

AN ORDINANCE RELATING TO THE ALLOWANCE AND REGULATION OF  
ACCESSORY DWELLING UNITS; CREATING NEW PROVISIONS; AND AMENDING  
SRC 111.005, 111.020, 400.030, 510.005, 511.005, 512.010, 513.005, 514.005, 515.005,  
521.005, 522.005, 523.005, 524.005, 532.015, 532.020, 551.005, 553.005, 554.005, 700.005,  
700.035, 700.050, 700.055, 806.005, 806.015, 806.025, 806.055, AND 806.075.

**Section 1.** SRC 111.005 is amended to read as follows:

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

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

8        ~~(l)~~**(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).

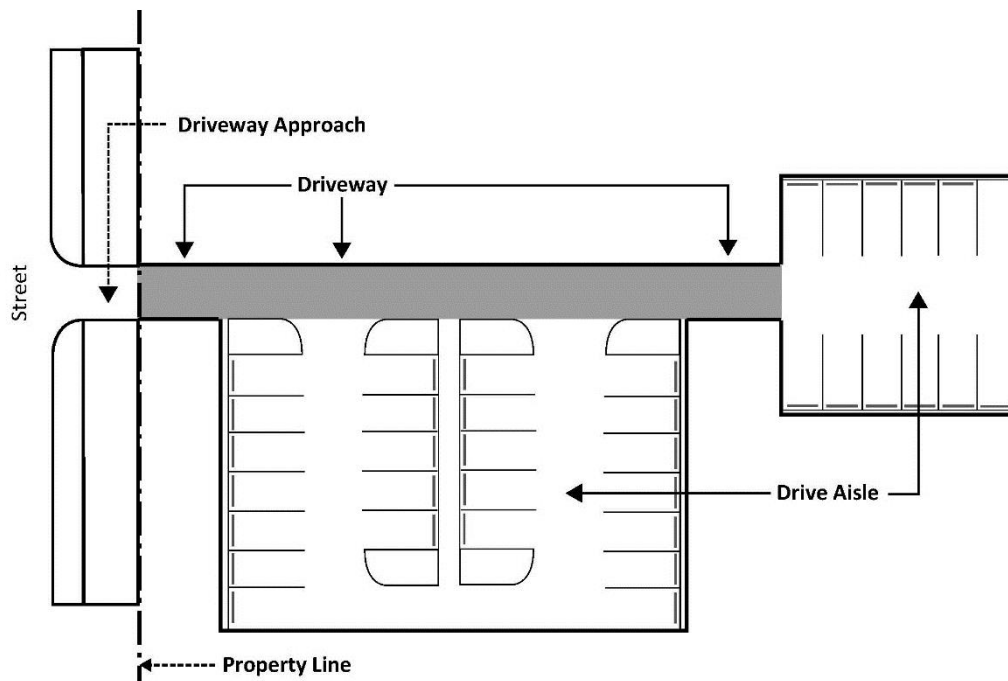
5 **(g)** Downhill lot: A hillside lot which slopes downhill from the front lot line.

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.

**FIGURE 111-2  
DRIVEWAY**



(k) Duplex: A building that contains two dwelling units. For the purposes of this section, a building that contains an accessory dwelling unit attached to a single family detached dwelling, manufactured home, or zero side yard dwelling shall not be considered a “duplex.”

(l) Dwelling: A building, or portion thereof, which contains one or two dwelling units.

(m) Dwelling unit: A single independent unit providing complete ~~independent~~ living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking, and sanitation. For the purposes of this definition, “independent” means the dwelling unit:

- (1) Is detached from any other dwelling unit or is separated from any other dwelling unit by an approved fire separation as required under the Building Code;
- (2) Includes a kitchen area with a sink and an approved electrical service connection for a stove or range; and

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                   unit.

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.**

(a) Except as otherwise provided in this section, the permitted (P), special (S), conditional (C), and prohibited (N) uses in the RA zone are set forth in Table 510-1.

