviation Facilities	N	
	Р	Transit stop shelters.
Passenger Ground Transportation Facilities	С	 The following Passenger Ground Transportation Facilities: Local and suburban passenger transportation. Intercity and rural highway passenger transportation within 2,000 feet from the center point of an I-5 interchange and having direct ac on to a major arterial.
	N	All other Passenger Ground Transportation Facilities
Marine Facilities	N	
Utilities	~	
Basic Utilities	C	Reservoirs; water storage facilities.
Wireless Communication Facilities	P Allowed	All other Basic Utilities. Wireless Communication Facilities are allowed, subject SRC Chapter 703.
Drinking Water Treatment Facilities	С	
Power Generation Facilities	С	
Data Center Facilities	Ν	

a	
Status	Limitations & Qualifications
Ν	
	The following Waste-Related Facilities are allowed
С	conditionally:Recycling depots.
	Solid waste transfer stations.
N	All other Waste-Related Facilities.
xtraction	
N	
N	
Services	
Ν	Marijuana Production
Р	All other Agriculture
Р	
Р	
Ν	
Ν	New wildlife rehabilitation facility.
Р	All other Animal Services.
	The following Temporary Uses:
Р	 Temporary motor vehicle and recreational vehic
c	sales, subject to SRC 701.035. Home Occupations, subject to SRC 700.020.
3	Home Occupations, subject to SRC 700.020.
<u>S</u>	Accessory Dwelling Units, subject to SRC 700.006.
xisting sir	ngle family and two family uses, other than
, within th	e CR zone constructed prior to February 1, 1983, b
be made n	on-conforming by this Chapter, are hereby deemed
ctures hou	sing a continued use may be structurally altered or
ollowing of	damage or destruction, provided such alteration,
ilding con	nplies with the standards set forth in SRC 522.010(e
ancy of a b	building or structure for a continued use shall not
of the build	ding or structure for a residential use; provided,
	N C N Extraction N Extraction N Services N P P P P N N P P N S S S S S S S S S S

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2 thereafter prevent conversion back to a residential use. 3 Section 13. SRC 523.005 is amended to read as follows: 4 523.005. Uses. 6 (a) Except as otherwise provided in this section, the permitted (P), special conditional (C), and prohibited (N) uses in the CG zone are set forth in Ta 7 TABLE 523-1 8 USES 9 Table 523-1: Uses 10 Use 11 Household Living 12 Single Family 13 Single Family 14 Two Family 15 Multiple Family 16 P 17 Residential Home, as defined under ORS 10 an existing single family dwelling allowed a use pursuant to SRC 523.005(b). 14 Two Family 15 Multiple Family 16 P 17 Room and Board 18 Residential Care 19 Nursing Care 19 Nursing Care 10 P 10 Short-Term Commercial 10 P 10 Non-Profit shelters serving 5 or fewer persons. <							
3 Section 13. SRC 523.005 is amended to read as follows: 4 523.005. Uses. 5 (a) Except as otherwise provided in this section, the permitted (P), special conditional (C), and prohibited (N) uses in the CG zone are set forth in Ta 7 TABLE 523-1 8 USES 9 Table 523-1: Uses 10 Use 11 Household Living 12 Single Family 13 P 14 Two Family 15 Multiple Family 16 Group Living 17 Residential Home, as defined under ORS 19 18 Residential Home, as defined under ORS 19 19 Nultiple Family 10 Residential Home, as defined under ORS 19 14 Two Family 15 Multiple Family 16 P 17 Room and Board 18 Residential Care 19 Nursing Care 10 P 11 Lodging 12 Lodging 13 P 10 Non-Profit shelters serving	1	however, conversion of the building or structure to a non-residential use shall					
4 523.005. Uses. 5 (a) Except as otherwise provided in this section, the permitted (P), special conditional (C), and prohibited (N) uses in the CG zone are set forth in Tate TABLE 523-1 6 TABLE 523-1 7 TABLE 523-1 8 USES 9 Table 523-1: Uses 10 Use 11 Household Living 12 Single Family 13 P 14 Two Family 15 Multiple Family 16 Group Living 17 Residential Home, as defined under ORS 19 an existing single family dwelling allowed at use pursuant to SRC 523.005(b). 14 Two Family N 15 Multiple Family C 16 P Room and Board serving 5 or fewer persons. 17 Room and Board C 18 Residential Care C 19 Nursing Care P 10 Lodging P 21 Lodging P 22 Long- Term Commercial Lodging P 23 Non-Profit Shelters N	2	thereafter prevent conversion back to a residential use.					
5 (a) Except as otherwise provided in this section, the permitted (P), special conditional (C), and prohibited (N) uses in the CG zone are set forth in Tata TABLE 523-1 7 TABLE 523-1 8 USES 9 Table 523-1: Uses 10 Use Status Limitations & Qualification 11 Household Living Residential Home, as defined under ORS 19 an existing single family dwelling allowed a use pursuant to SRC 523.005(b). 13 N All other Single Family P 14 Two Family N All other Single Family P 15 Multiple Family C Group Living P Room and Board serving 5 or fewer persons 17 Room and Board C Room and Board. N All other Room and Board. 18 Residential Care C N All other Room and Board. D 19 Nursing Care P Short-Term Commercial P Lodging D 20 Lodging P Non-Profit shelters serving 5 or fewer persons. N 21 Lodging P Non-Profit shelters serving 6 to 75 persons. 22 Long- Term Commercial	3 <u>s</u>	Section 13. SRC 523.005 is amended to read as follows:					
5 (a) Except as otherwise provided in this section, the permitted (P), special conditional (C), and prohibited (N) uses in the CG zone are set forth in Tata TABLE 523-1 7 TABLE 523-1 8 USES 9 Table 523-1: Uses 10 Use Status Limitations & Qualification 11 Household Living Residential Home, as defined under ORS 19 an existing single family dwelling allowed a use pursuant to SRC 523.005(b). 13 N All other Single Family P 14 Two Family N All other Single Family P 15 Multiple Family C Group Living P Room and Board serving 5 or fewer persons 17 Room and Board C Room and Board. N All other Room and Board. 18 Residential Care C N All other Room and Board. D 19 Nursing Care P Short-Term Commercial P Lodging D 20 Lodging P Non-Profit shelters serving 5 or fewer persons. N 21 Lodging P Non-Profit shelters serving 6 to 75 persons. 22 Long- Term Commercial	4 5	523.005. Uses.					
6 conditional (C), and prohibited (N) uses in the CG zone are set forth in Ta 7 TABLE 523-1 8 USES 9 Table 523-1: Uses 10 Use 11 Household Living 12 Single Family 13 P 14 Two Family 15 Multiple Family 16 F Room and Board serving 5 or fewer persons 17 Room and Board serving 5 or fewer persons 18 Residential Care 19 Nursing Care 19 Nursing Care 20 Lodging 21 Lodging 22 P 23 P 24 P 25 Retail Sales and Service 26 Eating and Drinking 26 Retail Sales and Service			vise provide	ed in this section, the permitted (\mathbf{P}) special (\mathbf{S})			
7 TABLE 523-1 8 TABLE 523-1: Uses 9 Table 523-1: Uses 10 Use Status Limitations & Qualification 11 Household Living 12 Single Family P Residential Home, as defined under ORS 19 an existing single family dwelling allowed a use pursuant to SRC 523.005(b). 13 P Residential Home, as defined under ORS 19 an existing single family dwelling allowed a use pursuant to SRC 523.005(b). 14 Two Family P 14 Two Family N 15 Multiple Family C 16 P Room and Board serving 5 or fewer persons. 17 Room and Board P 18 Residential Care C 19 Nursing Care P 10 Digging 21 Lodging P Non-Profit shelters serving 5 or fewer persons. 22 Long: Term Commercia	-						
8 USES 9 Table 523-1: Uses 10 Use Status Limitations & Qualification 11 Household Living P Residential Home, as defined under ORS 19 an existing single family dwelling allowed a use pursuant to SRC 523.005(b). 13 P Residential Home, as defined under ORS 19 an existing single family dwelling allowed a use pursuant to SRC 523.005(b). 14 Two Family P Residential Family C 15 Multiple Family C C Residential Care C 16 P Room and Board serving 5 or fewer persons C Room and Board serving 6 to 75 persons. 18 Residential Care C N All other Room and Board. 18 Residential Care P Ionoparation and Board. 19 Nursing Care P Ionging 20 Lodging P Ionging P 21 Lodging P Ionging P 22 Long- Term Commercial Lodging P Ionging P 23 P Non-Profit shelters serving 5 or fewer persons. N All other	6	conditional (C), and	1				
9 Table 523-1: Uses 10 Use Status Limitations & Qualification 11 Household Living P Residential Home, as defined under ORS 19 an existing single family dwelling allowed a use pursuant to SRC 523.005(b). 13 P Residential Home, as defined under ORS 19 an existing single family dwelling allowed a use pursuant to SRC 523.005(b). 14 Two Family N All other Single Family 15 Multiple Family C 16 P Room and Board serving 5 or fewer persons 17 Room and Board C Room and Board serving 6 to 75 persons. 18 Residential Care C Image: Care P 19 Nursing Care P Image: Care P 20 Lodging P Image: Care P 21 Lodging P Image: Care P 22 Long- Term Commercial Lodging P Image: Care P 23 Non-Profit Shelters P Non-Profit shelters serving 5 or fewer persons. 23 Retail Sales and Service P Non-Profit shelters serving 6 to 75 persons. 24 </td <td>7</td> <td></td> <td>I</td> <td>TABLE 523-1</td>	7		I	TABLE 523-1			
UseStatusLimitations & Qualification10UseStatusLimitations & Qualification11Household LivingPResidential Home, as defined under ORS 19 an existing single family dwelling allowed a use pursuant to SRC 523.005(b).13NAll other Single Family14Two FamilyN15Multiple FamilyC16PRoom and Board serving 5 or fewer persons.17Room and BoardC18Residential CareC19Nursing CareP20LodgingP21LodgingP22LodgingP23Non-Profit Shelters24Non-Profit SheltersC25Retail Sales and Service26Eating and Drinking EstablishmentsP27Ling and Drinking EstablishmentsP	8			USES			
Household Living Residential Home, as defined under ORS 19 12 Single Family P Residential Home, as defined under ORS 19 13 Single Family P an existing single family dwelling allowed a use pursuant to SRC 523.005(b). 14 Two Family N All other Single Family 15 Multiple Family C 16 P Room and Board serving 5 or fewer persons. 17 Room and Board C 18 Residential Care C 19 Nursing Care P 20 Lodging	9		1	Cable 523-1: Uses			
12 Single Family P Residential Home, as defined under ORS 19 13 Single Family P an existing single family dwelling allowed a use pursuant to SRC 523.005(b). 14 Two Family N All other Single Family 15 Multiple Family C 16 P Room and Board Serving 5 or fewer persons 17 Room and Board C 18 Residential Care C 19 Nursing Care P 20 Lodging P 21 Lodging P 22 Long- Term Commercial Lodging P 23 Non-Profit Shelters P 24 Non-Profit Shelters P 25 Retail Sales and Service P 26 Eating and Drinking P 26 Eating and Drinking P 27 Ketail Sales and Service It is in the in the street in the st	0 τ	Use	Status	Limitations & Qualifications			
12 Single Family P an existing single family dwelling allowed a use pursuant to SRC 523.005(b). 13 Two Family N All other Single Family 14 Two Family N 15 Multiple Family C 16 P Room and Board serving 5 or fewer persons 17 Room and Board C 18 Residential Care C 19 Nursing Care P 20 Lodging Short-Term Commercial Lodging 21 Lodging P 22 Long-Term Commercial Lodging P 23 Non-Profit Shelters P 24 Non-Profit Shelters N 25 Retail Sales and Service P 26 Eating and Drinking Establishments P	1 F	Household Living	-				
N All other Single Family 14 Two Family N 15 Multiple Family C 16 Group Living 16 P Room and Board serving 5 or fewer persons 17 Room and Board C Room and Board serving 6 to 75 persons. 18 Residential Care C N 19 Nursing Care P Image: Comparison of the serving 6 to 75 persons. 19 Nursing Care P Image: Comparison of the serving 6 to 75 persons. 20 Lodging Short-Term Commercial Lodging P 21 Lodging P Image: Comparison of the serving 5 or fewer persons. 23 Non-Profit Shelters P Non-Profit shelters serving 5 or fewer persons. 24 Non-Profit Shelters P Non-Profit shelters. 25 Retail Sales and Service Eating and Drinking Establishments P 26 Eating and Drinking Establishments P Image: Comparison of the service of		Single Family	Р	Residential Home, as defined under ORS 197.660, within an existing single family dwelling allowed as a continued use pursuant to SRC 523.005(b).			
Multiple Family C Group Living P Room and Board P Room and Board C Residential Care C Nursing Care P Nursing Care P Lodging P Short-Term Commercial P Lodging P Long- Term Commercial P Lodging P Non-Profit Shelters C Non-Profit Shelters C Non-Profit Shelters P Retail Sales and Service P Eating and Drinking P Establishments P	3		N				
Group Living P Room and Board serving 5 or fewer persons 16 P Room and Board serving 5 or fewer persons 17 Room and Board C Room and Board serving 6 to 75 persons. 18 Residential Care C N All other Room and Board. 18 Residential Care C Image: Comparison of the comp	4	•					
16 P Room and Board P Room and Board serving 5 or fewer persons 17 Room and Board C Room and Board serving 6 to 75 persons. 18 Residential Care C N All other Room and Board. 18 Residential Care C Image: Comparison of the compar	5	Multiple Family	C				
PRoom and BoardPRoom and Board serving 3 or rewer persons17Room and BoardCRoom and Board serving 6 to 75 persons.18Residential CareC19Nursing CareP20LodgingP21LodgingP22Long- Term Commercial LodgingP23PNon-Profit Shelters24Non-Profit SheltersC25Retail Sales and Service26Eating and Drinking EstablishmentsP	6	Group Living					
N All other Room and Board. 18 Residential Care C 19 Nursing Care P 20 Lodging P 21 Lodging P 22 Long- Term Commercial Lodging P 23 P Non-Profit shelters serving 5 or fewer person 24 Non-Profit Shelters C 25 Retail Sales and Service 26 Eating and Drinking Establishments P		Doom and Doord					
18 Residential Care C 19 Nursing Care P 20 Lodging 21 Lodging 22 Long- Term Commercial P 23 P 24 P Non-Profit Shelters C 25 Retail Sales and Service 26 Eating and Drinking 26 Eating and Drinking 26 Examplify and Drinking	7	Room and Board					
Indiang out P 20 Lodging 21 Lodging 22 Long- Term Commercial Lodging P 23 P 24 P Non-Profit Shelters C 25 Retail Sales and Service 26 Eating and Drinking 26 Eating and Drinking	8	Residential Care					
20 Short-Term Commercial Lodging P 21 Long- Term Commercial Lodging P 22 Long- Term Commercial Lodging P 23 P Non-Profit shelters serving 5 or fewer persons 24 Non-Profit Shelters C 25 Retail Sales and Service 26 Eating and Drinking Establishments P	9	Nursing Care	Р				
21Short-Term Commercial LodgingP22Long- Term Commercial LodgingP23PNon-Profit Shelters24PNon-Profit Shelters25Retail Sales and Service26Eating and Drinking EstablishmentsP		Lodging					
22 Lodging P 23 P Non-Profit Shelters 24 P Non-Profit shelters serving 5 or fewer person 24 C Non-Profit shelters serving 6 to 75 persons. 25 Retail Sales and Service 26 Eating and Drinking 26 Establishments	1 I I	Lodging	Р				
23 P Non-Profit shelters serving 5 or fewer person 24 Non-Profit Shelters C Non-Profit shelters serving 6 to 75 persons. 25 Retail Sales and Service 26 Eating and Drinking Establishments P	/	•	Р				
N All other Non-Profit Shelters. Retail Sales and Service 26 Eating and Drinking Establishments				Non-Profit shelters serving 5 or fewer persons.			
25 Retail Sales and Service 26 Eating and Drinking Establishments	4 N	Non-Profit Shelters					
26 Eating and Drinking Establishments P		Deteil Color and Common	N	All other Non-Profit Shelters.			
Establishments	-						
I load manshandlas stones when -1			Р				
28 Retail Sales N merchandise and equipment is not conducte within a building or within a yard fully enclosed sight obscuring fence, wall, or hedge	8 F	Retail Sales	N	Used merchandise stores, where sales and storage of merchandise and equipment is not conducted entirely within a building or within a yard fully enclosed by a sight-obscuring fence, wall, or hedge.			
P All other Retail Sales.							
30 Personal Services P	0 I	Personal Services	Р				

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Table 523-1:Uses			
Use	Status	Limitations & Qualifications	
Postal Services and Retail	р		
Financial Services	Р		
Business and Professional Servi	ces		
Office	Р		
Audio/Visual Media Production	Р		
Laboratory Research and	Р		
Testing	Г		
Motor Vehicle, Trailer, and Ma	nufacture	d Dwelling Sales and Service	
Motor Vehicle and			
Manufactured Dwelling and	Р		
Trailer Sales			
Motor Vehicle Services	Р		
Commercial Parking	Р		
Park-and-Ride Facilities	Р		
Taxicabs and Car Services	Р		
Heavy Vehicle and Trailer	Р		
Sales	T		
Heavy Vehicle and Trailer	Р		
Service and Storage			
Recreation, Entertainment, and			
Commercial Entertainment -	С	Nightclubs, located within 200 feet of a residential zone	
Indoor	Р	All other Commercial Entertainment – Indoor.	
Commercial Entertainment -	С	Drive-in movie theaters.	
Outdoor	P	All other Commercial Entertainment – Outdoor.	
Major Event Entertainment	C	Race Tracks.	
-	Р	All other Major Event Entertainment.	
Recreational and Cultural	Р		
Community Services			
Parks and Open Space	Р		
Non-Profit Membership	Р		
Assembly Religious Assembly	Р		
Religious Assembly	Р		
Health Services	NT		
Medical Centers/Hospitals	N		
Outpatient Medical Services and Laboratories	Р		
Education Services			
Day Care	Р		
Basic Education	Р		
Post-Secondary and Adult Education	Р		
Civic Services			
Governmental Services	Р		
Social Services	Р		

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	T	Table 523-1: Uses
Use	Status	Limitations & Qualifications
Governmental Maintenance	N	
Services and Construction	IN	
Public Safety		
Emergency Services	Р	
Detention Facilities	Ν	
Military Installations	Р	
Funeral and Related Services		
Cemeteries	Ν	
Funeral and Cremation Services	Р	
Construction Contracting, Repa	air, Mainte	nance, and Industrial Services
General Repair Services	Р	
Building and Grounds Services	Р	
and Construction Contracting		
Cleaning Plants	Р	
Industrial Services	Р	
Wholesale Sales, Storage, and D	istribution	
General Wholesaling	Р	
		The following Heavy Wholesaling activities:
	Р	 Nursery stock wholesalers.
		 Tractor and farm equipment wholesalers.
Heavy Wholesaling		The following Heavy Wholesaling activities:
	С	• Firearms wholesalers.
		• Wood products and timber wholesalers.
	Ν	All other Heavy Wholesaling.
		The following Warehousing and Distribution activities:
Warehousing and Distribution	Р	 Distribution centers for online, mail order, and catalog sales
Warehousing and Distribution		catalog sales.Postal processing and distribution centers.
	N	All other Warehousing and Distribution
Self-Service Storage	N N	
Manufacturing	11	l
		General Manufacturing, provided the manufacturing do
	_	not exceed 10,000 square feet of total floor area per
	Р	development site and retail sales of the products
		manufactured is provided on-site.
		The following General Manufacturing activities, when
General Manufacturing		exceeding 10,000 square feet of total floor area per
General Manufacturing		development site:
	С	 Industrial and institutional food service contractors.
		 Costume jewelry and precious metals metalsmithing
		 Sundries and notions.
	N.T.	• Signs.
Henry Mars C. (<u>N</u>	All other General Manufacturing.
Heavy Manufacturing	N	

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Use	Status	able 523-1: Uses Limitations & Qualifications
Printing	P	
Transportation Facilities		
Aviation Facilities	N	
Passenger Ground		
Transportation Facilities	Р	
Marine Facilities	N	
Utilities	11	
ounties	C	Reservoirs; water storage facilities.
Basic Utilities	P	All other Basic Utilities.
Wireless Communication		Wireless Communication Facilities are allowed, subject
Facilities	Allowed	SRC Chapter 703.
Drinking Water Treatment		Site enapter 705.
Facilities	C	
Power Generation Facilities	С	
Data Center Facilities	N	
Fuel Dealers	P	
	P	Recycling depots.
Waste-Related Facilities	C	Solid waste transfer stations.
waste Related Facilities	N	All other Waste-Related Facilities.
Mining and Natural Resource	-	All other waste Related Facilities.
Petroleum and Natural Gas		
Production	Ν	
Surface Mining	N	
Farming, Forestry, and Anima	l Services	1
	N	Marijuana Production
Agriculture	P	All other Agriculture
Forestry	Р	
Agriculture and Forestry	D	
Services	Р	
Keeping of Livestock and Other	G	
Animals	C	
	С	Wildlife rehabilitation facilities.
Animal Services	Р	All other Animal Services.
	r	
Other Uses		
	_	The following Temporary Uses:
Temporary Uses	Р	 Temporary motor vehicle and recreational vehicle
	~	sales, subject to SRC 701.035.
Home Occupations	S	Home Occupations, subject to SRC 700.020.
Accessory Dwelling Units	S	Accessory Dwelling Units, subject to SRC 700.006.