**TABLE 510-1  
USES**

<b>Table 510-1: Uses</b>		
<b>Use</b>	<b>Status</b>	<b>Limitations &amp; Qualifications</b>
<b>Household Living</b>		
Single Family	P	The following Single Family activities: <ul style="list-style-type: none"> <li>▪ Single family detached dwelling.</li> <li>▪ Residential Home, as defined under ORS 197.660.</li> <li>▪ Manufactured dwelling park, subject to SRC Chapter 235.</li> </ul>
	S	The following Single Family activities: <ul style="list-style-type: none"> <li>▪ Manufactured home, subject to SRC 700.025.</li> <li>▪ Townhouse, subject to SRC 700.080.</li> <li>▪ Zero side yard dwelling, subject to SRC 700.090.</li> </ul>
	N	All other Single Family.
Two Family	P	The following Two Family activities: <ul style="list-style-type: none"> <li>▪ Duplex, when located on a corner lot.</li> <li>▪ Duplex, when located on a lot whose side abuts property other than a street or alley in a Commercial (C) or Industrial (I) zone, and the entire lot is located within 165 feet of the C or I zone.</li> </ul>
	S	Two family shared dwelling, subject to SRC 700.085.
	N	All other Two Family
Multiple Family	N	
<b>Group Living</b>		
Room and Board	N	
Residential Care	C	Residential Facility, as defined under ORS 197.660, when located on a lot with frontage on an arterial or collector street.
	N	All other Residential Care.
Nursing Care	C	Nursing Care, when located on a lot with frontage on an arterial or collector street.
	N	All other Nursing Care.
<b>Lodging</b>		
Short-Term Commercial Lodging	C	Bed and breakfasts.
	N	All other Short-Term Commercial Lodging.
Long-Term Commercial Lodging	N	
Non-Profit Shelters	C	Non-Profit Shelters serving 5 or fewer persons, when located on a lot with frontage on an arterial or collector street.
	N	All other Non-Profit Shelters.
<b>Retail Sales and Service</b>		

Table 510-1: Uses		
Use	Status	Limitations & Qualifications
Eating and Drinking Establishments	N	
Retail Sales	P	Retail sales of agricultural products, when the sales area does not exceed 1,000 square feet in size.
	N	All other Retail Sales.
Personal Services	C	The following Personal Services activities: <ul style="list-style-type: none"> <li>▪ Beauty salons.</li> <li>▪ Barber shops.</li> </ul>
	N	All other Personal Services.
Postal Services and Retail Financial Services	N	
<b>Business and Professional Services</b>		
Office	C	Landscape architects and planners.
	N	All other Office.
Audio/Visual Media Production	N	
Laboratory Research and Testing	N	
<b>Motor Vehicle, Trailer, and Manufactured Dwelling Sales and Services</b>		
Motor Vehicle and Manufactured Dwelling and Trailer Sales	N	
Motor Vehicle Services	N	
Commercial Parking	N	Parking structures.
	S	All other Commercial Parking, subject to SRC 700.045.
Park-and-Ride Facilities	N	
Taxicabs and Car Services	N	
Heavy Vehicle and Trailer Sales	N	
Heavy Vehicle and Trailer Service and Storage	N	
<b>Recreation, Entertainment, and Cultural Services and Facilities</b>		
Commercial Entertainment – Indoor	N	
Commercial Entertainment – Outdoor	S	Golf courses, subject to SRC 700.015.
	N	All other Commercial Entertainment – Outdoor.
Major Event Entertainment	N	
Recreational and Cultural Community Services	P	Libraries.
	S	Golf courses, subject to SRC 700.015.
	C	All other Recreational and Cultural Community Services.
Parks and Open Space	C	Arboreta and botanical gardens.
	P	All other Parks and Open Space.

Table 510-1: Uses		
Use	Status	Limitations & Qualifications
Non-Profit Membership Assembly	C	
Religious Assembly	S	Religious Assembly, subject to SRC 700.050.
<b>Health Services</b>		
Medical Centers/Hospitals	N	
Outpatient Medical Services and Laboratories	N	
<b>Educational Services</b>		
Day Care	P	The following Day Care activities: <ul style="list-style-type: none"> <li>▪ Child day care home.</li> <li>▪ Adult day care home.</li> </ul>
	C	The following Day Care activities: <ul style="list-style-type: none"> <li>▪ Child day care center.</li> <li>▪ Adult day care center.</li> </ul>
	N	All other Day Care.
Basic Education	S	Basic Education, subject to SRC 700.010.
Post-Secondary and Adult Education	N	
<b>Civic Services</b>		
Governmental Services	N	
Social Services	S	Social Services, subject to SRC 700.075.
Governmental Maintenance Services and Construction	N	
<b>Public Safety</b>		
Emergency Services	N	The following Emergency Services activities: <ul style="list-style-type: none"> <li>▪ Ambulance stations.</li> <li>▪ Ambulance service facilities.</li> </ul>
	P	All other Emergency Services.
Detention Facilities	N	
Military Installations	N	
<b>Funeral and Related Services</b>		
Cemeteries	N	
Funeral and Cremation Services	N	Crematories.
	C	All other Funeral and Cremation Services.
<b>Construction Contracting, Repair, Maintenance, and Industrial Services</b>		
General Repair Services	N	
Building and Grounds Services and Construction Contracting	C	The following Building and Grounds Services and Construction Contracting Activities: <ul style="list-style-type: none"> <li>▪ Landscape, lawn, and garden services.</li> <li>▪ Tree and shrub services.</li> </ul>
	N	All other Building and Grounds Services and Construction Contracting.
Cleaning Plants	N	
Industrial Services	N	
<b>Wholesale Sales, Storage, and Distribution</b>		



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

Table 510-1: Uses		
Use	Status	Limitations & Qualifications
Temporary Uses	P	The following Temporary Uses: <ul style="list-style-type: none"> <li>▪ Christmas tree sales, subject to SRC 701.015.</li> <li>▪ Residential sales/development office, subject to SRC 701.030.</li> <li>▪ Replacement single family dwelling, subject to SRC 701.025.</li> </ul>
Home Occupations	S	Home Occupations, subject to SRC 700.020.
Guest Houses and Guest Quarters	P	Guest houses and guest quarters are permitted as an accessory use to Single Family, provided such houses and quarters are dependent upon the main building for either kitchen or bathroom facilities, or both, and are used for temporary lodging and not as a place of residence.
Taking of Boarders or Leasing of Rooms by Resident Family	P	Taking of boarders or leasing of rooms by a resident family is permitted as an accessory use to Household Living, provided the total number of boarders and roomers does not exceed two in any dwelling unit.
Storage of Commercial Vehicle as an Accessory Use to Household Living	P	Storage of a commercial vehicle as an accessory use to Household Living is permitted, provided no more than one commercial vehicle is stored per dwelling unit.
Historic Resource Adaptive Reuse pursuant to SRC Chapter 230	Allowed	Historic Resource Adaptive Reuse pursuant to SRC Chapter 230 is allowed, subject to SRC 230.085.
Accessory Dwelling Units	S	Accessory Dwelling Units, subject to SRC 700.006.

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

(1) Building or structures housing a continued use may be structurally altered or enlarged, or rebuilt following damage or destruction, provided such alteration, enlargement, or rebuilding complies with the standards set forth in SRC 510.010(e).

(2) Cease of occupancy of a building or structure for a continued use shall not preclude future use of the building or structure for that use; provided, however, conversion of the building or structure to another use shall thereafter prevent conversion back to that use.

**Section 5.** SRC 511.005 is amended to read as follows:

**511.005. Uses.**

(a) Except as otherwise provided in this section, the permitted (P), special (S), conditional (C), and prohibited (N) uses in the RS zone are set forth in Table 511-1.