1	(b) Continued Uses	. Existing	single family and two family uses, other than
2	manufactured dwellin	ngs, within	the CG zone constructed prior to February 1, 1983, but
3	which would otherwi	se be made	e non-conforming by this Chapter, are hereby deemed
4	continued uses.		<i>6 y y y y y y y y y y</i>
5		structures	housing a continued use may be structurally altered or
6			ing damage or destruction, provided such alteration,
7		rebuilding	g complies with the standards set forth in SRC
8	523.010(e).		
9	(2) Cease of o	ccupancy of	of a building or structure for a continued use shall not
10	preclude future	use of the	building or structure for a residential use; provided,
11	however, conve	ersion of th	e building or structure to a non-residential use shall
12	thereafter preve	ent convers	ion back to a residential use.
13	Section 14. SRC 524.005 is a		
14	524.005. Uses.		
		ico marid	ad in this spatian, the normitted (D) spacial (S)
15		-	ed in this section, the permitted (P), special (S),
16	conditional (C), and	-	(N) uses in the CB zone are set forth in Table 524-1.
17			TABLE 524-1
18			USES
19		r	Table 524-1: Uses
20	Use	Status	Limitations & Qualifications
21	Household Living	-	
22		Р	The following Single Family activities:Single family detached dwelling.
23	Single Family	1	Residential Home, as defined under ORS 197.660.
		N	All other Single Family.
24	Two Family	Р	Duplex.
25	Multiple Family	N P	All other Two Family.
26	Group Living	r	
	Room and Board	Р	Room and Board serving 5 or fewer persons.
27		I	Contraction Contra
28			
29			
30			
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]	Table 524-1: Uses
Use	Status	Limitations & Qualifications
	С	 The following Room and Board activities: Room and Board serving 6 to 75 persons. Relocation of an existing Room and Board facility within the CB zone serving more than 75 persons, provided the facility has existed within the CB zon as of September 1, 1993, and there is no increase in bed capacity.
	Ν	All other Room and Board.
Residential Care	Р	
Nursing Care	Р	
Lodging		1
Short-Term Commercial Lodging	Р	
Long-Term Commercial Lodging	Ν	
	Р	Non-Profit Shelters serving 5 or fewer persons.
Non-Profit Shelters	С	 The following Non-Profit Shelters: Non-Profit Shelters serving 6 to 75 persons. Relocation of an existing Non-Profit Shelter within the CB zone serving more than 75 persons, provide the shelter has existed within the CB zone as of September 1, 1993, and there is no increase in bed capacity.
	Ν	All other Non-Profit Shelters.
Retail Sales and Services		
Eating and Drinking Establishments	Р	
Retail Sales	Р	
Personal Services	Р	
Postal Services and Retail Financial Services	Р	
Business and Professional Servi	ces	
Office	Р	
Audio/Visual Media Production	Р	
Laboratory Research and Testing	Р	
Motor Vehicle, Trailer, and Mar	nufactured	Dwelling Sales and Service
Motor Vehicle and	Ν	Mobile home dealers.
Manufactured Dwelling and Trailer Sales	Р	All other Motor Vehicle and Manufactured Dwelling and Trailer Sales.
Motor Vehicle Services	Р	
Commercial Parking	Р	
Park-and-Ride Facilities	Р	
Taxicabs and Car Services	Р	

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Table 524-1: Uses					
Use	Status	Limitations & Qualifications			
Heavy Vehicle and Trailer Sales	N				
Heavy Vehicle and Trailer	N				
Service and Storage	Ν				
Recreation, Entertainment, and	l Cultural	Services and Facilities			
Commercial Entertainment -	Р				
Indoor					
Commercial Entertainment -	Ν	Drive-in movie theaters			
Outdoor	Р	All other Commercial Entertainment – Outdoor			
Major Event Entertainment	P	Major Event Entertainment conducted indoors.			
-	Ν	All other Major Event Entertainment.			
Recreational and Cultural	Р				
Community Services	п				
Parks and Open Space	Р				
Non-Profit Membership	Р				
Assembly					
Religious Assembly	Р				
Health Services					
Medical Centers/Hospitals	Ν				
Outpatient Medical Services and	Р				
Laboratories	P				
Educational Services					
Day Care	Р				
Basic Education	Р				
Post-Secondary and Adult	Р				
Education	1				
Civic Services					
Governmental Services	Р				
Social Services	Р				
Governmental Maintenance	Ν				
Services and Construction					
Public Safety	_				
Emergency Services	P				
Detention Facilities	N				
Military Installations	Р				
Funeral and Related Services					
Cemeteries	N				
Funeral and Cremation Services	Ν				
Construction Contracting, Repair,	Maintenan	ce, and Industrial Services			
General Repair Services	Р				

30

• •		Table 524-1: Uses
Use	Status	Limitations & Qualifications
Building and Grounds Services and Construction Contracting	Ν	 The following Building and Grounds Services and Construction Contracting activities: Building construction. Heavy construction. Disinfecting and pest control services. Building cleaning and maintenance services.
	Р	All other Building and Grounds Services and Constru- Contracting.
Cleaning Plants	Р	
Industrial Services	Р	
Wholesale Sales, Storage, and D	Distribution	1
General Wholesaling	Р	General Wholesaling is permitted, provided that it is combined with retail sales in the same line of goods.
	Р	Nursery stock, provided that it is combined with retail sales in the same line of goods.
Heavy Wholesaling	С	 The following Heavy Wholesaling activities, provided they are combined with retail sales in the same line of goods: Minerals and ore. Metal service centers and wholesalers. Firearms. Wood products and timber.
	Ν	All other Heavy Wholesaling.
Warehousing and Distribution	Р	Distribution centers for online, mail order, and catalog sales.
	N	All other Warehousing and Distribution
Self-Service Storage	N	
Manufacturing		
	Р	General Manufacturing, provided the manufacturing d not exceed 10,000 square feet of total floor area per development site and retail sales of the products manufactured is provided on-site.
General Manufacturing	С	 The following General Manufacturing activities, when exceeding 10,000 square feet of total floor area per development site: Industrial and institutional food service contract Costume jewelry and precious metals metalsmithing. Sundries and notions Signs.
	Ν	All other General Manufacturing.
Heavy Manufacturing	Ν	
Printing	Р	

		Cable 524-1: Uses
Use	Status	Limitations & Qualifications
	C	Helicopter landing areas, with or without passenger
Aviation Facilities	С	terminal facilities.
	N	All other Aviation Facilities.
Passenger Ground Transportation Facilities	Р	
Marine Facilities	Р	
Utilities		
Basic Utilities	С	Reservoirs; water storage facilities.
Basic Ountries	Р	Basic Utilities are permitted, unless noted below.
Wireless Communication Facilities	Allowed	Wireless Communication Facilities are allowed, subject SRC Chapter 703.
Drinking Water Treatment Facilities	С	
Power Generation Facilities	С	
Data Center Facilities	Ν	
Fuel Dealers	Ν	
		The following Waste-Related Facilities:
Waste-Related Facilities	С	 Recycling depots.
waste-Related Facilities		 Solid waste transfer stations.
	N	All other Waste-Related Facilities.
Mining and Natural Resource B	Extraction	·
Petroleum and Natural Gas	N	
Production	Ν	
Surface Mining	N	
Farming, Forestry, and Animal	Services	
A ani aulture	N	Marijuana Production
Agriculture	Р	All other Agriculture
Forestry	N	
Agriculture and Forestry Services	Р	
Keeping of Livestock and Other Animals	Ν	
Animal Services	N	
Other Uses	<u> </u>	
Home Occupations	S	Home Occupations, subject to SRC 700.020.
Accessory Dwelling Units	S	Accessory Dwelling Units, subject to SRC 700.006.
(1) Notwithstar October 1, 2011	nding Table within the	em Downtown Historic District. e 524-1, banks and credit unions constructed on or after e Salem Downtown Historic District shall be condition
		vntown Historic District if developed with a drive- sures are taken to ensure pedestrian safety.
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1 2 3 4 5 <u>\$</u>	within the Salem constructed on or	Downtown		permitted, special, or conditional use District, except for banks and credit unions			
3 4	constructed on or		n Historic E	District except for banks and credit unions			
4		after Octo		istrict, except for banks and creat unions			
	Downtown Histo	constructed on or after October 1, 2011, shall be a prohibited use within the					
5 5	Downtown Historic District if developed with a drive-through.						
-	Section 15. SRC 532.015 is am		-	-			
6 5				Master Plan. The permitted (P), special			
		-		CMU zone with a Neighborhood Center			
Ì	· · · · · -			-			
	Master Plan are set forth in Table 532-1. The uses set forth in Table 532-1 are only allowed in						
	the NCMU zone as a part of a Neighborhood Center Master Plan, approved in accordance with						
10 S	SRC Chapter 215, and are allow	ed based of	n whether t	he location of the building or structure			
11 h	nousing the use is located inside	or outside	of the Core	e Area designated in the Master Plan.			
12		Т	ABLE 532	-1			
13	NCMU	ZONE US	SES WITH	MASTER PLAN			
14	Table 5	32-1: NCM	IU Zone Use	es with Master Plan			
15	T		atus				
1	Use	Inside	Outside	I imitations X7 (Inalitications			
10				Limitations & Qualifications			
16 17	Household Living	Core	Core				
17 18 19				The following Single Family activities: Single family detached dwelling. Townhouse. Residential Home, as defined under 			
17 18 19 20	Household Living	Core N	P	The following Single Family activities: Single family detached dwelling. Townhouse.			
17 18 19 20 21	Household Living	Core N N	P S	 The following Single Family activities: Single family detached dwelling. Townhouse. Residential Home, as defined under ORS 197.660. Manufactured home, subject to SRC 700.025. 			
17 18 19 20 21	Household Living Single Family	Core N N N	P P S N	 The following Single Family activities: Single family detached dwelling. Townhouse. Residential Home, as defined under ORS 197.660. Manufactured home, subject to SRC 700.025. All other Single Family. 			
17 18 19 20 21 22	Household Living	Core N N N N N N	P P S N P	 The following Single Family activities: Single family detached dwelling. Townhouse. Residential Home, as defined under ORS 197.660. Manufactured home, subject to SRC 700.025. All other Single Family. Duplex. 			
17 18 19 20 21 22 23 24	Household Living Single Family	Core N N N	P P S N	 The following Single Family activities: Single family detached dwelling. Townhouse. Residential Home, as defined under ORS 197.660. Manufactured home, subject to SRC 700.025. All other Single Family. 			
17 18 19 20 21 22 23 24 25	Household Living Single Family Two Family	Core N N N N N N N	P P S N P N	 The following Single Family activities: Single family detached dwelling. Townhouse. Residential Home, as defined under ORS 197.660. Manufactured home, subject to SRC 700.025. All other Single Family. Duplex. All other Two Family. Multiple Family, located in a mixed-use building above ground floor non-residential 			
17 18 19 20 21 22 23 24 25	Household Living Single Family Two Family Multiple Family Group Living	Core N N N N N N N N N N N N N N N N N N N	Core P S N P N N N N	 The following Single Family activities: Single family detached dwelling. Townhouse. Residential Home, as defined under ORS 197.660. Manufactured home, subject to SRC 700.025. All other Single Family. Duplex. All other Two Family. Multiple Family, located in a mixed-use building above ground floor non-residential uses. 			
17 18 19 20 21 22 23	Household Living Single Family Two Family Multiple Family	Core N N N N N P	Core P S N P N N N	 The following Single Family activities: Single family detached dwelling. Townhouse. Residential Home, as defined under ORS 197.660. Manufactured home, subject to SRC 700.025. All other Single Family. Duplex. All other Two Family. Multiple Family, located in a mixed-use building above ground floor non-residential uses. All other Multiple Family. 			
17 18 19 20 21 22 23 24 25 26 27 28	Household Living Single Family Two Family Multiple Family Group Living	Core N N N N N N N N N N N N N N N N N N N	Core P S N P N N N N	 The following Single Family activities: Single family detached dwelling. Townhouse. Residential Home, as defined under ORS 197.660. Manufactured home, subject to SRC 700.025. All other Single Family. Duplex. All other Two Family. Multiple Family, located in a mixed-use building above ground floor non-residential uses. 			
 17 18 19 20 21 22 23 24 25 26 27 28 29 	Household Living Single Family Two Family Multiple Family Group Living Room and Board	Core N N N N N N N N N N N N N N N N N N N	Core P P S N P N N N N N N	The following Single Family activities: Single family detached dwelling. Townhouse. Residential Home, as defined under ORS 197.660. Manufactured home, subject to SRC 700.025. All other Single Family. Duplex. All other Two Family. Multiple Family, located in a mixed-use building above ground floor non-residential uses. All other Multiple Family.			
17 18 19 20 21 22 23 24 25 26 27 28	Household Living Single Family Two Family Multiple Family Group Living Room and Board	Core N N N N N N N N N N N N N P N N P N P	Core P P S N P N N N N N N N	The following Single Family activities: Single family detached dwelling. Townhouse. Residential Home, as defined under ORS 197.660. Manufactured home, subject to SRC 700.025. All other Single Family. Duplex. All other Two Family. Multiple Family, located in a mixed-use building above ground floor non-residential uses. All other Multiple Family.			

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	Sta	atus	
Use	Inside Core	Outside Core	Limitations & Qualifications
Lodging			
Short-Term Commercial Lodging	Р	N	Short-Term Commercial Lodging with fi or fewer guest rooms.
	Ν	N	All other Short-Term Commercial Lodgi
Long-Term Commercial Lodging	Ν	N	
Non-Profit Shelters	Ν	Ν	
Retail Sales and Services			
Eating and Drinking Establishments	Р	N	
Retail Sales	Р	N	
Personal Services	Р	Ν	
Postal Services and Retail	Р	N	Retail Financial Services.
Financial Services	Р	С	Postal Services.
Business and Professional Servi	ces		
Office	Р	Ν	
Audio/Visual Media Production	Ν	N	
Laboratory Research and Testing	N	Ν	
Motor Vehicle, Trailer, and Ma	nufactured	1 Dwelling S	Sales and Service
Motor Vehicle and	Р	N	Indoor sales and leasing.
Manufactured Dwelling and Trailer Sales	Ν	N	All other Motor Vehicle and Manufactur Dwelling and Trailer Sales.
Motor Vehicle Services	N	N	
Commercial Parking	N	N	
Park-and-Ride Facilities	N	N	
Taxicabs and Car Services	N	N	
Heavy Vehicle and Trailer Sales	N	N	
Heavy Vehicle and Trailer Service and Storage	Ν	N	
Recreation, Entertainment, and	Cultural S	Services and	l Facilities
Commercial Entertainment -	N	N	 The following Commercial Entertainment Indoor activities: Firing ranges. Theaters greater than 5,000 square for
Indoor			 Pool halls. Continuous entertainment activities, such as bowling alleys, ice rinks, and game arcades.

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	Sta	atus	
Use	Inside Core	Outside Core	Limitations & Qualification
	Р	N	All other Commercial Entertainment Indoor.
Commercial Entertainment - Outdoor	Ν	N	
Major Event Entertainment	Ν	N	
Recreational and Cultural Community Services	Р	C	
Parks and Open Space	Р	Р	
Non-Profit Membership Assembly	P	N	
Religious Assembly	Р	С	
Health Services	•		
Medical Centers/Hospitals	N	N	Ι
Outpatient Medical Services			
and Laboratories	Р	Ν	
Educational Services			I
Day Care	Р	C	I
Basic Education	P	C	
Post-Secondary and Adult	I	C	
Education	Р	C	
Civic Services		1	
Governmental Services	Р	С	
Social Services	P	N	
Governmental Maintenance			
Services and Construction	Ν	Ν	
Public Safety			•
Emergency Services	Р	С	
Detention Facilities	N	N	
Military Installations	N	N	
Funeral and Related Services	_ ,	1 1,	· · · · · · · · · · · · · · · · · · ·
Cemeteries	N	N	
Funeral and Cremation Services	N	N	
Construction Contracting, Repa			Industrial Sarviças
	P	I	
General Repair Services	۲	N	
Building and Grounds Services and Construction Contracting	Ν	Ν	
Cleaning Plants	N	N	
VICATION FIAMS	IN	IN	
	NT	NT	
Industrial Services Wholesale Sales	N	N	

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	Sta	atus	
Use	Inside Core	Outside Core	Limitations & Qualifications
Heavy Wholesaling	Ν	Ν	
Warehousing and Distribution	N	N	
Self-Service Storage	N	N	
Manufacturing			
General Manufacturing	N	N	
Heavy Manufacturing	N	N	
Printing	N	N	
Transportation Facilities			1
Aviation Facilities	N	N	
	Р	Р	Transit stop shelters.
Passenger Ground Transportation Facilities	N	N	All other Passenger Ground Transportati Facilities.
Marine Facilities	N	N	Facilities.
Utilities			
Basic Utilities	С	С	 The following Basic Utilities: Pump stations. Reservoirs. Radio microwave relay stations. Telephone substations. Electric substations.
	Р	Р	All other Basic Utilities.
Wireless Communication Facilities	Allowed	Allowed	Wireless Communication Facilities are allowed, subject to SRC Chapter 703.
Drinking Water Treatment Facilities	N	N	
Power Generation Facilities	N	N	
Data Center Facilities	N	N	
Fuel Dealers	N	N	1
Waste-Related Facilities	N	N	
Mining and Natural Resource H			l
Petroleum and Natural Gas	N	N	
Production			
Surface Mining	N	N	
Farming, Forestry, and Animal		1	1
Agriculture	N	N	
Forestry	Ν	N	
Agriculture and Forestry Services	Ν	Ν	
Keeping of Livestock and Other Animals	Ν	N	
Animal Services	N	N	Kennels.