**TABLE 511-1  
USES**

<b>Table 511-1: Uses</b>		
<b>Use</b>	<b>Status</b>	<b>Limitations &amp; Qualifications</b>
<b>Household Living</b>		
Single Family	P	The following Single Family activities: <ul style="list-style-type: none"> <li>Single family detached dwelling.</li> <li>Residential Home, as defined under ORS 197.660.</li> <li>Manufactured dwelling park, subject to SRC Chapter 235.</li> </ul>
	S	The following Single Family activities: <ul style="list-style-type: none"> <li>Manufactured home, subject to SRC 700.025.</li> <li>Townhouse, subject to SRC 700.080.</li> <li>Zero side yard dwelling, subject to SRC 700.090.</li> </ul>
	N	All other Single Family.
Two Family	P	The following Two Family activities: <ul style="list-style-type: none"> <li>Duplex, when located on a corner lot.</li> <li>Duplex, when located on a lot whose side abuts property other than a street or alley in a Commercial (C) or Industrial (I) zone, and the entire lot is located within 165 feet of the C or I zone.</li> </ul>
	S	Two family shared dwelling, subject to SRC 700.085.
	N	All other Two Family
Multiple Family	N	
<b>Group Living</b>		
Room and Board	N	
Residential Care	C	Residential Facility, as defined under ORS 197.660, when located on a lot with frontage on an arterial or collector street.
	N	All other Residential Care.
Nursing Care	C	Nursing Care, when located on a lot with frontage on an arterial or collector street.
	N	All other Nursing Care.
<b>Lodging</b>		
Short-Term Commercial Lodging	C	Bed and breakfasts.
	N	All other Short-Term Commercial Lodging.
Long-Term Commercial Lodging	N	
Non-Profit Shelters	C	Non-Profit Shelters serving 5 or fewer persons, when located on a lot with frontage on an arterial or collector street.
	N	All other Non-Profit Shelters.
<b>Retail Sales and Service</b>		

Table 511-1: Uses		
Use	Status	Limitations & Qualifications
Eating and Drinking Establishments	N	
Retail Sales	N	
Personal Services	C	The following Personal Services activities: <ul style="list-style-type: none"> <li>Beauty salons.</li> <li>Barber shops.</li> </ul>
	N	All other Personal Services.
Postal Services and Retail Financial Services	N	
<b>Business and Professional Services</b>		
Office	N	
Audio/Visual Media Production	N	
Laboratory Research and Testing	N	
<b>Motor Vehicle, Trailer, and Manufactured Dwelling Sales and Services</b>		
Motor Vehicle and Manufactured Dwelling and Trailer Sales	N	
Motor Vehicle Services	N	
Commercial Parking	N	Parking structures.
	S	All other Commercial Parking, subject to SRC 700.045.
Park-and-Ride Facilities	N	
Taxicabs and Car Services	N	
Heavy Vehicle and Trailer Sales	N	
Heavy Vehicle and Trailer Service and Storage	N	
<b>Recreation, Entertainment, and Cultural Services and Facilities</b>		
Commercial Entertainment – Indoor	N	
Commercial Entertainment – Outdoor	S	Golf courses, subject to SRC 700.015.
	N	All other Commercial Entertainment – Outdoor.
Major Event Entertainment	N	
Recreational and Cultural Community Services	P	Libraries.
	S	Golf courses, subject to SRC 700.015.
	C	Community or neighborhood club buildings, including swimming pools and similar recreation facilities when operated by a non-profit community club.
	N	All other Recreation and Cultural Community Services
Parks and Open Space	N	Arboreta and botanical gardens.
	P	All other Parks and Open Space.
Non-Profit Membership Assembly	C	