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		Status	
Use	Inside	Outside	Limitations & Qualifications
	Core	Core	
	Р	Ν	All other Animal Services.
Other Uses	-	- I	
Home Occupations	S	S	Home Occupations, subject to SRC 700.020.
Accessory Dwelling Unit	<u>N</u>	<u>S</u>	Accessory Dwelling Units, subject to S 700.006.
ection 16. SRC 532.020) is amended to	read as follo	ws:
32.020. Uses Allowed i	n-Lieu of Neig	hborhood C	enter Master Plan. The permitted (
	e		L ,
pecial (S), conditional (C	2), and prohibite	ed (N) uses in	the NCMU zone in-lieu of a
leighborhood Center Ma	ster Plan are se	t forth in Tab	le 532-2. The uses set forth in Table
re allowed in the NCMI	I zono in liou of	fdavalonmon	t pursuant to a Neighborhood Center
	zone m-neu or	l developmen	pursuant to a Nerginoonlood Center
laster Plan, and are subj	ect to the devel	opment stand	ards set forth in SRC 532.035.
		TADI D 500	3
		TABLE 532	-2
NC	MU ZONE USI		-2 OF MASTER PLAN
NCN	MU ZONE USI		
		ES IN-LIEU	OF MASTER PLAN
Ta	ble 532-2: NCM	ES IN-LIEU	OF MASTER PLAN n-Lieu of Master Plan
Ta		ES IN-LIEU	OF MASTER PLAN
Ta	ble 532-2: NCM Status	ES IN-LIEU U Zone Uses I	OF MASTER PLAN In-Lieu of Master Plan Limitations & Qualifications
Ta	ble 532-2: NCM Status	ES IN-LIEU U Zone Uses 1 The following	OF MASTER PLAN in-Lieu of Master Plan Limitations & Qualifications Single Family activities:
Ta Use Household Living	ble 532-2: NCM Status	ES IN-LIEU U Zone Uses I The following • Single fam	OF MASTER PLAN in-Lieu of Master Plan Limitations & Qualifications Single Family activities: ily detached dwelling.
Ta Use Household Living	ble 532-2: NCM Status P	ES IN-LIEU U Zone Uses I The following Single fam Residential	OF MASTER PLAN In-Lieu of Master Plan Limitations & Qualifications Single Family activities: ily detached dwelling. Home, as defined under ORS 197.660.
Ta Use Household Living	ble 532-2: NCM Status P S	ES IN-LIEU U Zone Uses I The following Single fam Residential Manufactured	OF MASTER PLAN in-Lieu of Master Plan Limitations & Qualifications Single Family activities: ily detached dwelling. Home, as defined under ORS 197.660. home, subject to SRC 700.025.
Ta Use Household Living Single Family	ble 532-2: NCM Status P S N	ES IN-LIEU U Zone Uses I The following Single fam Residential	OF MASTER PLAN in-Lieu of Master Plan Limitations & Qualifications Single Family activities: ily detached dwelling. Home, as defined under ORS 197.660. home, subject to SRC 700.025.
Ta Use Household Living Single Family Two Family	ble 532-2: NCM Status P P S N N N	ES IN-LIEU U Zone Uses I The following Single fam Residential Manufactured	OF MASTER PLAN in-Lieu of Master Plan Limitations & Qualifications Single Family activities: ily detached dwelling. Home, as defined under ORS 197.660. home, subject to SRC 700.025.
Ta Use Household Living Single Family Two Family Multiple Family	ble 532-2: NCM Status P S N	ES IN-LIEU U Zone Uses I The following Single fam Residential Manufactured	OF MASTER PLAN in-Lieu of Master Plan Limitations & Qualifications Single Family activities: ily detached dwelling. Home, as defined under ORS 197.660. home, subject to SRC 700.025.
Ta Use Household Living Single Family Two Family Multiple Family Group Living	ble 532-2: NCM Status P P S N N N N N	ES IN-LIEU U Zone Uses I The following Single fam Residential Manufactured	OF MASTER PLAN in-Lieu of Master Plan Limitations & Qualifications Single Family activities: ily detached dwelling. Home, as defined under ORS 197.660. home, subject to SRC 700.025.
Ta Use Household Living Single Family Two Family Multiple Family Group Living Room and Board	ble 532-2: NCM Status P P S N N N N N	ES IN-LIEU U Zone Uses I The following Single fam Residential Manufactured	OF MASTER PLAN in-Lieu of Master Plan Limitations & Qualifications Single Family activities: ily detached dwelling. Home, as defined under ORS 197.660. home, subject to SRC 700.025.
Ta Use Household Living Single Family Two Family Multiple Family Group Living Room and Board Residential Care	ble 532-2: NCM Status P P S N N N N N	ES IN-LIEU U Zone Uses I The following Single fam Residential Manufactured	OF MASTER PLAN in-Lieu of Master Plan Limitations & Qualifications Single Family activities: ily detached dwelling. Home, as defined under ORS 197.660. home, subject to SRC 700.025.
Ta Use Household Living Single Family Single Family Two Family Multiple Family Group Living Room and Board Residential Care Nursing Care	ble 532-2: NCM Status P P S N N N N N N	ES IN-LIEU U Zone Uses I The following Single fam Residential Manufactured	OF MASTER PLAN in-Lieu of Master Plan Limitations & Qualifications Single Family activities: ily detached dwelling. Home, as defined under ORS 197.660. home, subject to SRC 700.025.
Ta Use Household Living Single Family Two Family Multiple Family Group Living Room and Board Residential Care	ble 532-2: NCM Status P S N N N N N N N N	ES IN-LIEU U Zone Uses I The following Single fam Residential Manufactured	OF MASTER PLAN in-Lieu of Master Plan Limitations & Qualifications Single Family activities: ily detached dwelling. Home, as defined under ORS 197.660. home, subject to SRC 700.025.
Ta Use Household Living Single Family Two Family Multiple Family Group Living Room and Board Residential Care Nursing Care Lodging	ble 532-2: NCM Status P P S N N N N N N	ES IN-LIEU U Zone Uses I The following Single fam Residential Manufactured	OF MASTER PLAN in-Lieu of Master Plan Limitations & Qualifications Single Family activities: ily detached dwelling. Home, as defined under ORS 197.660. home, subject to SRC 700.025.
Ta Use Household Living Single Family Single Family Two Family Multiple Family Multiple Family Group Living Room and Board Residential Care Nursing Care Lodging Short-Term Commercial	ble 532-2: NCM Status P P S N N N N N N N N N	ES IN-LIEU U Zone Uses I The following Single fam Residential Manufactured	OF MASTER PLAN in-Lieu of Master Plan Limitations & Qualifications Single Family activities: ily detached dwelling. Home, as defined under ORS 197.660. home, subject to SRC 700.025.
Ta Use Household Living Single Family Two Family Multiple Family Group Living Room and Board Residential Care Nursing Care Lodging Short-Term Commercial Lodging	ble 532-2: NCM Status P S N N N N N N N N	ES IN-LIEU U Zone Uses I The following Single fam Residential Manufactured	OF MASTER PLAN in-Lieu of Master Plan Limitations & Qualifications Single Family activities: ily detached dwelling. Home, as defined under ORS 197.660. home, subject to SRC 700.025.

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1	Table 5	32-2: NCI	MU Zone Uses In-Lieu of Master Plan
2	Use	Status	Limitations & Qualifications
3	Eating and Drinking Establishments	Ν	
4	Retail Sales	N	
5	Personal Services	Ν	
	Postal Services and Retail	Ν	
6	Financial Services Business and Professional Second		
7	Office	N	
8	Audio/Visual Media Production	N	
9 10	Laboratory Research and Testing	Ν	
		Manufactu	red Dwelling Sales and Service
11 12	Motor Vehicle and Manufactured Dwelling and Trailer Sales	Ν	
13	Motor Vehicle Services	Ν	
14	Commercial Parking	N	
1.5	Park-and-Ride Facilities	N	
15	Taxicabs and Car Services	N	
16	Heavy Vehicle and Trailer Sales	Ν	
17	Heavy Vehicle and Trailer Service and Storage	Ν	
18	Recreation, Entertainment,	and Cultu	ral Services and Facilities
19	Commercial Entertainment - Indoor	Ν	
20	Commercial Entertainment - Outdoor	Ν	
21	Major Event Entertainment	Ν	
22	Recreational and Cultural Community Services	Ν	
23	Parks and Open Space	Р	
24	Non-Profit Membership Assembly	Ν	
25	Religious Assembly	Ν	
26	Health Services		
	Medical Centers/Hospitals	Ν	
27	Outpatient Medical Services	Ν	
28	and Laboratories Educational Services		
	Day Care	N	
29	Basic Education	N	
30	Post-Secondary and Adult Education	Ν	

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Jse	Status	Limitations & Qualifications
Civic Services		-
Governmental Services	Ν	
Social Services	Ν	
Governmental Maintenance	Ν	
services and Construction	14	
Public Safety		
Emergency Services	N	
Detention Facilities	Ν	
Military Installations	Ν	
Funeral and Related Services		
Cemeteries	Ν	
Funeral and Cremation	NT	
Services	Ν	
Construction Contracting, Repa	air, Mainte	nance, and Industrial Services
General Repair Services	N	
Building and Grounds		
Services and Construction	Ν	
Contracting	11	
Cleaning Plants	N	
ndustrial Services	N	-
Wholesale Sales, Storage, an		tion
General Wholesaling	Ν	
Heavy Wholesaling	Ν	
Warehousing and Distribution	Ν	
Self-Service Storage	Ν	
Manufacturing		
General Manufacturing	Ν	
Heavy Manufacturing	Ν	
Printing	Ν	
Fransportation Facilities		
Aviation Facilities	Ν	
	1N	
Passenger Ground		
Transportation Facilities	Ν	
ransportation Facilities		
Marine Facilities	Ν	
Utilities		
		The following Basic Utilities:
		 Pump stations.
Basic Utilities	С	 Reservoirs.
Dasic Utilities	C	 Radio microwave relay stations.
		 Telephone substations.
		 Electric substations.

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	Use	Status	Limitations & Qualifications
		P	All other Basic Utilities.
	Wireless Communication		Wireless Communication Facilities are allowed, subject to
	Facilities	Allowed	SRC Chapter 703.
	Drinking Water Treatment		
	Facilities	Ν	
	Power Generation Facilities	N	
	Data Center Facilities	Ν	
	Fuel Dealers	N	
	Waste-Related Facilities	Ν	
	Mining and Natural Resource	e Extracti	on
	Petroleum and Natural Gas	Ν	
	Production		
	Surface Mining	N	
	Farming, Forestry, and Anin		2S
	Agriculture	N	
	Forestry	N	
	Agriculture and Forestry	Ν	
	Services Keeping of Livestock and		
	Other Animals	Ν	
	Other Allimats		
	Animal Services	N	
	Animal Services Other Uses	N	
	Other Uses		Home Occupations, subject to SRC 700.020.
	Other UsesHome OccupationsAccessory Dwelling UnitSection 17.SRC 551.005.Uses.	S <u>S</u> amended t	
	Other Uses Home Occupations <u>Accessory Dwelling Unit</u> Section 17. SRC 551.005 is 551.005. Uses. (a) Except as other	S <u>S</u> amended t wise provi	Accessory Dwelling Units, subject to SRC 700.006.
	Other Uses Home Occupations <u>Accessory Dwelling Unit</u> Section 17. SRC 551.005 is 551.005. Uses. (a) Except as other	S <u>S</u> amended t wise provi	Accessory Dwelling Units, subject to SRC 700.006. o read as follows: ded in this section, the permitted (P), special (S),
	Other Uses Home Occupations <u>Accessory Dwelling Unit</u> Section 17. SRC 551.005 is 551.005. Uses. (a) Except as other	S <u>S</u> amended t wise provi	Accessory Dwelling Units, subject to SRC 700.006. o read as follows: ded in this section, the permitted (P), special (S), d (N) uses in the IC zone are set forth in Table 551-1.
	Other Uses Home Occupations <u>Accessory Dwelling Unit</u> Section 17. SRC 551.005 is 551.005. Uses. (a) Except as other	S <u>S</u> amended t wise provi	Accessory Dwelling Units, subject to SRC 700.006. o read as follows: ded in this section, the permitted (P), special (S), d (N) uses in the IC zone are set forth in Table 551-1. TABLE 551-1
4	Other Uses Home Occupations <u>Accessory Dwelling Unit</u> Section 17. SRC 551.005 is 551.005. Uses. (a) Except as other	S <u>S</u> amended t wise provi	Accessory Dwelling Units, subject to SRC 700.006. o read as follows: ded in this section, the permitted (P), special (S), d (N) uses in the IC zone are set forth in Table 551-1. TABLE 551-1 USES
Ĩ	Other Uses Home Occupations Accessory Dwelling Unit Section 17. SRC 551.005 is 551.005. Uses. (a) Except as other conditional (C), and Use	S S amended t wise provi	Accessory Dwelling Units, subject to SRC 700.006. o read as follows: ded in this section, the permitted (P), special (S), d (N) uses in the IC zone are set forth in Table 551-1. TABLE 551-1 USES Table 551-1: Uses
ľ	Other Uses Home Occupations Accessory Dwelling Unit Section 17. SRC 551.005 is 551.005. Uses. (a) Except as other conditional (C), and	S S amended t wise provi	Accessory Dwelling Units, subject to SRC 700.006. o read as follows: ded in this section, the permitted (P), special (S), d (N) uses in the IC zone are set forth in Table 551-1. TABLE 551-1 USES Table 551-1: Uses Limitations & Qualifications
Ĩ	Other Uses Home Occupations Accessory Dwelling Unit Section 17. SRC 551.005 is 551.005. Uses. (a) Except as other conditional (C), and Use	S S amended t wise provi	Accessory Dwelling Units, subject to SRC 700.006. o read as follows: ded in this section, the permitted (P), special (S), d (N) uses in the IC zone are set forth in Table 551-1. TABLE 551-1 USES Table 551-1: Uses
l	Other Uses Home Occupations Accessory Dwelling Unit Section 17. SRC 551.005 is 551.005. Uses. (a) Except as other conditional (C), and Use Household Living	S S amended t wise provi- prohibited Status	Accessory Dwelling Units, subject to SRC 700.006. o read as follows: ded in this section, the permitted (P), special (S), d (N) uses in the IC zone are set forth in Table 551-1. TABLE 551-1 USES Table 551-1: Uses Limitations & Qualifications The following Single Family activities: • Residential Home, as defined under ORS 197.660, within an existing single family dwelling allowed as
l	Other Uses Home Occupations Accessory Dwelling Unit Section 17. SRC 551.005 is 551.005. Uses. (a) Except as other conditional (C), and Use	s <u>s</u> amended t wise provi	Accessory Dwelling Units, subject to SRC 700.006. o read as follows: ded in this section, the permitted (P), special (S), d (N) uses in the IC zone are set forth in Table 551-1. TABLE 551-1 USES Table 551-1: Uses Limitations & Qualifications The following Single Family activities: • Residential Home, as defined under ORS 197.660, within an existing single family dwelling allowed as continued use pursuant to SRC 551.005(b).
l	Other Uses Home Occupations Accessory Dwelling Unit Section 17. SRC 551.005 is 551.005. Uses. (a) Except as other conditional (C), and Use Household Living	S S amended t wise provi- prohibited Status	Accessory Dwelling Units, subject to SRC 700.006. o read as follows: ded in this section, the permitted (P), special (S), d (N) uses in the IC zone are set forth in Table 551-1. TABLE 551-1 USES Table 551-1: Uses Limitations & Qualifications The following Single Family activities: • Residential Home, as defined under ORS 197.660, within an existing single family dwelling allowed as

	1	Table 551-1: Uses
Use	Status	Limitations & Qualifications
	S	Manufactured home as a dwelling for a caretaker, subject to SRC 700.030.
	С	 The following Single Family activities: Single family detached dwelling. Residential Home, as defined under ORS 197.660. Manufactured home.
	Ν	All other Single Family.
Two Family	C N	Duplex. All other Two Family.
Multiple Family	С	
Group Living		
Room and Board	С	Room and Board serving up to 75 persons.
	Ν	All other Room and Board.
Residential Care	С	
Nursing Care	Р	
Lodging		
Short-Term Commercial		
Lodging	Р	
Long- Term Commercial	С	
Lodging	G	
Non-Profit Shelters	C N	Non-Profit Shelters serving up to 75 persons.
	N	All other Non-Profit Shelters.
Retail Sales and Service		
Eating and Drinking Establishments	Р	
Retail Sales	Р	
Personal Services	Р	
Postal Services and Retail Financial Services	Р	
Business and Professional Servi	ces	
Office	Р	
Audio/Visual Media Production	Р	
Laboratory Research and Testing	Р	
Motor Vehicle, Trailer, and Ma	nufactura	d Dwalling Salas and Sarvica
Motor Vehicle and	naracture	
Manufactured Dwelling and	Р	
Trailer Sales	~	
Motor Vehicle Services	Р	
Commercial Parking	Р	
Park-and-Ride Facilities	Р	
Taxicabs and Car Services	Р	
Heavy Vehicle and Trailer Sales	Р	

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Table 551-1: Uses						
Use	Status	Limitations & Qualifications				
Heavy Vehicle and Trailer Service and Storage	Р					
Recreation, Entertainment, and	l Cultural (Sarviças and Facilitias				
Commercial Entertainment -	C	Night clubs, located within 200 feet of a residential zone.				
Indoor	P P	All other Commercial Entertainment – Indoor .				
Commercial Entertainment -	P	An other commercial Entertainment – Indoor .				
Outdoor						
Major Event Entertainment	N	Race tracks.				
, , , , , , , , , , , , , , , , , , ,	Р	All other Major Event Entertainment.				
Recreational and Cultural Community Services	Р					
Parks and Open Space	Р					
Non-Profit Membership						
Assembly	Р					
Religious Assembly	Р					
Health Services	-					
Medical Centers/Hospitals	N					
Outpatient Medical Services	11					
and Laboratories	Р					
Education Services						
Day Care	Р					
Basic Education	Р					
Post-Secondary and Adult	Р					
Education	P					
Civic Services						
Governmental Services	Р					
Social Services	Р					
Governmental Maintenance	P					
Services and Construction	Р					
Public Safety						
Emergency Services	Р					
Detention Facilities	N					
Military Installations	P					
Funeral and Related Services						
Cemeteries	N					
Funeral and Cremation Services	P					
Construction Contracting, Repa		nance, and Industrial Services				
General Repair Services	P					
Building and Grounds Services						
and Construction Contracting	Р					
Cleaning Plants	Р					
Industrial Services	P					
Wholesale Sales, Storage, and Distribution0General WholesalingP						
General Wholesaling	Р					

Table 551-1: Uses				
Use	Status	Limitations & Qualifications		
		The following Heavy Wholesaling activities:		
	C	 Firearms wholesalers. 		
		 Wood products and timber wholesalers. 		
Heavy Wholesaling		The following Heavy Wholesaling activities:		
	Ν	• Chemicals and allied products wholesalers.		
		Scrap dealers.		
	P	All other Heavy Wholesaling.		
Warehousing and Distribution	P			
Self-Service Storage	Р			
Manufacturing		The fallowing Concerd Manufacturing activities		
		The following General Manufacturing activities: Industrial and institutional food service contractors.		
		 Industrial and institutional food service contractors. Sign Manufacturing. 		
		 Fabrics, leather goods, footwear, and apparel 		
		manufacturing. EXCEPT rubber and plastic		
		footwear manufacturing.		
		 General food manufacturing. 		
	Р	 Beverage and related products manufacturing. 		
		 Tobacco products manufacturing. 		
		 Cabinetry. 		
		 Aircraft and aircraft parts manufacturing. 		
		 Motor Vehicles and Motor Vehicle Equipment 		
		manufacturing.		
		Computer and electronics manufacturing.		
		Paperboard containers and boxes manufacturing.		
		The following General Manufacturing activities:		
		 Rubber and plastic footwear manufacturing. Public and plastic manufacturing. 		
General Manufacturing		 Rubber and plastics products manufacturing. Costume involve and precious metals. 		
		 Costume jewelry and precious metals metalsmithing. 		
		Furniture manufacturing.		
		Fabricated metal products manufacturing.		
		Wood product manufacturing.		
		Engineered wood product manufacturing.		
		 Wood preservation. 		
	С	 Plastics and rubber products manufacturing. 		
		 General chemical manufacturing. 		
		 Leather tanning. 		
		 Metal coating and engraving. 		
		 Battery manufacturing. 		
		• Ship and boat building.		
		Commercial and service industry machinery		
		manufacturing.		
		 Metalworking machinery manufacturing. 		
		 Sawmill and woodworking machinery 		
		manufacturing.		

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		Cable 551-1: Uses	
Use	Status	Limitations & Qualifications	
	Ν	All other General Manufacturing.	
Heavy Manufacturing	Ν		
Printing	Р		
Transportation Facilities			
Aviation Facilities	С	Helicopter landing areas, with or without passenger and freight terminal facilities.	
	Ν	All other Aviation Facilities.	
Passenger Ground Transportation Facilities	Р		
Marine Facilities	Р		
Utilities			
Basic Utilities	Р		
Wireless Communication Facilities	Allowed	Wireless Communication Facilities are allowed, subject SRC Chapter 703.	
Drinking Water Treatment Facilities	С		
Power Generation Facilities	С		
Data Center Facilities	Р		
Fuel Dealers	Р		
	Р	Recycling depots.	
Waste-Related Facilities	С	Solid waste transfer stations.	
	Ν	All other Waste-Related Facilities.	
Mining and Natural Resource Extraction			
Petroleum and Natural Gas Production	С		
Surface Mining	Ν		
Farming, Forestry, and Animal			
Agriculture	N	Marijuana Production	
5	Р	All other Agriculture	
Forestry	Р		
Agriculture and Forestry Services	Р		
Kaaning of Livestock and Other	С	The following Keeping of Livestock and Other Animal activities: • Animal shelters.	
Keeping of Livestock and Other Animals	C	Animal shelters.Boarding kennels.	
Ammais		 Boarding kennels. Animal training facilities. 	
	N	All other Keeping of Livestock and Other Animals.	
	<u> </u>	Wildlife rehabilitation facilities.	
Animal Services	<u>с</u> Р	All other Animal Services.	
P All other Animal Services.			
Other UsesHome OccupationsSHome Occupations, subject to SRC 700.020.			
	<u>S</u>	Home Occupations, subject to SRC 700.020.	

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1	1 (b) Continued Uses. Existing	single and	two family uses, other than manufactured				
2	2 dwellings, within the IC zone c	onstructed	prior to February 1, 1983, but which would				
3	3 otherwise be made non-conform	otherwise be made non-conforming by this Chapter, are hereby deemed continued uses.					
4	(1) Building or structures housing a continued use may be structurally altered or						
5	enlarged, or rebuilt following damage or destruction, provided such alteration,						
6	enlarged, or rebuilt following damage or destruction, provided such alteration, enlargement, or rebuilding complies with the standards set forth in SRC 551.010(g).						
0 7		1					
		•	or structure for a continued use shall not				
8			structure for a residential use; provided,				
9	however, conversion of the	building of	r structure to a non-residential use shall				
10	0 thereafter prevent conversion	on back to a	a residential use.				
11	1 SRC 551.010 is amended to	read as fol	llows:				
12	2 551.010. Development Standards	. Developn	nent within the IC zone must comply with the				
13	development standards set forth in this set	ection.					
14	4 (a) Lot Standards. Lots within	in the IC zo	one shall conform to the standards set forth in				
15	5 Table 551-2.						
16	5	TABLE 5	51-2				
16 17		TABLE 5 OT STANI					
17		OT STAN					
17 18	7 8 8 Requirement St	OT STAN	DARDS				
17 18 19	7 8 Requirement St 9 LOT AREA	OT STANI e 551-2: Lo tandard	DARDS of Standards				
17 18	7 LOT AREA 0 All uses	OT STANI e 551-2: Lo	DARDS of Standards				
17 18 19	Image: Non-State State St	OT STANI e 551-2: Lo tandard	DARDS of Standards				
17 18 19 20 21	Image: Description of the second state of the sec	OT STANI e 551-2: Lo tandard None None	DARDS of Standards				
 17 18 19 20 21 22 	Image: Non-State State St	OT STANI e 551-2: Lo tandard None	DARDS of Standards				
17 18 19 20 21	LOT Requirement Stream 8 Requirement Stream 9 LOT AREA Stream 0 All uses Stream 1 All uses Stream 2 LOT DEPTH Stream 3 STREET FRONTAGE	OT STANI e 551-2: Lo tandard None None	DARDS of Standards				
 17 18 19 20 21 22 	LOT Table 8 Requirement 9 LOT AREA 9 LOT AREA 0 All uses 1 All uses 2 LOT DEPTH 2 All uses 3 STREET FRONTAGE	OT STANI e 551-2: Lo tandard None None	DARDS ot Standards Limitations & Qualifications				
 17 18 19 20 21 22 23 24 	Image: Non-State State St	OT STANI e 551-2: Lo tandard None None	DARDS ot Standards Limitations & Qualifications				
 17 18 19 20 21 22 23 24 25 	LOT Requirement Stable Requirement Stable LOT AREA All uses LOT WIDTH All uses LOT DEPTH All uses STREET FRONTAGE Mit Single Family	DT STANI e 551-2: Lo tandard None None in. 40 ft.	DARDS of Standards Limitations & Qualifications				
 17 18 19 20 21 22 23 24 25 26 	Image: Non-Strength of Strength of St	OT STANI e 551-2: Lo tandard None None	DARDS ot Standards Limitations & Qualifications				
 17 18 19 20 21 22 23 24 25 26 27 	Image: Non-State State St	DT STANI e 551-2: Lo tandard None None in. 40 ft.	DARDS t Standards Limitations & Qualifications Limitations & Qualifications Image: Construction of the structure Applicable to lots fronting on the turnaround of a cul-de-sac street or the outside curve of curved street having a radius of 200 feet or less and a direction change of 60 degrees or more.				
 17 18 19 20 21 22 23 24 25 26 27 28 	Image: Non-State State St	OT STANI e 551-2: Lo tandard None None in. 40 ft.	DARDS t Standards Limitations & Qualifications Image: Constraint of the standards Applicable to lots fronting on the turnaround of a cul-de-sac street or the outside curve of curved street having a radius of 200 feet or less and a direction change of 60 degrees or				
 17 18 19 20 21 22 23 24 25 26 27 	Image: Non-State State St	DT STANI e 551-2: Lo tandard None None in. 40 ft.	DARDS t Standards Limitations & Qualifications Limitations & Qualifications Limitations & Qualifications Applicable to lots fronting on the turnaround of a cul-de-sac street or the outside curve of curved street having a radius of 200 feet or less and a direction change of 60 degrees or more. In no case shall the lot width be less than 40				
 17 18 19 20 21 22 23 24 25 26 27 28 	Image: Non-State State	OT STANI e 551-2: Lo tandard None None in. 40 ft.	DARDS t Standards Limitations & Qualifications Limitations & Qualifications Limitations & Qualifications Applicable to lots fronting on the turnaround of a cul-de-sac street or the outside curve of curved street having a radius of 200 feet or less and a direction change of 60 degrees or more. In no case shall the lot width be less than 40				

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(b) Setbacks. Setbacks within the IC zone shall be provided as set forth in							
551-3 and 551-4.							
TABLE 551-3SETBACKS							
							Table 551-3: Setbacks
Requirement	Standard	Limitations & Qualifications					
ABUTTING STREET		÷					
Buildings							
All uses	Min. 5 ft.						
Accessory Structures							
Accessory to Single	None	Applicable to accessory structures not more than 4 ft. in height.					
Family, Two Family, and Multiple Family	Min. 5 ft.	Applicable to accessory structures greater than 4 ft. in height.					
Accessory to all other uses	Min. 5 ft.	Not applicable to transit stop shelters.					
Vehicle Use Areas		1					
All uses	Per SRC Chapter 806						
INTERIOR FRONT							
Buildings		1					
Single Family and Two Family	None						
Multiple Family	Min. 15 ft.	Required landscaping shall meet the Type standard set forth in SRC Chapter 807.					
All other uses Zone-to-Zone Setback (Table 551-4)							
Accessory Structures							
Accessory to Single Family and Two Family	Min. 5 ft.						
Accessory to Multiple Family Min. 15 ft.		Required landscaping shall meet the Type standard set forth in SRC Chapter 807.					
Accessory to all other uses	Zone-to-Zone Setback (Table 551-4)						
Vehicle Use Areas							
Single Family and Two Family	Per SRC Chapter 806						
Multiple Family	Min. 15 ft.	Required landscaping shall meet the Type standard set forth in SRC Chapter 807.					
All other uses	Zone-to-Zone Setback (Table 551-4)						
INTERIOR SIDE							
Buildings							
Single Family and Two Family	None						

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Requirement	Standard	Required landscaping shall meet the Type (
Multiple Family	Min. 15 ft.			
All other uses	Zone-to-Zone Setback (Table 551-4)			
Accessory Structures				
Accessory to Single	None	Applicable to accessory structures having at least one wall which is an integral part of a fence.		
Family and Two Family	Min. 5 ft.	Applicable to all other accessory structures.		
Accessory to Multiple Family	Min. 15 ft.	Required landscaping shall meet the Type standard set forth in SRC Chapter 807.		
Accessory to all other uses	Zone-to-Zone Setback (Table 551-4)			
Vehicle Use Areas				
Single Family and Two Family	Per SRC Chapter 806	-		
Multiple Family	Min. 15 ft.	Required landscaping shall meet the Type standard set forth in SRC Chapter 807.		
All other uses	Zone-to-Zone Setback (Table 551-4)			
INTERIOR REAR				
Buildings				
Single Family and Two Family	None	Derived landscoping shall most the True C		
Multiple Family	Min. 15 ft.	Required landscaping shall meet the Type standard set forth in SRC Chapter 807.		
All other uses Zone-to-Zone Setba (Table 551-4)				
Accessory Structures				
	None	Applicable to accessory structures not more than 9 ft. in height.		
Accessory to Single Family and Two Family	Min. one foot for each one-foot of height over 9 ft.	Applicable to accessory structures greater than 9 ft. in height.		
	Min. 1 ft.	Applicable to accessory structures adjacent an alley, unless a greater setback is required based on the height of the accessory structu		
Accessory to Multiple Family Min. 15 ft.		Required landscaping shall meet the Type of standard set forth in SRC Chapter 807.		
Accessory to all other uses	Zone-to-Zone Setback (Table 551-4)			

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		Setbacks		
Requirement	Standard	Lin	nitations & Qua	lifications
Single Family and Two	Per SRC Chapter 806			
Family	Tel Sice Chapter 600			~
Multiple Family	Min. 15 ft. Required land		idscaping shall n forth in SRC Ch	
	Zone-to-Zone Setback	standard set	Iorui ili SKC Cli	apter 807.
All other uses	(Table 551-4)			
	TABLE 5			
	ZONE-TO-ZONE			
	Table 551-4: Zone-to	-Zone Setbac	ks	
Abutting Zone	Type of Imp	provement	Setback ⁽¹⁾	Landscaping Screening
	Buildings and Acce	essory		
EFU	Structures		Min. 5 ft.	Type A
	Vehicle Use Areas			
Residential Zone	Buildings and Acce Structures	essory	Min. 30 ft.	Type C
	Vehicle Use Areas			I ype C
	Buildings and Acce	essory		Туре А
Mixed-Use Zone	Structures	2	Min. 5 ft.	
	Vehicle Use Areas			
	Buildings and Acce	essory		Type A Type A
Commercial Zone	Structures		Min. 5 ft.	
	Vehicle Use Areas			
Public Zone	Buildings and Acce Structures	essory	Min. 5 ft.	
Tuble Zole	Vehicle Use Areas		Type A	
	Buildings and Acco	essory	N	
Industrial and Employment Zone: EC, IC, IBC, and IP	Structures	None	N/A	
	Vehicle Use Areas		Min. 5 ft.	Type A
Industrial and Employment	Buildings and Acce	essory		Type C
Zone: IG and II	Structures Vehicle Use Areas		Min. 10 ft.	
	Limitations and Q			
(1) Zone-to-Zone setbacks are	e not required abutting ar	alley.		
(c) Lat Covarago:	Height. Buildings and	1 accessory st	ructures within	the IC zone
	0	•		
shall conform to the	e lot coverage and heig	ht standards s	set forth in Tabl	e 551-5.
	TABLE 5			
LOT COVERAGE; HEIGHT				
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Ta	able 551-5: Lot Cove	erage; Height					
Requirement	Standard	Limitations & Qualifications					
LOT COVERAGE							
Buildings and Accessory Structures							
All uses	No Max.						
HEIGHT							
Buildings							
All uses	Max. 70 ft.						
Accessory Structures Accessory to Single Family							
and Two Family	Max. 15 ft.						
Accessory to all other uses	Max. 70 ft.						
(d) Landscaping. (1) Setbacks. Requi	ired setbacks shall b	e landscaped. Landscaping shall conform					
to the standards set for		1 1 0					
(2) Vehicle Use Are	as. Vehicle use are	as shall be landscaped as provided under					
(a) Vender Coordination Vender and an or handsequer as provided and SRC Chapter 806 and SRC Chapter 807.(3) Development Site. A minimum of 15 percent of the development site shall be							
					landscaped. Landscaping shall meet the Type A standard set forth in SRC Chapter		
807. Other required landscaping under the UDC, such as landscaping required for							
setbacks or vehicular	use areas, may cour	nt towards meeting this requirement.					
(e) Industrial Performance Standards. Within the IC zone, no land or structure shall							
be used or occupied unless maintained and operated in continuing compliance with all applicable standards adopted by the Oregon Department of Environmental Quality (DEQ), including the holding of all licenses and permits required by DEQ regulations, local ordinance, and state and federal law.							
				(f) Additional Standards for Manufactured Homes. Manufactured homes shall, in			
				addition to the development standards generally applicable in the IC zone, comply with			
				the following:			
(1) Manufactured ho	mes shall be multi-s	sectional and enclose a space of not less					
than 860 square feet.							
(2) Manufactured ho	mes shall be placed	on an excavated and back-filled					
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1	foundation, and enclosed continuously at the perimeter with material comparable to
2	the predominant materials used in foundations of surrounding dwellings.
3	(3) Manufactured homes shall have a pitched roof, with a slope not less than a
4	nominal 3 feet in height for each 12 feet in width.
5	(4) Manufactured homes shall have exterior siding and roofing which in color,
6	material, and appearance is similar to the exterior siding and roofing commonly
7	used on residential dwellings within the community, or which is comparable to the
8	predominant materials used on surrounding dwellings.
9	(5) Manufactured homes shall be certified by the manufacturer to have an exterior
10	thermal envelope meeting performance standards equivalent to the performance
11	standards required of single-family dwellings constructed under the State Building
12	Code as defined in ORS 455.010.
13	(6) Manufactured homes shall have a garage or carport constructed of like
14	materials.
15	(g) Development Standards for Continued Uses.
16	(1) Buildings. Buildings housing a continued use may be structurally altered or
17	enlarged, or rebuilt following damage or destruction, provided such alteration,
18	enlargement, or rebuilding conforms to development standards of the Single Family
19	Residential (RS) zone set forth in SRC Chapter 511 and to all other applicable
20	provisions of the UDC, except the lot size and dimensions standards in SRC
21	Chapter 511.
22	(2) Accessory Structures. Existing accessory structures to a continued use may be
23	structurally altered or enlarged, or rebuilt following damage or destruction, and new
24	accessory structures to a continued use may be constructed, provided such
25	alteration, enlargement, rebuilding, or new accessory structure construction
26	conforms to the development standards of the Single Family Residential (RS) zone
27	set forth in SRC Chapter 511, except the lot size and dimensions standards, and to
28	all other applicable provisions of the UDC.
29	(3) Option to Rebuild in Same Location. Notwithstanding SRC
30	551.010(g)(1)&(2), any building or accessory structure rebuilt following damage or

building or structure, or in compliance with the setbacks of the Single Family			
Residential (RS) zone set forth in SRC 511.010(b).			
Section 19. SRC 553.005 is	amended to	read as follows:	
553.005. Uses. The permitt	ed (P), specia	al (S), conditional (C), and prohibited (N) uses in the	
zone are set forth in Table 55	53-1.		
		TABLE 553-1	
		USES	
	1	Cable 553-1: Uses	
Use	Status	Limitations & Qualifications	
Household Living			
	Р	Dwelling unit for a caretaker on the premises being care for or guarded.	
Single Family	S	Manufactured home as a dwelling for a caretaker, subjet 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	Р		
Long-Term Commercial Lodging	N		
Non-Profit Shelters	N		
Retail Sales and Service			
Eating and Drinking Establishments	Р		
Retail Sales	Р	 The following Retail Sales activities: News dealers and newsstands. Tobacco stores and stands. Caterers. 	
	N	All other Retail Sales.	
Personal Services	N		
Postal Services and Retail	Р	Banks, credit unions, and other customer-oriented facilities for financial institutions.	
Financial Services Business and Professional Services	N	All other Postal Services and Retail Financial Services.	