Table 511-1: Uses		
Use	Status	Limitations & Qualifications
Religious Assembly	S	Religious Assembly, subject to SRC 700.050.
<b>Health Services</b>		
Medical Centers/Hospitals	N	
Outpatient Medical Services and Laboratories	N	
<b>Educational Services</b>		
Day Care	P	The following Day Care activities: <ul style="list-style-type: none"> <li>▪ Child day care home</li> <li>▪ Adult day care home.</li> </ul>
	C	The following Day Care activities: <ul style="list-style-type: none"> <li>▪ Child day care center.</li> <li>▪ Adult day care center.</li> </ul>
	N	All other Day Care.
Basic Education	S	Basic Education, subject to SRC 700.010.
Post-Secondary and Adult Education	N	
<b>Civic Services</b>		
Governmental Services	N	
Social Services	N	
Governmental Maintenance Services and Construction	N	
<b>Public Safety</b>		
Emergency Services	N	The following Emergency Services activities: <ul style="list-style-type: none"> <li>▪ Ambulance stations.</li> <li>▪ Ambulance service facilities.</li> </ul>
	P	All other Emergency Services.
Detention Facilities	N	
Military Installations	N	
<b>Funeral and Related Services</b>		
Cemeteries	N	
Funeral and Cremation Services	N	Crematories.
	C	All other Funeral and Cremation Services.
<b>Construction Contracting, Repair, Maintenance, and Industrial Services</b>		
General Repair Services	N	
Building and Grounds Services and Construction Contracting	N	
Cleaning Plants	N	
Industrial Services	N	
<b>Wholesale Sales, Storage, and Distribution</b>		
General Wholesaling	N	
Heavy Wholesaling	N	
Warehousing and Distribution	N	
Self-Service Storage	N	
<b>Manufacturing</b>		
General Manufacturing	N	

**Table 511-1: Uses**

Use	Status	Limitations & Qualifications
Heavy Manufacturing	N	
Printing	N	
<b>Transportation Facilities</b>		
Aviation Facilities	N	
Passenger Ground Transportation Facilities	P	Transit stop shelters.
	N	All other Passenger Ground Transportation Facilities.
Marine Facilities	N	
<b>Utilities</b>		
Basic Utilities	P	
Wireless Communication Facilities	Allowed	Wireless Communication Facilities are allowed, subject to SRC Chapter 703.
Drinking Water Treatment Facilities	C	
Power Generation Facilities	N	
Data Center Facilities	N	
Fuel Dealers	N	
Waste-Related Facilities	N	
<b>Mining and Natural Resource Extraction</b>		
Petroleum and Natural Gas Production	N	
Surface Mining	N	
<b>Farming, Forestry, and Animal Services</b>		
Agriculture	N	Marijuana Production
	P	All Other Agriculture
Forestry	P	
Agriculture and Forestry Services	N	
Keeping of Livestock and Other Animals	N	
Animal Services	C	Existing wildlife rehabilitation facility.
	N	All other Animal Services.
<b>Other Uses</b>		
Temporary Uses	P	The following Temporary Uses: <ul style="list-style-type: none"> <li>▪ Christmas tree sales, subject to SRC 701.015.</li> <li>▪ Residential sales/development office, subject to SRC 701.030.</li> <li>▪ Replacement single family dwelling, subject to SRC 701.025.</li> </ul>
Home Occupations	S	Home Occupations, subject to SRC 700.020.
Guest Houses and Guest Quarters	P	Guest houses and guest quarters are permitted as an accessory use to Single Family, provided such houses and quarters are dependent upon the main building for either kitchen or bathroom facilities, or both, and are used for temporary lodging and not as a place of residence.

**Table 511-1: Uses**

Use	Status	Limitations & Qualifications
Taking of Borders or Leasing of Rooms by Resident Family	P	Taking of boarders or leasing of rooms by a resident family is permitted as an accessory use to Household Living, provided the total number of boarders and roomers does not exceed two in any dwelling unit.
Storage of Commercial Vehicle as an Accessory Use to Household Living	P	Storage of a commercial vehicle as an accessory use to Household Living is permitted, provided no more than one commercial vehicle is stored per dwelling unit.
Historic Resource Adaptive Reuse pursuant to SRC Chapter 230	Allowed	Historic Resource Adaptive Reuse pursuant to SRC Chapter 230 is allowed, subject to SRC 230.085.
<u>Accessory Dwelling Units</u>	<u>S</u>	<u>Accessory Dwelling Units, subject to SRC 700.006.</u>

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

(1) Building or structures housing a continued use may be structurally altered or enlarged, or rebuilt following damage or destruction, provided such alteration, enlargement, or rebuilding complies with the standards set forth in SRC 511.010(f).

(2) Cease of occupancy of a building or structure for a continued use shall not preclude future use of the building or structure for that use; provided, however, conversion of the building or structure to another use shall thereafter prevent conversion back to that use.

**Section 6.** SRC 512.010 is amended to read as follows:

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

**TABLE 512-1  
USES**

**Table 512-1: Uses**

Use	Status	Limitations & Qualifications
<b>Household Living</b>		
Single Family	P	The following Single Family activities: <ul style="list-style-type: none"><li>▪ Single family detached dwelling.</li><li>▪ Residential Home, as defined under ORS 197.660.</li></ul>

Table 512-1: Uses		
Use	Status	Limitations & Qualifications
	S	The following Single Family activities: <ul style="list-style-type: none"> <li>▪ Manufactured home, subject to SRC 700.025.</li> <li>▪ Townhouse, subject to SRC 700.080.</li> <li>▪ Zero side yard dwelling, subject to SRC 700.090.</li> </ul>
	N	All other Single Family.
Two Family	P	
Multiple Family	N	
<b>Group Living</b>		
Room and Board	N	
Residential Care	S	Residential Facility, as defined under ORS 197.660, subject to SRC 700.055.
	N	All other Residential Care.
Nursing Care	S	Nursing Care, subject to SRC 700.040.
<b>Lodging</b>		
Short-Term Commercial Lodging	C	Bed and breakfasts.
	N	All other Short-Term Commercial Lodging.
Long-Term Commercial Lodging	N	
Non-Profit Shelters	C	Non-Profit Shelters serving 5 or fewer persons.
	N	All other Non-Profit Shelters.
<b>Retail Sales and Service</b>		
Eating and Drinking Establishments	N	
Retail Sales	N	
Personal Services	N	
Postal Services and Retail Financial Services	N	
<b>Business and Professional Services</b>		
Office	N	
Audio/Visual Media Production	N	
Laboratory Research and Testing	N	
<b>Motor Vehicle, Trailer, and Manufactured Dwelling Sales and Services</b>		
Motor Vehicle and Manufactured Dwelling and Trailer Sales	N	
Motor Vehicle Services	N	
Commercial Parking	N	
Park-and-Ride Facilities	N	
Taxicabs and Car Services	N	
Heavy Vehicle and Trailer Sales	N	



Table 512-1: Uses		
Use	Status	Limitations & Qualifications
Heavy Vehicle and Trailer Service and Storage	N	
<b>Recreation, Entertainment, and Cultural Services and Facilities</b>		
Commercial Entertainment – Indoor	C	Membership sports and recreation clubs.
	N	All other Commercial Entertainment – Indoor.
Commercial Entertainment – Outdoor	C	Membership sports and recreation clubs.
	N	All other Commercial Entertainment – Outdoor.
Major Event Entertainment	N	
Recreational and Cultural Community Services	P	Libraries.
	N	All other Recreation and Cultural Community Services.
Parks and Open Space	N	Arboreta and botanical gardens.
	P	All other Parks and Open Space.
Non-Profit Membership Assembly	N	
Religious Assembly	S	Religious Assembly, subject to SRC 700.050.
<b>Health Services</b>		
Medical Centers/Hospitals	N	
Outpatient Medical Services and Laboratories	N	
<b>Educational Services</b>		
Day Care	P	Child day care home.
	C	Child day care center.
	N	All other Day Care.
Basic Education	N	
Post-Secondary and Adult Education	N	
<b>Civic Services</b>		
Governmental Services	N	
Social Services	N	
Governmental Maintenance Services and Construction	N	
<b>Public Safety</b>		
Emergency Services	N	The following Emergency Services activities: <ul style="list-style-type: none"> <li>Ambulance stations.</li> <li>Ambulance service facilities.</li> </ul>
	P	All other Emergency Services.
Detention Facilities	N	
Military Installations	N	
<b>Funeral and Related Services</b>		
Cemeteries	N	
Funeral and Cremation Services	N	
<b>Construction Contracting, Repair, Maintenance, and Industrial Services</b>		
General Repair Services	N	