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	ſ	able 553-1: Uses
Use	Status	Limitations & Qualifications
Office	P	 The following Office activities: Photofinishing laboratories. Headquarters of banks and other financial institutions Insurance carriers and brokers. Real estate. Communication services. Engineering, architectural, and surveying services. Accounting services. Management and public relations services. Technical services provided by independent authors and artists. Research. Music publishing. Actuarial consulting. Environmental consultants.
		• Call centers.
	N	Vocational trade schools. All other Office.
Audio/Visual Media Production	Р	
Laboratory Research and Testing	Р	
Motor Vehicle, Trailer, and M	anufactured	Dwelling Sales and Services
Motor Vehicle and Manufactured Dwelling and Trailer Sales	N	
Motor Vehicle Services	Р	The following Motor Vehicle Services activities:Motorcycle repair.Gasoline service stations.
	Ν	All other Motor Vehicle Services.
Commercial Parking	Р	
Park-and-Ride Facilities	Р	
Taxicabs and Car Services Heavy Vehicle and Trailer Sales	N N	
Heavy Vehicle and Trailer Service and Storage	Р	
Recreation, Entertainment, and	d Cultural S	Services and Facilities
Commercial Entertainment –	Р	Health clubs, gyms, and membership sports and recreation clubs.
Indoor	N	All other Commercial Entertainment – Indoor.
Commercial Entertainment – Outdoor	N	
Major Event Entertainment	N	
Recreational and Cultural Community Services	Ν	

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Jse	Status	Limitations & Qualifications
Parks and Open Space	Р	
Non-Profit Membership	NT	
Assembly	Ν	
Religious Assembly	Ν	
Iealth Services		
Aedical Centers/Hospitals	Ν	
Dutpatient Medical Services	Ν	
nd Laboratories	IN	
Educational Services		
Day Care	Р	Child day care services.
-	Ν	All other Day Care.
Basic Education	Ν	
Post-Secondary and Adult	Р	Vocational trade schools.
Education	N	All other Post-Secondary and Adult Education.
Civic Services		
Sovernmental Services	Ν	
locial Services	Ν	
Governmental Maintenance	Р	
ervices and Construction	1	
Public Safety		
Emergency Services	Р	
Detention Facilities	Ν	
Ailitary Installations	Ν	
uneral and Related Services		
Cemeteries	N	
Suneral and Cremation Services	N	
		enance, and Industrial Services
General Repair Services	Р	
Building and Grounds Services	Р	
nd Construction Contracting		
Cleaning Plants	P	
ndustrial Services	P	
Whole Sales, Storage, and Distr		
General Wholesaling	Р	
		The following Heavy Wholesaling activities:
	C	 Petroleum And Petroleum Products wholesalers. Chamicals and alliad products wholesalers.
leavy Wholesaling	С	Chemicals and allied products wholesalers.Firearms wholesalers.
-		Firearms wholesalers.Wood products and timber wholesalers.
	N	All other Heavy Wholesaling.
Varahousing and Distribution	N P	An other neavy wholesalling.
Varehousing and Distribution	P P	
elf-Service Storage	r	
Manufacturing General Manufacturing	Р	

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		able 553-1: Uses
Use	Status	Limitations & Qualifications
		The following Heavy Manufacturing activities:
		 Petroleum and coal products manufacturing.
Heavy Manufacturing	Ν	 Primary metal manufacturing.
		 Cement and concrete product manufacturing.
		 Lime and gypsum product manufacturing.
	С	All other Heavy Manufacturing activities.
Printing	Р	
Transportation Facilities		
	С	Helicopter landing areas, with or without passenger and
Aviation Facilities	C	freight terminal facilities.
	N	All other Aviation Facilities.
Passenger Ground	Р	
Transportation Facilities		
Marine Facilities	Ν	
Utilities	1	
Basic Utilities	Р	
Wireless Communication	Allowed	Wireless Communication Facilities are allowed, subject
Facilities	mowed	SRC Chapter 703.
Drinking Water Treatment	С	
Facilities		
Power Generation Facilities	С	
Data Center Facilities	Р	
Fuel Dealers	N	
	Р	Recycling depots.
Waste-Related Facilities	С	Solid waste transfer stations.
	Ν	All other Waste-Related Facilities
Mining and Natural Resource I	Extraction	
Petroleum and Natural Gas	С	
Production		
Surface Mining	N	
Farming, Forestry, and Animal	Services	
Agriculture	N	Marijuana Production
	Р	All other Agriculture
Forestry	Р	
Agriculture and Forestry	Ν	
Services	11	
Keeping of Livestock and Other	С	
Animals		
Animal Services	С	
Other Uses		
Home Occupations	S	Home Occupations, subject to SRC 700.020.
Accessory Dwelling Units	<u>S</u>	Accessory Dwelling Units, subject to SRC 700.006.

30

(b) Continued Uses. Existing single family and two family uses, other than				
manufactured dwellings, within the IP 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 553.010(g)				
	(2) Cease of occu	pancy of a	a building or structure for a continued use shall not	
preclude future use of the building or structure for a residential use; provided,				
	•		building or structure to a non-residential use shall	
			C	
	thereafter prevent	conversion	n back to a residential use.	
Section 20.	SRC 554.005 is an	mended to	read as follows:	
554.005. U	ses. The permitted	(P), specia	al (S), conditional (C), and prohibited (N) uses in the IG	
zone are set	forth in Table 554	-1.		
		1	TABLE 554.1	
			TABLE 554-1	
			TABLE 554-1 USES	
Use			USES	
Use Household	Living	Т	USES Table 554-1: Uses Limitations & Qualifications	
	Living	Т	USES Cable 554-1: Uses Limitations & Qualifications Dwelling unit for a caretaker on the premises being cared	
		T Status P	USES Table 554-1: Uses	
Household		T Status P S	USES Table 554-1: Uses Limitations & Qualifications Dwelling unit for a caretaker on the premises being carece for or guarded. Manufactured home as a dwelling for a caretaker, subject to SRC 700.030.	
Household I Single Fan	nily	T Status P S N	USES Table 554-1: Uses Limitations & Qualifications Dwelling unit for a caretaker on the premises being carea for or guarded. Manufactured home as a dwelling for a caretaker, subject	
Household I Single Fan	nily ly	T Status P S N N	USES Table 554-1: Uses Limitations & Qualifications Dwelling unit for a caretaker on the premises being carea for or guarded. Manufactured home as a dwelling for a caretaker, subject to SRC 700.030.	
Household I Single Fan	nily ly amily	T Status P S N	USES Table 554-1: Uses Limitations & Qualifications Dwelling unit for a caretaker on the premises being carea for or guarded. Manufactured home as a dwelling for a caretaker, subject to SRC 700.030.	
Household I Single Fan Two Famil Multiple F	nily ly amily ng	T Status P S N N	USES Table 554-1: Uses Limitations & Qualifications Dwelling unit for a caretaker on the premises being carea for or guarded. Manufactured home as a dwelling for a caretaker, subject to SRC 700.030.	
Household I Single Fan Two Famil Multiple F Group Livin Room and Residentia	hily ly amily ng Board l Care	T Status P S S N N N N N N N	USES Table 554-1: Uses Limitations & Qualifications Dwelling unit for a caretaker on the premises being carea for or guarded. Manufactured home as a dwelling for a caretaker, subject to SRC 700.030.	
Household I Single Fan Two Famil Multiple F Group Livin Room and Residentia Nursing Ca	hily ly amily ng Board l Care	T Status P S N N N N	USES Table 554-1: Uses Limitations & Qualifications Dwelling unit for a caretaker on the premises being carea for or guarded. Manufactured home as a dwelling for a caretaker, subject to SRC 700.030.	
Household I Single Fan Two Famil Multiple F Group Livin Room and Residentia Nursing Ca Lodging	nily ly amily ng Board I Care are	T Status P S S N N N N N N N	USES Table 554-1: Uses Limitations & Qualifications Dwelling unit for a caretaker on the premises being carea for or guarded. Manufactured home as a dwelling for a caretaker, subject to SRC 700.030.	
Household I Single Fan Two Famil Multiple F Group Livin Room and Residentia Nursing Ca Lodging Short-Term	hily ly amily ng Board l Care	T Status P S N N N N N N N	USES Table 554-1: Uses Limitations & Qualifications Dwelling unit for a caretaker on the premises being carea for or guarded. Manufactured home as a dwelling for a caretaker, subject to SRC 700.030.	
Household I Single Fan Two Famil Multiple F Group Livin Room and Residentia Nursing Ca Lodging Short-Term Lodging	hily ly amily ng Board l Care are Commercial	T Status P S S N N N N N N N	USES Table 554-1: Uses Limitations & Qualifications Dwelling unit for a caretaker on the premises being carea for or guarded. Manufactured home as a dwelling for a caretaker, subject to SRC 700.030.	
Household I Single Fan Two Famil Multiple F Group Livin Room and Residentia Nursing Ca Lodging Short-Term Lodging Long-Term	hily ly amily ng Board l Care are Commercial	T Status P S N N N N N N N	USES Table 554-1: Uses Limitations & Qualifications Dwelling unit for a caretaker on the premises being carea for or guarded. Manufactured home as a dwelling for a caretaker, subject to SRC 700.030.	
Household I Single Fan Two Famil Multiple F Group Livin Room and Residentia Nursing Ca Lodging Short-Term Lodging	nily ly amily ng Board I Care are Commercial Commercial	T Status P S N N N N N N N N N N	USES Table 554-1: Uses Limitations & Qualifications Dwelling unit for a caretaker on the premises being carea for or guarded. Manufactured home as a dwelling for a caretaker, subject to SRC 700.030.	

Table 554-1: Uses		
Use	Status	Limitations & Qualifications
Eating and Drinking Establishments	Р	
Retail Sales	Р	 The following Retail Sales activities: Photocopying, duplicating, and blueprinting service Retail nurseries and lawn and garden supply stores. Lumber and other building materials dealers.
	N	All other Retail Sales.
Personal Services	Р	The following Personal Services activities are permittedLaundromats.Drycleaners.
	Ν	All other Personal Services.
Postal Services and Retail Financial Services	Р	Banks, credit unions, and other customer-oriented facilities for financial institutions.
Filiancial Services	Ν	All other Postal Services and Retail Financial Services.
Business and Professional Servic	ces	
Office	P	 The following Office activities are permitted: Headquarters of banks and other financial institution 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.
Audio/Visual Media Production	Р	
Laboratory Research and Testing	Р	
Motor Vehicle, Trailer, and Mar	nufactured	
Motor Vehicle and Manufactured Dwelling and Trailer Sales	N	 The following Motor Vehicle and Manufactured Dwelling and Trailer Sales activities: Automobile sales. Manufactured dwelling sales. Recreational vehicle sales, when the sales display area is greater than 5 acres in size.
	Р	All other Motor Vehicle and Manufactured Dwelling an Trailer Sales.
Motor Vehicle Services	Ν	Gasoline service stations.
	Р	All other Motor Vehicle Services.
Commercial Parking	P	
Park-and-Ride Facilities	Р	

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Table 554-1: Uses		
Use	Status	Limitations & Qualifications
Taxicabs and Car Services	Р	
Heavy Vehicle and Trailer Sales	Р	
Heavy Vehicle and Trailer	Ν	Truck stops.
Service and Storage	Р	All other Heavy Vehicle and Trailer Service and Storage
Recreation, Entertainment, and	Cultural S	
Commercial Entertainment -	Р	Health clubs, gyms, and membership sports and recreation clubs.
Indoor	Ν	All other Commercial Entertainment – Indoor.
Commercial Entertainment - Outdoor	Ν	
	С	Race tracks.
Major Event Entertainment	N	All other Major Event Entertainment.
Recreational and Cultural Community Services	Ν	
Parks and Open Space	Р	
Non-Profit Membership Assembly	P	
Religious Assembly	Р	
Health Services	1	
Medical Centers/Hospitals	N	
Outpatient Medical Services and		
Laboratories	Ν	
Educational Services		
	Р	Child day care services.
Day Care	Ν	All other Day Care.
Basic Education	Ν	
Post-Secondary and Adult	Р	Vocational trade schools.
Education	Ν	All other Post-Secondary and Adult Education.
Civic Services		
Governmental Services	N	
Social Services	Ν	
Governmental Maintenance	Р	
Services and Construction	ľ	
Public Safety		
Emergency Services	Р	
Detention Facilities	Ν	
Military Instillations	Ν	
Funeral and Related Services		
Cemeteries	Ν	
Funeral and Cremation Services	N	
Construction Contracting, Repa		nance, and Industrial Services
General Repair Services	Р	
Building and Grounds Services and Construction Contracting	Р	
Cleaning Plants	Р	

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	Ta	able 554-1: Uses
Use	Status	Limitations & Qualifications
Industrial Services	Р	
Wholesale Sales, Storage, and I		1
General Wholesaling	Р	
Heavy Wholeseling	S	Scrap and waste material wholesalers, subject to SRC 700.060.
Heavy Wholesaling	С	Chemicals and allied products wholesalers.
	Р	All other Heavy Wholesaling.
Warehousing and Distribution	Р	
Self-Service Storage	Р	
Manufacturing		
General Manufacturing	Р	
Heavy Manufacturing	С	
Printing	Р	
Transportation Facilities		
I II III III III III III		Helicopter landing areas, with or without passenger and
Aviation Facilities	С	freight terminal facilities.
reviation racinities	N	All other Aviation Facilities.
Passenger Ground		
Transportation Facilities	Р	
Trunsportation Tuennies		The following Marine Facilities:
	Р	 Water transportation of passengers.
Marine Facilities		 Services incidental to water transportation services.
	N	All other Marine Facilities.
Utilities		
Basic Utilities	Р	
Wireless Communication	Allowed	Wireless Communication Facilities are allowed, subject t
Facilities	Allowed	SRC Chapter 703.
Drinking Water Treatment	Р	
Facilities	I	
Power Generation Facilities	Р	
Data Center Facilities	Ν	
Fuel Dealers	Р	
	Р	Recycling depots.
Waste-Related Facilities	С	Solid waste transfer stations.
	Ν	All other Waste-Related Facilities.
Mining and Natural Resource I	Extraction	
Petroleum and Natural Gas	C	
Production	C	
Surface Mining	С	
Farming, Forestry, and Animal	Services	
A	S	Marijuana Production subject to SRC 700.034
Agriculture	Р	All other Agriculture
Forestry	Р	č

	Ta	able 554-1: Uses
Use	Status	Limitations & Qualifications
Agriculture and Forestry Services	Р	
Keeping of Livestock and Other Animals	С	
Animal Services	Р	
Other Uses Home Occupations	S	Home Occupations, subject to SRC 700.020.
Accessory Dwelling Units	<u> </u>	Accessory Dwelling Units, subject to SRC 700.026.
 which would otherwise continued uses. (1) Building or strend enlarged, or rebuilter enlargement, or religned (2) Cease of occup preclude future use 	e be made uctures ho t following puilding co pancy of a e of the bui	the IG zone constructed prior to February 1, 1983, bu non-conforming by this Chapter, are hereby deemed busing a continued use may be structurally altered or g damage or destruction, provided such alteration, omplies with the standards set forth in SRC 554.010(f building or structure for a continued use shall not ilding or structure for a residential use; provided, puilding or structure to a non-residential use shall
thereafter prevent	conversion	back to a residential use.
Section 21. SRC 700.005 is am	nended to r	read as follows:
700.005. Special Uses, Genera	ally.	
(a) A special use is a	use that, w	hile allowed in certain zones and overlay zones, has
the potential for creating	ng impacts	s that merit special standards beyond those that would
-		y in that zone or overlay zone. A use that is designate
		·
as a special use in one zone or overlay zone may be a permitted use in another zone or overlay zone.		
(b) The special use sta	andards set	t forth in this Chapter apply only where a use is
· · · ·		are in addition to the standards that apply to uses
generally within a zon		
generally within a 2011		<i>y 2010.</i>

1	(c) A special use that complies with the standards set forth in this Chapter and with the
2	applicable standards of the UDC does not require approval beyond that required for a
3	use that is a permitted use.
4	(d) The special use standards set forth in this Chapter may be modified, unless
5	otherwise specially provided in this Chapter. Modification to a special use standard
6	shall be made pursuant to Conditional Use approval, as provided in SRC Chapter 240.
7	In no case shall Conditional Use approval allow a standard that it less restrictive than
8	the development standards established in the zone or overlay zone.
9	(e) Notwithstanding SRC 700.005(d), modifications to a special use standard for
10	accessory dwelling units shall be made pursuant to Adjustment approval, as provided in
11	SRC Chapter 250, or Variance approval, as provided in SRC Chapter 245.
12	Section 22. The following is added to and made part of the Salem Revised Code, Title III,
13	Chapter 700, as follows:
14	700.006. Accessory Dwelling Unit. Where designated as a special use, accessory dwelling
15	units shall comply with the standards set forth in this section. Where the standards in this section
16	conflict with other standards in the UDC, the standards in this section shall be the applicable
17	standard. Standards for accessory structures elsewhere in the UDC shall not apply to accessory
18	dwelling units.
19	(a) All Accessory Dwelling Units. The standards set forth in this subsection shall
20	apply to all accessory dwelling units.
21	(1) Number. Only one accessory dwelling unit shall be allowed per lot.
22	(2) Size. Accessory dwelling units shall not exceed 900 square feet, or 75 percent
23	of the main building gross area, whichever is less.
24	(3) Types of Structures Allowed. Accessory dwelling units shall only be allowed
25	in lawfully-built dwelling units that meet building code requirements. Accessory
26	dwelling units shall not be allowed in:
27	(A) A recreational vehicle, travel trailer, or similar structure;
28	(B) A motor vehicle;
29	(C) Any structure not intended for permanent human occupancy.
30	(4) Condominium Ownership. Accessory dwelling units shall not be separated in