Table 512-1: Uses		
Use	Status	Limitations & Qualifications
Building and Grounds Services and Construction Contracting	N	
Cleaning Plants	N	
Industrial Services	N	
<b>Wholesale Sales, Storage, and Distribution</b>		
General Wholesaling	N	
Heavy Wholesaling	N	
Warehousing and Distribution	N	
Self-Service Storage	N	
<b>Manufacturing</b>		
General Manufacturing	N	
Heavy Manufacturing	N	
Printing	N	
<b>Transportation Facilities</b>		
Aviation Facilities	N	
Passenger Ground Transportation Facilities	P	Transit stop shelters.
	N	All other Passenger Ground Transportation Facilities.
Marine Facilities	N	
<b>Utilities</b>		
Basic Utilities	P	
Wireless Communication Facilities	Allowed	Wireless Communication Facilities are allowed, subject to SRC Chapter 703.
Drinking Water Treatment Facilities	C	
Power Generation Facilities	N	
Data Center Facilities	N	
Fuel Dealers	N	
Waste-Related Facilities	N	
<b>Mining and Natural Resource Extraction</b>		
Petroleum and Natural Gas Production	N	
Surface Mining	N	
<b>Farming, Forestry, and Animal Services</b>		
Agriculture	N	Marijuana Production
	P	All Other Agriculture
Forestry	P	
Agriculture and Forestry Services	N	
Keeping of Livestock and Other Animals	N	
Animal Services	N	
<b>Other Uses</b>		
Temporary Uses	P	Christmas tree sales, subject to SRC 701.015.
Home Occupations	S	Home Occupations, subject to SRC 700.020.

**Table 512-1: Uses**

Use	Status	Limitations & Qualifications
Guest Houses and Guest Quarters	P	Guest houses and guest quarters are permitted as an accessory use to Single Family, provided such houses and quarters are dependent upon the main building for either kitchen or bathroom facilities, or both, and are used for temporary lodging and not as a place of residence.
Taking of Boarders or Leasing of Rooms by a Resident Family	P	Taking of boarders or leasing of rooms by a resident family is permitted as an accessory use to Household Living, provided the total number of boarders and roomers does not exceed two in any dwelling unit.
Storage of Commercial Vehicle as an Accessory Use to Household Living	P	Storage of a commercial vehicle as an accessory use to Household Living is permitted, provided no more than one commercial vehicle is stored per dwelling unit.
Historic Resource Adaptive Reuse pursuant to SRC Chapter 230	Allowed	Historic Resource Adaptive Reuse pursuant to SRC Chapter 230 is allowed, subject to SRC 230.085.
Accessory Dwelling Units	S	Accessory Dwelling Units, subject to SRC 700.006.

**Section 7.** SRC 512.015 is amended to read as follows:

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

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

**TABLE 512-2  
LOT STANDARDS**

**Table 512-2: Lot Standards**

Requirement	Standard	Limitations & Qualifications
<b>LOT AREA</b>		
Single Family	Min. 4,000 sq. ft.	
Two Family	Min. 7,000 sq. ft.	Two Family activities constructed on lots less than 7,000 square feet prior to February 1, 2007 shall be considered conforming with respect to lot area and may be continued so long as they remain otherwise lawful.
All Other Uses	Min. 6,000 sq. ft.	
<b>LOT WIDTH</b>		
All Uses	Min. 40 ft.	
<b>LOT DEPTH</b>		
Single Family and Two Family	Min. 70 ft.	
	Min. 120 ft.	Applicable to double frontage lots.
	Max. 300% of average lot width	
All Other Uses	Min. 80 ft.	

**Table 512-2: Lot Standards**

Requirement	Standard	Limitations & Qualifications
	Min. 120 ft.	Applicable to double frontage lots.
	Max. 300% of average lot width	
<b>STREET FRONTAGE</b>		
Single Family	Min. 40 ft.	
	Min. 30 ft.	Applicable to lots fronting on the turnaround of a cul-de-sac street or the outside curve of a curved street having a radius of 200 feet or less and a direction change of 60 degrees or more.  In no case shall the lot width be less than 40 ft. at the front building setback line.
All Other Uses	Min. 40 ft.	