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1	ownership from the underlying property on which it and the main house to which it					
2	is accessory are located. Attached accessory dwelling units shall not be separated in					
3	ownership from the main house to which it is accessory.					
4	(5) Other Uses. Accesso	ory dwelling units s	hall be prohibited from being used as			
5	short-term rentals or accessory short-term rentals.					
6	(6) Exemptions. Accessory dwelling units are exempt from the following					
7	standards required elsewl	nere in the UDC:				
8	(A) Dwelling unit d	ensity requirements	s, including requirements for a			
9	minimum or maximu	um number of dwel	<u>ling units;</u>			
10	(B) Development st	andards, design rev	iew guidelines, and design review			
11	standards within ove	erlay zones;				
12	(C) Requirements to	build garages.				
13	(b) Detached Accessory Dy	velling Units. The	standards set forth in this subsection			
14	shall apply to all detached ac	cessory dwelling u	nits and are in addition to the standards			
15	in subsection 700.006(a).					
16	(1) Location. Detached	accessory dwelling	units shall be located in the side yard or			
17	rear yard.					
18	(2) Setbacks. Setbacks for detached accessory dwelling units shall be provided as					
19	set forth in Table 700-1.					
20						
21						
		Table 700-1: Setba				
22	<u>Requirement</u>	<u>Table 700-1: Setbac</u> <u>Standard</u>	<u>Limitations & Qualifications</u>			
		<u>Standard</u>	Limitations & Qualifications			
23	Requirement ABUTTING STREET		Limitations & Qualifications Applicable along local streets.			
23 24	<u>Requirement</u>	<u>Standard</u>	Limitations & Qualifications			
23	Requirement ABUTTING STREET Detached Accessory Dwelling Unit INTERIOR SIDE	<u>Standard</u> <u>Min. 12 ft.</u>	Limitations & Qualifications Applicable along local streets. Applicable along collector or arterial			
23 24	Requirement ABUTTING STREET Detached Accessory Dwelling Unit INTERIOR SIDE Detached Accessory Dwelling Unit	<u>Standard</u> <u>Min. 12 ft.</u>	Limitations & Qualifications Applicable along local streets. Applicable along collector or arterial			
23 24 25	Requirement ABUTTING STREET Detached Accessory Dwelling Unit INTERIOR SIDE	<u>Standard</u> <u>Min. 12 ft.</u> <u>Min. 20 ft.</u> <u>Min. 3 ft.</u>	Limitations & Qualifications Applicable along local streets. Applicable along collector or arterial			
23 24 25 26	Requirement ABUTTING STREET Detached Accessory Dwelling Unit INTERIOR SIDE Detached Accessory Dwelling Unit	<u>Standard</u> <u>Min. 12 ft.</u> <u>Min. 20 ft.</u> <u>Min. 3 ft.</u> <u>Min. 5 ft.</u>	Limitations & Qualifications Applicable along local streets. Applicable along collector or arterial streets. streets. Applicable to detached accessory			
23 24 25 26 27	Requirement ABUTTING STREET Detached Accessory Dwelling Unit INTERIOR SIDE Detached Accessory Dwelling Unit INTERIOR REAR	<u>Standard</u> <u>Min. 12 ft.</u> <u>Min. 20 ft.</u> <u>Min. 3 ft.</u>	Limitations & Qualifications Applicable along local streets. Applicable along collector or arterial streets.			
 23 24 25 26 27 28 	RequirementABUTTING STREETDetached Accessory Dwelling UnitINTERIOR SIDEDetached Accessory Dwelling UnitINTERIOR REARDetached Accessory Dwelling Unit	Standard Min. 12 ft. Min. 20 ft. Min. 3 ft. Min. 5 ft. Min. 1 ft.	Limitations & Qualifications Applicable along local streets. Applicable along collector or arterial streets. streets. Applicable to detached accessory			
 23 24 25 26 27 28 29 	Requirement ABUTTING STREET Detached Accessory Dwelling Unit INTERIOR SIDE Detached Accessory Dwelling Unit INTERIOR REAR Detached Accessory Dwelling Unit	Standard Min. 12 ft. Min. 20 ft. Min. 3 ft. Min. 5 ft. Min. 1 ft. otal lot coverage for	Limitations & Qualifications Applicable along local streets. Applicable along collector or arterial streets. Streets. Applicable to detached accessory dwelling units adjacent to an alley			

1	(4) Height. Detached accessory dwelling units shall be no more than 25 feet in						
2	height.						
3	Section 23. SRC 700.035 is amended to read as follows:						
4	700.035. Non-Residential Uses in a Mixed-Use Project. Where designated as a special use,						
5	non-residential uses in a mixed-use project shall comply with the additional standards set forth in						
6	this section.						
7	(a) Additional Permitted Uses. Notwithstanding the permitted, special, conditional,						
8	or prohibited uses in the zone, the non-residential uses set forth in Table 700-24 are						
9	additional Permitted (P) uses within a mixed-use project.						
0							
	TADI E 200.10						
1	TABLE 700-12						
2	ADDITIONAL PERMITTED USES IN A MIXED-USE PROJECT						
3	Table 700-24: Additional Permitted Uses in a Mixed-Use Project						
4	Use Status Limitations & Qualifications						
5	Lodging						
	Short-Term Commercial P						
6	Lodging						
7	Long-Term Commercial P						
8	Retail Sales and Service						
9	Eating and Drinking P						
	Establishments P P						
0	Personal Services P						
1	Postal Services and Retail						
2	Financial Services P						
	Business and Professional Services						
.3	Office P						
4	Audio/Visual Media Production P						
25	Recreation, Entertainment, and Cultural Services and Facilities						
	Commercial Entertainment – P Indoor						
6	Recreational and Cultural						
27	Community Services P						
	Health Services						
28	Outpatient Medical Services and P						
9	Laboratories						
0							

(b) A mix of residential and non-residential uses shall be provided. A mixed-use

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1	project shall include a minimum of 25 dwelling units.
2	(c) A minimum of 50 percent of the floor area of each building within a mixed-use
3	project shall include dwelling units; except that Eating and Drinking Establishments
4	may be housed in a separate building without dwelling units if the floor area of all non-
5	residential uses within the mixed-use project, including Eating and Drinking
6	Establishments, totals no more than 50 percent of the total floor area of the mixed-use
7	project.
8	(d) Except for Office uses, all non-residential uses shall be limited to the ground floor
9	of a building or buildings within a mixed-use project. Office uses may be located on
10	upper floors.
11	(e) Uses within a mixed-use project shall not include:
12	(1) Rendering, processing, or cleaning of animals, fish, seafood, fowl, poultry,
13	fruits, vegetables, or dairy products except for consumption on the premises.
14	(2) Packaging of products for retail sale, except for purchases made by a retail
15	customer at the time of purchase.
16	(3) Outdoor display or storage of merchandise or materials.
17	Section 24. SRC 700.050 is amended to read as follows:
18	700.050. Religious Assembly. Where designated as a special use, Religious Assembly shall
19	comply with the additional standards set forth in this section.
20	(a) Where a development site is located in two or more zones, the entire development
21	site shall comply with the more restrictive development standards of the zones
22	involved.
23	(b) Notwithstanding SRC Chapter 270, existing non-conforming religious assemblies
24	that are substantially damaged or destroyed by any cause may be rebuilt provided that
25	the degree of non-conformity is not increased. For purposes of this section, "existing
26	non-conforming religious assemblies" are religious assemblies that were non-
27	conforming on February 25, 1993.
28	(c) Seating Capacity. The seating capacity of the largest space within a religious
29	assembly shall not exceed the standards set forth in Table 700- 32 . Where seating is
30	provided in the form of fixed individual seating, one fixed individual seat equals one

seat. Where seating is provided in the form of fixed benches, two feet of fixed bench length equals one seat. In areas where portable seating is provided, 15 square feet of floor area equals one seat. Maximum seating capacity cannot be modified through Conditional Use approval.

TABLE 700-<u>3</u>2

SEATING CAPACITY

8		Table 700	- <u>3</u> 2: Seating Capacity
9	Zone	Standard	Limitations & Qualifications
10 11 12		Max. 375	 Applicable to: Lots abutting a local street. Lots abutting a collector or arterial street with less than 250 feet of frontage on such street.
12 13 14 15 16 17	RA Zone	No Max.	 Applicable to: Lots abutting a collector or arterial street with 250 feet or more of frontage on such street. Lots located at the intersection of a collector and arterial street, two collector streets, or two arterial streets. Double frontage lots with both frontages on collector or arterial streets.
18	RS Zone	Max. 375	Applicable to lots abutting local, collector, and arterial streets.
19	RD Zone	Max. 500	Applicable to lots abutting local, collector, and arterial streets.
20 21		Max. 500	 Applicable to: Lots abutting a local street. Lots abutting a collector or arterial street with less than 250 feet of frontage on such street.
22 23 24 25 26	RM-I, RM-II, and RH Zones	No Max.	 Applicable to: Lots abutting a collector or arterial street with 250 feet or more of frontage on such street. Lots located at the intersection of a collector and arterial street, two collector streets, or two arterial streets. Double frontage lots with both frontages on collector or arterial streets.
27 28 29 30	CO Zone	Max. 500	 Applicable to: Lots abutting a local street. Lots abutting a collector or arterial street, but which are not located at the intersection of a collector and arterial street, two collector streets, or two arterial streets.

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Zone	Standard	Limitations & Qualifications
	No Max.	Applicable to lots located at the intersection of a collector and arterial street, two collector streets, o two arterial streets.
(d) Locationa	al Standards. Relig	tious assemblies shall be located on streets as set
in Table 700- <u>4</u>	<u>-</u> 3 .	
	TA	ABLE 700-4 3
		NAL STANDARDS
		3: Locational Standards
Zone	Street Type	Standard
	Local Street	Allowed for seating capacity of 375 seats or less.
RA Zone	Collector or Arterial Street	 Allowed for seating capacity of 375 seats or less, v located on lot with less than 250 feet of frontage or collector or arterial street. Allowed, regardless of seating capacity, when: Located on a lot with 250 feet or more of from on a collector or arterial street. Located at the intersection of a collector and arterial street, two collector streets, or two art streets. Double frontage lots with both frontages on collector or arterial streets.
DC Zama	Local Street	Allowed for seating capacity of 375 seats or less.
RS Zone	Collector or Arterial Street	Allowed for seating capacity of 375 seats or less.
RD Zone	Local Street Collector or	Allowed for seating capacity of 500 seats or less.
	Arterial Street	Allowed for seating capacity of 500 seats or less.
	Local Street	Allowed for seating capacity of 500 seats or less.
RM-I, RM-II, and RH Zones	Collector or Arterial Street	 Allowed for seating capacity of 500 seats or less, v located on lot with less than 250 feet of frontage o collector or arterial street. Allowed, regardless of seating capacity, when: Located on a lot with 250 feet or more of from on a collector or arterial street. Located at the intersection of a collector and arterial street, two collector streets, or two art streets. Double frontage lots with both frontages on collector or arterial streets.

Zone	Street Type		Standard	
	Collector or Arterial Street	not lo street	Allowed for seating capacity of 500 seats or less not located at the intersection of a collector and street, two collector streets, or two arterial street Allowed, regardless of seating capacity, when lo	
			intersection of a collector and arterial street, stor streets, or two arterial streets.	
(e) Access. Acc	cess to religious as	ssembli	es may be provided from local, collector,	
arterial streets.	Access provided f	rom a l	ocal street shall conform to the standards	
forth in Table 70)0- <u>5</u> 4.			
	TA	BLE 7	'00- <u>5</u> 4	
	LOCAL	STREI	ET ACCESS	
	Table 700-	5 <u>4: Loc</u>	al Street Access	
Zone			Standard	
RA and RS Zones				
RD, RM-I, RM-II, CO Zones		Access points shall be located not more than 125 feet from a collector or arterial street.		
religious assemb	olies are set forth i	n Table	and minimum street frontage requirement 700- <u>65</u> . The lot standards identified in 7 iguous lots when two or more lots under a	
single ownership	o are combined to	accom	nodate the development. For purposes of	
subsection, cont	iguous lots shall in	nclude	ots that are separated by an alley.	
	ТА	BLE 7	00-65	
			– DARDS	
	Table 70	0- <u>6</u> 5: L	ot Standards	
Requirement	Stand	lard	Limitations & Qualifications	
MAXIMUM LOT AREA	L		Applicable to:	
RA Zone	Max. 2	acres	 Applicable to: Lot abutting a local street. Lot abutting a collector or arterial street less than 250 feet of frontage on such str 	
		ax.	Applicable to: • Lot abutting a collector or arterial street	

Requirement	Standard	Limitations & Qualifications
		 Lot located at the intersection of a colle
		and arterial street, two collector streets,
		two arterial streets.
		 Double frontage lot with both frontages
		collector or arterial streets.
RS Zone	Max. 2 acres	
RD Zone	Max. 3.5 acres	
		Applicable to:
	Max. 3.5 acres	• Lot abutting a local street.
		 Lot abutting a collector or arterial street
		less than 250 feet of frontage on such st
		Applicable to:
		 Lot abutting a collector or arterial street
RM-I, RM-II, and RH Zones		250 feet or more of frontage on such str
		 Lot located at the intersection of a colle
	No Max.	and arterial street, two collector streets,
		two arterial streets.
		 Double frontage lot with both frontages
		collector or arterial streets.
		Applicable to:
		Applicable to:
		• Lot abutting a local street.
	Max. 3.5 acres	• Lot abutting a collector or arterial street
~~ ~		which is not located at the intersection of
CO Zone		collector and arterial street, two collector
		streets, or two arterial streets.
		Applicable to lot located at the intersection
	No Max.	collector and arterial street, two collector
		streets, or two arterial streets.
STREET FRONTAGE		
RA and RS Zones	Min. 100 ft. per street	
RD, RM-I, RM-II, RH, and CO	Min. 150 ft. per	
Zones	street	
20105	succi	
(g) Setbacks. Setbacks	for religious ass	emblies shall be provided as set forth in '
700- <u>7</u> 6 .		
_	TABLE 7	/00-76
		-
	SETBA	CKS
	Table 700- <u>7</u> 6	: Setbacks
Requirement	Standard	Limitations & Qualifications
ABUTTING STREET		

Requirement	Standard	Limitations & Qualifications		
Buildings and Accessory Structures				
U	Min. 12 ft.	Applicable to buildings and accessory structures not more than 25 ft. in height.		
RA, RS, RD, RM-I, RM-II, and RH Zones	Min. 12 ft., plus two feet for each five feet of height over 25 ft.	Applicable to building and accessory structures greater than 25 ft. in height.		
CO Zone	Min. 20 ft.	Applicable only where buildings and accessory structures are located on a lot abutting a residential zone.		
Vehicle Use Areas				
RA, RS, RD, RM-I, RM-II, RH, and CO Zones	Min. 12 ft.			
INTERIOR FRONT				
Buildings and Accessory Struc	ctures			
	Min. 12 ft.	Applicable to buildings and accessory structures not more than 25 ft. in height.		
RA, RS, RD, RM-I, RM-II, and RH Zones	Min. 12 ft., plus two feet for each five feet of height over 25 ft.	Applicable to building and accessory structures greater than 25 ft. in height.		
CO Zone	Min. 50 ft.	Applicable only where buildings and accessory structures are located on a lot abutting a residential zone.		
Vehicle Use Areas		6		
RA, RS, RD, RM-I, RM-II,	Min. 5 ft.			
RH, and CO Zones	Min. 15 ft.	Applicable when abutting a residential zo		
INTERIOR SIDE				
Buildings and Accessory Strue	ctures			
	Min. 12 ft.	Applicable to buildings and accessory structures not more than 25 ft. in height.		
RA, RS, RD, RM-I, RM-II, and RH Zones	Min. 12 ft., plus two feet for each five feet of height over 25 ft.	Applicable to building and accessory structures greater than 25 ft. in height.		
CO Zone	Min. 50 ft.	Applicable only where buildings and accessory structures are located on a lot abutting a residential zone.		
Vehicle Use Areas				
RA, RS, RD, RM-I, RM-II, RH, and CO Zones	Min. 5 ft. Min. 15 ft.	Applicable when abutting a residential zo		
INTERIOR REAR	•			
Buildings and Accessory Strue	ctures			
RA, RS, RD, RM-I, RM-II, and RH Zones	Min. 12 ft.	Applicable to buildings and accessory structures not more than 25 ft. in height.		

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Table 700- <u>7</u> 6: Setbacks				
Requirement	Standard	Limitations & Qualifications		
	Min. 12 ft., plus			
	two feet for each	Applicable to building and accessory		
	five feet of height	structures greater than 25 ft. in height.		
	over 25 ft.			
		Applicable only where buildings and		
CO Zone	Min. 50 ft.	accessory structures are located on a lot		
		abutting a residential zone.		
Vehicle Use Areas				
RA, RS, RD, RM-I, RM-II,	Min. 5 ft.			
RH, and CO Zones	Min. 15 ft.	Applicable when abutting a residential zone.		
(h) Lot Coverage; He	ight. Buildings and	accessory structures for religious		
assemblies shall confor	m to the lot coverage	e and height standards set forth in Table		
assemblies shall como	in to the lot coverag	e and height standards set forth in Table		
700- <u>8</u> 7.				
	TABLE 70	0- <u>8</u> 7		
	LOT COVERAGE	E: HEIGHT		
		-,		
Τ	able 700- <u>8</u> 7: Lot Co	verage; Height		
Requirement	Standard	Limitations & Qualifications		
LOT COVERAGE				
Buildings and Accessory Struc	tures			
		Applicable to an individual lot, or contiguou		
		lots when multiple lots are combined under a		
	Max 40%	single ownership to accommodate the		
RA, RS, RD, RM-I, RM-II,	Max. 40%			
RA, RS, RD, RM-I, RM-II, RH, and CO Zones	Max. 40%	development. For the purpose of this		
	Max. 40%	development. For the purpose of this requirement, contiguous shall include lots th		
RH, and CO Zones	Max. 40%	development. For the purpose of this		
RH, and CO Zones HEIGHT		development. For the purpose of this requirement, contiguous shall include lots th		
RH, and CO Zones	tures	development. For the purpose of this requirement, contiguous shall include lots that		
RH, and CO Zones HEIGHT	tures Max. 35 ft.	development. For the purpose of this requirement, contiguous shall include lots th are separated by an alley		
RH, and CO Zones HEIGHT Buildings and Accessory Struc	tures	development. For the purpose of this requirement, contiguous shall include lots th		
RH, and CO Zones HEIGHT Buildings and Accessory Struc RA and RS Zones	tures Max. 35 ft. Max. 50 ft.	development. For the purpose of this requirement, contiguous shall include lots the are separated by an alley Applicable to spires, steeples, and towers		
RH, and CO Zones HEIGHT Buildings and Accessory Struc	tures Max. 35 ft. Max. 50 ft.	development. For the purpose of this requirement, contiguous shall include lots th are separated by an alley Applicable to spires, steeples, and towers		
RH, and CO Zones HEIGHT Buildings and Accessory Struc RA and RS Zones (i) Off-Street Parking	tures Max. 35 ft. Max. 50 ft.	development. For the purpose of this requirement, contiguous shall include lots th are separated by an alley Applicable to spires, steeples, and towers		
RH, and CO Zones HEIGHT Buildings and Accessory Struc RA and RS Zones (i) Off-Street Parking (1) Location.	tures Max. 35 ft. Max. 50 ft.	development. For the purpose of this requirement, contiguous shall include lots the are separated by an alley Applicable to spires, steeples, and towers without usable floor space.		
RH, and CO Zones HEIGHT Buildings and Accessory Struc RA and RS Zones (i) Off-Street Parking (1) Location.	tures Max. 35 ft. Max. 50 ft.	development. For the purpose of this requirement, contiguous shall include lots the are separated by an alley Applicable to spires, steeples, and towers		
RH, and CO Zones HEIGHT Buildings and Accessory Struct RA and RS Zones (i) Off-Street Parking (1) Location. (A) Off-street p	tures Max. 35 ft. Max. 50 ft.	development. For the purpose of this requirement, contiguous shall include lots th are separated by an alley Applicable to spires, steeples, and towers without usable floor space.		
RH, and CO Zones HEIGHT Buildings and Accessory Struct RA and RS Zones (i) Off-Street Parking (1) Location. (A) Off-street p	tures Max. 35 ft. Max. 50 ft.	development. For the purpose of this requirement, contiguous shall include lots th are separated by an alley Applicable to spires, steeples, and towers without usable floor space.		
RH, and CO Zones HEIGHT Buildings and Accessory Struct RA and RS Zones (i) Off-Street Parking (1) Location. (A) Off-street p	tures Max. 35 ft. Max. 50 ft.	development. For the purpose of this requirement, contiguous shall include lots th are separated by an alley Applicable to spires, steeples, and towers without usable floor space.		
RH, and CO Zones HEIGHT Buildings and Accessory Struct RA and RS Zones (i) Off-Street Parking (1) Location. (A) Off-street p	tures Max. 35 ft. Max. 50 ft.	development. For the purpose of this requirement, contiguous shall include lots th are separated by an alley Applicable to spires, steeples, and towers without usable floor space.		
RH, and CO Zones HEIGHT Buildings and Accessory Struce RA and RS Zones (i) Off-Street Parking (1) Location. (A) Off-street p provided off-site	tures Max. 35 ft. Max. 50 ft.	development. For the purpose of this requirement, contiguous shall include lots t are separated by an alley Applicable to spires, steeples, and towers without usable floor space. ted on-site or off-site. When parking is :		
RH, and CO Zones HEIGHT Buildings and Accessory Struct RA and RS Zones (i) Off-Street Parking (1) Location. (A) Off-street p	tures Max. 35 ft. Max. 50 ft.	development. For the purpose of this requirement, contiguous shall include lots the are separated by an alley Applicable to spires, steeples, and towers without usable floor space.		

(i) On a lot or lots that are contiguous to the lot containing the main				
building or use;	or			
(ii) Within 600 feet of the lot containing the main building or use, on a lot				
lots within a non	-residential zone.			
		tiguous shall include a lot or lots t		
		ain building or use by an alley.		
	C	· · ·		
	et parking areas shall t	be screened from abutting residenti		
zoned property.				
(j) Landscaping. All lot are	ea not developed for b	uildings, structures, parking, loadin		
or driveways shall be landsca	aped as provided in SH	RC Chapter 807.		
(k) Related Uses. Schools,	day care facilities, kir	dergartens, meeting facilities for		
clubs and organizations, and	other similar activitie	s operated primarily for the purpos		
of religious instruction, wors	hip, government of th	e church, or the fellowship of its		
congregation shall be permit	ted. When such activi	ties are not operated primarily for		
the purpose of religious instr				
	10			
fellowship of its congregation, the activities shall be allowed only if they are an allowed				
use in the zone.				
Section 25. SRC 700.055 is amended				
700.055. Residential Facility. When	0 1			
defined under ORS 197.660, shall con	nply with the addition	al standards set forth in this section		
(a) Setbacks. Setbacks for I	Residential Facilities	shall be provided as set forth in Tab		
700- <u>9</u> 8.				
	TABLE 700- <u>9</u> 8			
	SETBACKS			
	Table 700- <u>9</u> 8: Setback			
Requirement	Standard	Limitations & Qualifications		
ABUTTING STREET		C		
Buildings and Accessory Structures	Min. 20 ft.			
Vehicle Use Areas	Per SRC Chapter 806			
INTERIOR FRONT				
Buildings and Accessory Structures Vehicle Use Areas	Min. 20 ft. Min. 5 ft.			

1						
1		Table 700- <u>9</u> 8: Setback	S			
2	Requirement	Standard	Limitations & Qualifications			
3	Buildings and Accessory Structures Vehicle Use Areas	Min. 20 ft. Min. 5 ft.				
4	INTERIOR REAR	Will. 5 It.				
5	Buildings and Accessory Structures	Min. 20 ft.				
6	Vehicle Use Areas	Min. 5 ft.				
7	(b) Lot Coverage. Building	gs and accessory struc	ctures shall not exceed a maximum lo			
8	coverage of 40 percent.					
9	(c) Landscaping. All lot ar	ea not developed for	buildings, structures, parking,			
0	loading, or driveways shall b	be landscaped as provi	ided in SRC chapter 807.			
1	(d) Screening. Off-street parking and	d loading areas shall b	be screened from adjacent uses by a			
2	sight-obscuring fence, wall, or hedge.					
3	Section 26. SRC 806.005 is amended to read as follows:					
4	806.005. Off-Street Parking; When Required.					
5	(a) General Applicability. Off-street parking shall be provided and maintained as					
6	required under this Chapter for:					
7	(1) Each proposed new use or activity.					
8	(2) Any change of use or activity, when such change of use or activity results in a					
9	parking ratio requiring a greater number of spaces than the previous use or activity.					
0	(3) Any intensification, expansion, or enlargement of a use or activity.					
1	(b) Applicability to Downtown Parking District. Within the Downtown Parking					
2	District, off street parking sh	all only be required a	nd maintained for uses or activities			
3	falling under Household Liv	ing.				
4	(c) Applicability to Noncor	nforming Off-Street	Parking Areas.			
25	(1) When off-street pa	rking is required to be	e added to an existing off-street			
6		-	per of spaces, the number of spaces			
27	•		or activity, any change of use or			
28		· •	enlargement of a use or activity shal			
29	-	n to the number of spa	aces required to remedy the existing			
30	deficiency.					

1	(2) Notwithstanding subsection (1) of this section, when a property is changed in					
2	use to any of the following uses or activities, or any of the following uses or					
3	activities are added to a property, any existing deficiency in the number of off-					
4	street parking spaces shall not be required to be remedied and only those					
5	additional spaces required for the change of use or addition of the new use shall					
6	be required	<u>:</u>				
7	<u>(A)</u>	Accessory dwelling unit.				
8	Section 27. SRC 806.015	is amended to read as follows:				
9	806.015. Amount Off-Str	reet Parking.				
10	(a) Minimum R	equired Off-Street Parking. Unless other	rwise provided under the			
11	UDC, off-street p	parking shall be provided in amounts not les	ss than those set forth in			
12	Table 806-1.					
13		TABLE 806-1				
14		MINIMUM OFF-STREET PARKING				
15		Table 806-1: Minimum Off-Street Parking				
16	Use	Minimum Number of Spaces Required ⁽¹⁾	Limitations & Qualifications			
17	Household Living					
18		2	Applicable to all Single Family, unless noted below.			
19	Single Family	1	Applicable to Single Family			
20 21		2 per dwelling unit	located within the CSDP area. Applicable to all Two Family, unless noted below.			
22	Two Family	1 per dwelling unit	Applicable to Two Family located within the CSDP area.			
23 24		3	Applicable to Two family shared dwellings.			
24 25		2 per dwelling unit	Applicable to Multiple Family consisting of 3 dwelling units.			
26 27	Multiple Family	1 per dwelling unit	Applicable to Multiple Family consisting of 3 dwelling units located within the CSDP area.			
28		1.5 per dwelling unit	Applicable to Multiple Family consisting of 4 or more dwelling units.			
29						
30						
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		Table 806-1: Minimum Off-Street Parking	
۱	Use	Minimum Number of Spaces Required ⁽¹⁾	Limitations & Qualifications
		1 per dwelling unit	Applicable to Multiple Fa consisting of 4 or more dwelling units located wit 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 Long-Term Commercial	1 per guest room or suite	
	Lodging		
	Non-Profit Shelters	1 per 350 sq. ft.	
]	Retail Sales and Service		
_	Eating and Drinking	1 mar 250 an fr	
	Establishments	1 per 250 sq. ft.	
Retail Sales		Applicable to the followir Retail Sales activities: Building materials, hardware, nurseries, an lawn and garden supply stores.	
	1 per 900 sq. ft.	 Auto supply stores. Furniture and home furnishing stores. Household appliance a radio, television, music and consumer electronis stores. 	
		1 per 250 sq. ft.	Applicable to all other Re Sales.
]	Personal Services	1 per 1,000 sq. ft.	Applicable to laundry, dry cleaning, and garment services.
		1 per 350 sq. ft.	Applicable to all other Personal Services.
	Postal Services and Retail Financial Services	1 per 500 sq. ft.	
	Shopping Center	1 per 250 sq. ft.	
	Business and Professional S	<u> </u>	
	Office	1 per 350 sq. ft.	

	Table 806-1: Minimum Off-Street Parking	9
Use	Minimum Number of Spaces Required (1)	Limitations & Qualifications
Audio/Visual Media		
Production		
Laboratory Research and		
Testing		
Office Complex		
	Manufactured Dwelling Sales and Service	
Motor Vehicle and		
Manufactured Dwelling and		
Trailer Sales		
Motor Vehicle Services		
Taxicabs and Car Services	1 per 900 sq. ft.	
Heavy Vehicle and Trailer	1 - 1	
Sales		
Heavy Vehicle and Trailer		
Service and Storage		
Commercial Parking		
Commercial I arking		
Park-and-Ride Facilities	N/A	
Tark-and-Kide Taeinties		
Recreation, Entertainment,	and Cultural Services and Facilities	
	1 per 5 seats or 10 feet of bench	Applicable to theaters.
	length	
	3 per court, plus additional 1 per 5	Applicable to tennis,
Commercial Entertainment -	seats or 10 feet of bench length	racquetball, and handball
Indoor	seuts of 10 feet of benefit fengui	courts.
		Applicable to all
	1 per 300 sq. ft.	Commercial Entertainmen
		Indoor.
	3 per court, plus additional 1 per 5	Applicable to tennis,
	seats or 10 feet of bench length	racquetball, and handball
Commercial Entertainment -	-	courts. Applicable to golf courses
Outdoor	4 per tee	11 0
	1 per 2,000 sq. ft. of gross site area	Applicable to all other Commercial Entertainment
	1 per 2,000 sq. it. of gross site area	Outdoor.
	The greater of the following:	
	1 per 5 seats or 10 feet of bench length; or	
Major Event Entertainment	1 per 25 sq. ft. of floor area of assembly	
	space.	
	4 per tee	Applicable to golf courses
Recreational and Cultural	Ł	Applicable to all other inc
Community Services	1 per 350 sq. ft.	Recreational and Cultural
,	1 1 "	Community Services.

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Use	Minimum Number of Spaces Required ⁽¹⁾		Limitations & Qualifications	
	1 per 2,000 sq. ft. of gross site area		Applicable to all other outdoor Recreational and Cultural Community Servio	
Parks and Open Space		None		
Non-Profit Membership Assembly		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 p	ber 350 sq. ft.		
Education Services				
	1	Day Care serving 1 to 12 persons		
Day Care	2	Day Care serving 13 to 18 persons	Parking requirement applie in addition to spaces	
	3	Day Care serving 19 to 26 persons	required for any dwelling.	
	4 Day Care serving 27 or more persons			
	2 p	er classroom	Applicable to elementary schools.	
Basic Education			Applicable to secondary schools.	
	1 p	per 6 students	The number of students sha be calculated based on the total number of students the school is designed to accommodate.	
	1 per 350 sq. ft.		Applicable to vocational ar trade schools.	
	1 per 4 students		Applicable to all other Post Secondary and Adult	
Post-Secondary and Adult Education			Education. The number of students sha	
			be calculated based on the total number of students th school is designed to accommodate.	

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Use	Minimum Number of Spaces Required ⁽¹⁾	Limitations & Qualifications
Civic Services		Zuamications
Governmental Services	1 per 500 sq. ft.	
Social Services	1 per 350 sq. ft.	
	The greater of the following:	
	0.75 per employee; or	
Governmental Maintenance	1 per 5,000 sq. ft. (Less than 50,000 sq. ft.)	
Services and Construction	1 per 10,000 sq. ft. (50,000 to	
Services and Construction	100,000 sq. ft.)	
	1 per 15,000 sq. ft. (Greater than	
	100,000 sq. ft.)	
Public Safety		
	1 per employee, plus 1 additional space per	Applicable to ambulance
Emergency Services	ambulance	stations.
	1 per 500 sq. ft.	Applicable to all other
		Emergency Services.
Detention Facilities Military Installations	1 per 2,000 sq. ft. 1 per 500 sq. ft.	
Funeral and Related Servic		
Cemeteries	1per 350 sq. ft.	
Funeral and Cremation	1 per 5 seats or 10 feet of bench length in	
Services	the chapel	
Construction Contracting,	Repair, Maintenance, and Industrial Service	S
Building and Grounds	The greater of the following:	
Services and Construction	0.75 per employee; or	
Contracting	1 per 5,000 sq. ft. (Less than	
-	50,000 sq. ft.)	
	1 per 10,000 sq. ft. (50,000 to	
Industrial Services	100,000 sq. ft.)	
	1 per 15,000 sq. ft. (Greater than	
<u> </u>	100,000 sq. ft.)	
General Repair Services	1 per 350 sq. ft.	
Cleaning Plants	1 per 1,000 sq. ft.	
Wholesale Sales, Storage, a	nd Distribution	
General Wholesaling	1 per 1,500 sq. ft.	
Heavy Wholesaling	1 pei 1,500 sq. it.	
Warehousing and	The greater of the following:	
Distribution	The greater of the following.	

Use	Minimum Number of Spaces Required ⁽¹⁾	Limitations & Qualifications
Self Service Storage	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.)	-
Manufacturing	54.10	
General Manufacturing	The greater of the following:	
Heavy Manufacturing	- 0.75 per employee or: 1 per 5,000, sq. ft. (Less than 50,000 sq. ft.)	
Printing	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.)	
Transportation Facilities		
Aviation Facilities		
Passenger Ground Transportation 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.)	
Marine Facilities	1 per boat berth or docking space.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 to100,000 sq. ft.)1 per 15,000 sq. ft. (Greater than100,000 sq. ft.)	Applicable to marinas. Applicable to all other Marine Facilities.
Utilities		
Basic Utilities Drinking Water Treatment Facilities Power Generation Facilities	 The greater of the following: 0.75 per employee or: 1 per 5,000 sq. ft. (Less than 50,000 sq. ft.) 	

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	Minimum Number of Spaces Required ⁽¹⁾	Limitations & Qualifications
Data Center Facilities	1 per 10,000 sq. ft. (50,000 to	<u> </u>
	100,000 sq. ft.)	
Waste Related Facilities	1 per 15,000 sq. ft. (Greater than	
	100,000 sq. ft.)	
Wireless Communication	None	
Facilities Fuel Dealers	1 mar 200 ag. ft	
	1 per 200 sq. ft.	
Mining and Natural Resour		
Petroleum and Natural Gas	The greater of the following:	
Production	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.)	
Surface Mining	1 per 15,000 sq. ft. (Greater than	
	100,000 sq. ft.)	
Farming, Forestry, and An	· · ·	
Agriculture		Applicable when retail sale
Forestry	- 5	are involved.
Torestry	The greater of the following:	dre mvorved.
	0.75 per employee or:	
	1 per 5,000 sq. ft. (Less than 50,000 sq. ft.)	
Agriculture and Forestry	1 per 10,000 sq. ft. (50,000 to	
Services	100,000 sq. ft.)	
	1 per 15,000 sq. ft. (Greater than	
	100,000 sq. ft.)	
Keeping of Livestock and	1 per 400 sq. ft.	
Other Animals	· ·	
Animal Services	1 per 400 sq. ft.	
Other Uses		
Temporary Uses	Per SRC Chapter 701	
		Parking requirement applie
Home Occupations	1 per non-resident employee	in addition to spaces
Home Occupations	i per non resident employee	required for the dwelling
		unit.
Accessory Dwelling Units	None	
	, when required off-street parking is expressed in ter	ms of a number of spaces per a
square footage, the square	footage shall equal the gross floor area.	
(h) Compact D	whing IIn to 75 parcent of the minimum of	off atreat parling apaces
(D) Compact Pa	arking. Up to 75 percent of the minimum of	m-succi parking spaces
required under th	is Chapter may be compact parking spaces.	
(c) Carpool and	I Vanpool Parking. New developments with	th 60 or more required of
street parking spa	aces, and falling within the Public Services	and Industrial use
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classifications, and the Business and Professional Services use category, shall designate a minimum of 5 percent of their total off-street parking spaces for carpool or vanpool parking.

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

TABLE 806-2

MAXIMUM OFF-STREET PARKING

Table 806-2: Max	ximum Off-Street Parking
Minimum Number of Off-Street Parking Spaces Required (From Table 806-1)	Maximum Number of Off-Street Parking Spaces Allowed
20 Spaces or Less	2.5 times minimum number of spaces required.
More than 20 Spaces	1.75 times minimum number of spaces required.

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

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

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

27 Section 28. SRC 806.025 is amended to read as follows:

28 **806.025.** Off-Street Parking and Vehicle Storage Area Development Standards for Single

29 Family and Two Family Uses or Activities. Unless otherwise provided under the UDC, off-

30 street parking and vehicle storage areas for Single Family and Two Family uses or activities shall

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COUNCIL OF THE CITY OF SALEM,

1	be developed and maintained as provided in this section.
2	(a) Location within Yards.
3	(1) Front Yard Abutting Street. Within a front yard abutting a street, off-street
4	parking and vehicle storage shall be allowed only:
5	(A) Within a garage or carport; or
6	(B) On a driveway leading to:
7	(i) A garage or carport;
8	(ii) A garage that has been legally converted to another use subsequent to
9	its construction as a garage
10	(ii)(iii) A screened off-street parking area; or
11	(iii)(iv) A screened vehicle storage area.
12	(2) Side and Rear Yards Abutting Street. Within side and rear yards abutting a
13	street, off-street parking and vehicle storage shall be allowed only:
14	(A) Within a garage or carport;
15	(B) Within an off-street parking area or vehicle storage area that is screened as
16	set forth in SRC 806.025(f); or
17	(C) On a driveway leading to:
18	(i) A garage or carport;
19	(ii) A garage that has been legally converted to another use subsequent to
20	its construction as a garage
21	(ii)(iii) A screened off-street parking area; or
22	(iii)(iv) A screened vehicle storage area.
23	(3) Interior Front, Side, and Rear Yards. Within interior front, side, and rear
24	yards, off-street parking and vehicle storage shall be allowed only:
25	(A) Within a garage or carport;
26	(B) Within an off-street parking area or vehicle storage area that is screened as
27	set forth in SRC 806.025(f); or
28	(C) On a driveway leading to:
29	(i) A garage or carport;
30	
	ORDINANCE 10-17 – Page 101 COUNCIL OF THE CITY OF SALEM, OREGON

1	(ii) A garage that has been legally converted to another use subsequent to
2	its construction as a garage
3	(ii)(iii) A screened off-street parking area; or
4	(iii)(iv) A screened vehicle storage area.
5	(b) Garage or Carport Vehicle Entrance Setback Abutting Street or Flag Lot
6	Accessway. The vehicle entrance of a garage or carport facing a street or flag lot
7	accessway shall be setback a minimum of 20 feet.
8	(c) Dimensions. Off-street parking spaces shall conform to the minimum dimensions
9	set forth in Table 806-3.
10	TABLE 806-3
11	MINIMUM OFF-STREET PARKING SPACE DIMENSIONS
12	Table 806-3: Minimum Off-Street Parking Space Dimensions
13	Type of Space Width Depth
14	Compact8 ft.15 ft.Standard9 ft.19 ft.
15	
16	(d) Maneuvering. Where access to off-street parking is taken from an alley, a
17	minimum maneuvering depth of 24 feet shall be provided between the back of the
18	parking space and the opposite side of the alley.
19	(e) Surfacing. Any area that is used for off-street parking shall be paved with a hard
20	surface material meeting the Public Works Design Standards. Vehicle storage areas are
21	not required to be paved. (f) Screening. Off-street parking areas and vehicle storage areas shall be screened as
22	follows:
23	(1) Off-street parking areas located within a garage or carport or on a driveway are
24	not required to be screened. All other off-street parking areas shall be screened
25	from all public areas, public streets, and abutting residential uses by a minimum 6-
26	foot-tall sight-obscuring fence, wall, or hedge.
27	(2) Vehicle storage areas within an enclosed structure or on a driveway are not
28	required to be screened. All other vehicle storage areas shall be screened from all
29	required to be servened. An other venicle storage areas shall be servened from all
30	
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	cycle Parking. Unless otherwise provided under	
	d in amounts not less than those set forth in Table	•
parking shan be provided	TABLE 806-8	000-0.
	MINIMUM BICYCLE PARKING	
	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 Long-Term Commercial Lodging	The greater of 4 spaces or 1 space per 50 rooms.	
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		

Use	Minimum Number of Spaces Required ⁽¹⁾	Limitations & Qualifications
Eating and Drinking	The greater of 4 spaces or 1 space per 1,000	
Establishments	sq. ft.	
	The greater of the following: 4 spaces; or	
	1 per 10,000 sq. ft. for first 50,000 sq. ft.;	
	plus	
Retail Sales	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 laundry, dry
Personal Services	1 per 10,000 sq. ft.	cleaning, and garment services.
	The greater of 4 spaces or 1 space per 3,500 sq.	Applicable to all other
D 10 1	ft.	Personal Services.
Postal Services and Retail Financial Services	The greater of 4 spaces or 1 space per 3,000 sq.	
Tinanciai Services	ft.	
	The greater of the following:	
	4 spaces; or	
	1 per 10,000 sq. ft. for first 50,000 sq. ft.;	
Shopping Center	plus 1 per 20,000 sq. ft. for 50,000 to 100,000 sq.	
Shopping Center	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.;	
Laboratory Research and	plus	
Testing;	1 per 7,000 sq. ft. for 50,000 to 100,000 sq.	
	ft.;	
Office Complex	plus 1 per 14,000 sq. ft. for remaining square	
	footage over 100,000 sq. ft.	
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Use	Minimum Number of Spaces Required ⁽¹⁾	Limitations & Qualifications
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	Applicable to broadcastin studios.
	footage over 100,000 sq. ft.	Applicable to all other
	The greater of 4 spaces or 1 per 3,500 sq. ft.	Audio/Visual Media Production.
	Manufactured Dwelling Sales and Service	
Motor Vehicle and Manufactured Dwelling and Trailer Sales Motor Vehicle Services		
Taxicabs and Car Services	1 per 9,000 sq. ft.	
Heavy Vehicle and Trailer Sales		
Heavy Vehicle and Trailer Service and Storage		
Commercial Parking;		
Park-and-Ride Facilities	1 per 30 vehicle parking spaces	
Recreation , Entertainment	, and Cultural Services and Facilities	
	The greater of 4 spaces or 1 space per 50 seats or 100 feet of bench length	Applicable to theaters.
Commercial Entertainment – Indoor	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 Entertainmen – 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

1		Table 806-8: Minimum Bicycle Parking	
2	Use	Minimum Number of Spaces Required ⁽¹⁾	Limitations & Qualifications
3 4		None	Applicable to drive-in movie theaters.
5		The greater of 4 spaces or 1 space per 30 vehicle parking spaces	Applicable to all other Commercial Entertainment – Outdoor.
6 7	Major Event Entertainment	The greater of 4 spaces or 1 space per 50 seats or 100 ft. of bench length	
8 9 10 11	Recreational and Cultural	4 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.;	Applicable to golf courses. Applicable to all other indoor Recreational and Cultural Community Services.
12 13	Community Services	plus 1 per 14,000 sq. ft. for remaining square footage over 100,000 sq. ft.	,
14 15		The greater of 4 spaces or 1 space per 30 vehicle parking spaces.	Applicable to all other outdoor Recreational and Cultural Community Services.
16 17	Parks and Open Space	The greater of 4 spaces or 1 space per 30 vehicle parking spaces.	
18	Non-Profit Membership Assembly Religious Assembly	1 per 30 vehicle parking spaces.	
19	Health Services		
20	Medical Centers/Hospitals	The greater of 4 spaces or 1 per 30 beds	
21	Outpatient Medical Services and Laboratories	The greater of 4 spaces or 1 per 3,500 sq. ft.	
22	Education Services		
23	Day Care	4	
24	Basic Education	2 per classroom	Applicable to Elementary Schools
25	basic Education	4 per classroom	Applicable to all other Basic Education.
26 27 28 29 30	ORDINANCE 10-17 – Pa OREGON	ge 106 COUNCIL OF THE CITY	Y OF SALEM,

Use	Minimum Number of Spaces Required ⁽¹⁾	Limitations & Qualifications
	The greater of the following:	
	4 spaces; or 1 per 3,500 sq. ft. for first 50,000 sq. ft.;	
	plus	A
	1 per 7,000 sq. ft. for 50,000 to 100,000 sq.	Applicable to vocational article trade schools.
Post-Secondary and Adult Education	ft.; plus	uude benoois.
Education	1 per 14,000 sq. ft. for remaining square	
	footage over 100,000 sq. ft.	
	The sector of 4 means on 1 mean 10,000 me fe	Applicable to all other Post
	The greater of 4 spaces or 1 per 10,000 sq. ft.	Secondary and Adult Education.
Civic Services	1	
Governmental Services	1 per 5,000 sq. ft.	
	The greater of the following: 4 spaces; or	
	1 per 3,500 sq. ft. for first 50,000 sq. ft.;	
	plus	
Social Services	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		
	News	Applicable to ambulance
Emergency Services	None	stations.
Emorgency Services	1 per 5,000 sq. ft.	Applicable to all other
Detention Facilities	1 per 50 beds.	Emergency Services.
Military Installations	1 per 5,000 sq. ft.	
Funeral and Related Servi	ces	
	The greater of the following:	
	4 spaces; or 1 per 3,500 sq. ft. for first 50,000 sq. ft.;	
	plus	
Cemeteries	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		

Services and Construction Contracting; 4 Image: Contracting; 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 remaining square footage over 100,000 sq. ft. General Repair Services 1 per 14,000 sq. ft. for remaining square footage over 100,000 sq. ft. Cleaning Plants 1 per 10,000 sq. ft. Industrial Services 1 per 20,000 sq. ft. for first 50,000 sq. ft.; plus 1 per 20,000 sq. ft. for first 50,000 sq. ft.; plus 1 per 30,000 sq. ft. for remaining square footage over 100,000 sq. ft. Wholesale Sales, Storage, and Distribution Integreater of the following: 4 spaces; or: 1 per 15,000 sq. ft. General Wholesaling: 1 per 15,000 sq. ft. Heavy Wholesaling 1 per 10,000 sq. ft. for first 50,000 sq. ft.; plus 1 per 10,000 sq. ft. for first 50,000 sq. ft.; plus 1 per 10,000 sq. ft. for first 50,000 sq. ft.; plus 1 per 10,000 sq. ft. for first 50,000 sq. ft.; plus 1 per 20,000 sq. ft. for first 50,000 sq. ft.; plus 1 per 20,000 sq. ft. for remaining square footage over 100,000 sq. ft. Warehousing and Distribution 1 per 20,000 sq. ft. for remaining square footage over 100,000 sq. ft. Self Service Storage None Manufacturing The greater of the following:	Jse	Minimum Number of Spaces Required ⁽¹⁾	Limitations & Qualifications
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General Wholesaling;1 per 15,000 sq. ft.Heavy WholesalingThe 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 StorageNoneManufacturingThe greater of the following:	Vholesale Sales, Storage, a	·	
Heavy WholesalingI per 15,000 sq. ft.Heavy WholesalingThe 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 StorageNoneManufacturingThe greater of the following:			
Warehousing and Distribution4 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 StorageNoneManufacturingThe greater of the following:	<u> </u>	1 per 15,000 sq. ft.	
Warehousing and Distribution1 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 StorageNoneManufacturingThe greater of the following:		The greater of the following:	
Warehousing and Distributionplus 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 StorageNoneManufacturing			
Watchousing and 1 per 20,000 sq. ft. for 50,000 to 100,000 sq. ft.; Distribution 1 per 20,000 sq. ft. for remaining square footage over 100,000 sq. ft. Self Service Storage None Manufacturing The greater of the following:			
plus 1 per 30,000 sq. ft. for remaining square footage over 100,000 sq. ft. Self Service Storage None Manufacturing The greater of the following:		1 per 20,000 sq. ft. for 50,000 to 100,000 sq.	
1 per 30,000 sq. ft. for remaining square footage over 100,000 sq. ft. Self Service Storage None Manufacturing The greater of the following:			
Self Service Storage None Manufacturing The greater of the following:		1 per 30,000 sq. ft. for remaining square	
The greater of the following:	Self Service Storage	· · ·	
General Manufacturing The greater of the following:	Janufacturing		
Conoral Manufacturing		The greater of the following:	
4 spaces; or:	General Manufacturing		
1 per 10,000 sq. ft. for first 50,000 sq. ft.;		A	

Use	Minimum Number of Spaces Required ⁽¹⁾	Limitations & Qualifications
Heavy Manufacturing	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	
Printing	footage over 100,000 sq. ft.	
Fransportation Facilities		
Aviation Facilities	The greater of the following: 4 spaces; or: 1 per 10,000 sq. ft. for first 50,000 sq. ft.; plus	
Passenger Ground Fransportation Facilities	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.	
Marine Facilities	2	Applicable to marinas.
	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.;	Applicable to all other Marine Facilities.
	plus 1 per 30,000 sq. ft. for remaining square footage over 100,000 sq. ft.	
Utilities		
Basic Utilities Drinking Water Treatment	The greater of the following: 4 spaces; or:	
Facilities Power Generation Facilities	1 per 10,000 sq. ft. for first 50,000 sq. ft.; plus	
Data Center Facilities Waste Related Facilities	1 per 20,000 sq. ft. for 50,000 to 100,000 sq. ft.; plus	
Fuel Dealers	1 per 30,000 sq. ft. for remaining square footage over 100,000 sq. ft.	
Wireless Communication Facilities	None	

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		Table 806-8: Minimum Bicycle Parking	
2	Use	Minimum Number of Spaces Required ⁽¹⁾	Limitations & Qualifications
) 	Petroleum and Natural Gas Production;		
l		4	
	Surface Mining		
ľ	Farming, Forestry, and An	imal Services	
	Agriculture	2	Applicable when retail sale
	Forestry	The greater of the following:	are involved.
		4 spaces; or:	
		1 per 10,000 sq. ft. for first 50,000 sq. ft.;	
	Agriculture and Forestry	plus 1 per 20,000 sq. ft. for 50,000 to 100,000 sq.	
	Services	ft.;	
		plus	
		1 per 30,000 sq. ft. for remaining square footage over 100,000 sq. ft.	
	Keeping of Livestock and		Applicable when retail sale
	Other Animals Animal Services	2	are involved.
ľ	Other Uses		
	Temporary Uses	None	
	Home Occupations	None	
	Accessory Dwelling Unit	None	
l		, when required bicycle parking is expressed in terms	s of a number of spaces per a
l		footage shall equal the gross floor area. is amended to read as follows:	
			less les the UDC off store
		-Street Loading. Unless otherwise provided	
	loading shall be provided	in amounts not less than those set forth in Ta	able 806-9.
		TABLE 806-9	
)	MINI	MUM OFF-STREET LOADING; DIMEN	ISIONS
	ORDINANCE 10-17 – Pa OREGON	ge 110 COUNCIL OF THE CIT	Y OF SALEM,

	Minimu	Minimum Number of Dimensions		ns	Limitations &		
Use Category/Use	Spaces Required ⁽¹⁾		Width Length Heigh		Height		
Use: Single Family Two Family Commercial Parking Park-and-Ride Facility Parks and Open Space Cemeteries Basic Utilities Wireless Communication Facilities Agriculture Forestry Temporary Uses Home Occupations Accessory Dwelling Units		None	N/A	N/A	N/A		
<u></u>	None	0 to 49 dwelling units	N/A	N/A	N/A		
<u>Use:</u> ■ Multiple Family	1	50 to 99 dwelling units	12 ft.	19 ft.	12 ft.	If a recreational or service building is	
	2	100 to 199 dwelling units	12 ft.	19 ft.	12 ft.	provided, at least on the required loading	
	3	200 or more dwelling units	12 ft.	19 ft.	12 ft.	spaces shall be locat in conjunction with recreational or servic building.	
Use Category:	None	Less than 5,000 sq. ft.	N/A	N/A	N/A		
 Business and Professional Services 	1	5,000 to 60,000 sq. ft.	12 ft.	19 ft.	12 ft.		
<u>Use:</u> • Outpatient Medical Services and Laboratories	2	60,001 to 250,000 sq. ft.	12 ft.	19 ft.	12 ft.		
 Governmental Services Social Services Keeping of Livestock and Other Animals Animal Services 	Additional Spaces Required	Greater than 250,000 sq. ft.	12 ft.	19 ft.	12 ft.	For each additional 100,000 square feet, any portion thereof, building area over 250,000 sq. ft., one additional loading sp is required.	
Use Category: Group Living Lodging	None	Less than 5,000 sq. ft.	N/A	N/A	N/A		

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1	Table 806-9: Minimum						
2	Use Category/Use		m Number of Required ⁽¹⁾		imensio Length	-	Limitations & Qualifications
3 4	Retail Sales and ServiceEducation Services	1	5,000 to 60,000 sq. ft.	12 ft.	30 ft.	14 ft.	
5 6 7 8 9	<u>Use:</u> • Commercial Entertainment – Indoor • Commercial Entertainment – Outdoor • Major Event Entertainment • Recreation and Cultural	2	60,001 to 250,000 sq. ft.	12 ft.	30 ft.	14 ft.	
10 11 12 13 14 15 16	Community Services Non-Profit Membership Assembly Religious Assembly Medical Centers/Hospitals Emergency Services Funeral and Cremation Services General Repair Services Agriculture and Forestry Services	Additiona 1 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.
8	Use Category: ■ Wholesale Sales, Storage,	None	Less than 5,000 sq. ft.	N/A	N/A	N/A	
9 0	and Distribution Manufacturing Transportation Excilition 	1	5,000 to 100,000 sq. ft.	12 ft.	40 ft.	14 ft.	
1 2	 Transportation Facilities Mining and Natural Resource Extraction 	3	100,001 to 240,000 sq. ft.	12 ft.	40 ft.	14 ft.	
3 4	 <u>Use:</u> Motor Vehicle and Manufactured Dwelling 	5	240,001 to 320,000 sq. ft.	12 ft.	40 ft.	14 ft.	
5	and Trailer Sales;Motor Vehicle Services;Taxicabs and Car	6	320,001 to 400,000 sq. ft.	12 ft.	40 ft.	14 ft.	
.6 .7	 Services; Heavy Vehicle and Trailer Sales; 	7	400,000 to 490,000 sq. ft.	12 ft.	40 ft.	14 ft.	
.8 .9	Heavy Vehicle and Trailer Service and StorageGovernmental	8	490,001 to 580,000 sq. ft.	12 ft.	40 ft.	14 ft.	

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2	Use Category/Use			Dimensions			Limitations &
3				Width Length Height		Height	Qualifications
4	Maintenance Services and Construction	9	580,001 to 670,000 sq.	12 ft.	40 ft.	14 ft.	
5	 Detention Facilities 	,	ft.	12 11.	40 11.	14 10.	
6	Military InstallationsBuilding and Grounds	10	670,001 to 760,000 sq.	12 ft.	40 ft.	14 ft.	
, ,	Services and Construction		700,000 sq.				
	Contracting Cleaning Plants 						For each additional
3	 Industrial Services 						100,000 square feet, or
)	 Drinking Water Treatment 	Additional Spaces	Buildings greater than	12 ft.	40 ft.	14 ft.	any portion thereof, of building area over
)	 Power Generation 	Required	760,000 sq. ft.	12 It.	40 II.	14 11.	760,000 sq. ft., one
	Facilities Data Center Facilities 						additional loading space is required.
	Data Center FacilitiesFuel Dealers						space is required.
;	Waste-Related Facilities	1	11	1.		1	<u> </u>
	(1) Unless otherwise provided, footage, the square footage				terms of	a number	of spaces per a square
	(a) Off-Streat Parking Us	od for I o	ding An off	straat	arking	araa ma	eting the requirement
	(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 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 activi	2		2			
	Section 31. 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:						
3	(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;						
5	(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						
	and	r -r -r	<u> </u>			۱	······································
)							

(h) Correct manifest clerical.	grammatical or typographical er	rors.					
Section 32. 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: E. Kim							
ORDINANCE 10-17 – Page 114 OREGON	COUNCIL OF THE CIT	Y OF SALEM,					
	Section 32. Severability. Easeverable, and if any part of t jurisdiction, the remainder of PASSED by the City Council this Checked by: E. Kim	severable, and if any part of this ordinance is held invalid by a jurisdiction, the remainder of this ordinance shall remain in ful PASSED by the City Council this day of ATTEST: City Recorder Approved by City Attorney: Checked by: E. Kim ORDINANCE 10-17 – Page 114 COUNCIL OF THE CIT					