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

**TABLE 512-3  
SETBACKS****Table 512-3: Setbacks**

Requirement	Standard	Limitations & Qualifications
<b>ABUTTING STREET</b>		
<b>Buildings</b>		
All Uses	Min. 12 ft.	
	Min. 20 ft.	Applicable along collector or arterial streets.
<b>Accessory Structures</b>		
Accessory to All Uses	None	Applicable to accessory structures not more than 4 ft. in height.
	Min. 12 ft.	Applicable to accessory structures greater than 4 ft. in height
	Min. 20 ft.	Applicable to accessory structures greater than 4 ft. in height, when located in a yard adjacent to a collector or arterial street.
<b>INTERIOR FRONT</b>		
<b>Buildings</b>		
All Uses	Min. 12 ft.	
<b>Accessory Structures</b>		
Accessory to All Uses	None	Applicable to accessory structures not more than 4 ft. in height.
	Min. 12 ft.	Applicable to accessory structures greater than 4 ft. in height
<b>INTERIOR SIDE</b>		
<b>Buildings</b>		

Table 512-3: Setbacks		
Requirement	Standard	Limitations & Qualifications
Single Family	Min. 5 ft.	Applicable to new buildings, other than zero side yard dwellings and townhouses.
	Min. 3 ft.	Applicable to existing buildings, other than zero side yard dwellings and townhouses.
	Per SRC 700.080	Applicable to townhouses.
	Per SRC 700.090	Applicable to zero side yard dwellings.
Two Family	Min. 5 ft.	
All Other Uses	Min. 5 ft.	Applicable to new buildings not more than 35 ft. in height.
	Min. 5 ft., plus one foot for each one-foot of height over 35 ft., but need not exceed 20 ft. in depth.	Applicable to new buildings greater than 35 ft. in height.
<b>Accessory Structures</b>		
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.
<b>INTERIOR REAR</b>		
<b>Buildings</b>		
All Uses	Min. 14 ft.	Applicable to any portion of a building not more than one-story in height.
	Min. 20 ft.	Applicable to any portion of a building greater than one-story in height.
<b>Accessory Structures</b>		
Accessory to All Uses	None	Applicable to accessory structures not more than 9 ft. in height.
	Min. one foot for each one-foot of height over 9 feet.	Applicable to accessory structures greater than 9 ft. in height.
	Min. 1 ft.	Applicable to accessory structures adjacent to an alley, unless a greater setback is required based on the height of the accessory structure.

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

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

<b>Table 512-4: Lot Coverage; Height</b>		
<b>Requirement</b>	<b>Standard</b>	<b>Limitations &amp; Qualifications</b>
<b>LOT COVERAGE</b>		
<b>Buildings and Accessory Structures</b>		
Single Family and Two Family	Max. 60%	
All Other Uses	Max. 35%	
<b>REAR YARD COVERAGE</b>		
<b>Buildings</b>		
All Uses	N/A	
<b>Accessory Structures</b>		
Accessory to Single Family and Two Family	Max. 25%	
Accessory to All Other Uses	No Max.	
<b>HEIGHT</b>		
<b>Buildings</b>		
Single Family and Two Family	Max. 35 ft.	Applicable to new buildings.
	Max. 28 ft. or existing building height, whichever is greater	Applicable to existing buildings.
All Other Uses	Max. 50 ft.	
<b>Accessory Structures</b>		
Accessory to All Uses	Max. 15 ft.	

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

**TABLE 512-5  
MAXIMUM SQUARE FOOTAGE FOR ALL ACCESSORY STRUCTURES**

<b>Table 512-5: Maximum Square Footage for All Accessory Structures</b>	
<b>Main Building Gross Area</b>	<b>Maximum Total Square Footage for All Accessory Structures</b>
1,200 square feet or less.	600 sq. ft.

Table 512-5: Maximum Square Footage for All Accessory Structures	
Main Building Gross Area	Maximum Total Square Footage for All Accessory Structures
Greater than 1,200 square feet.	1,000 sq. ft. or 50% of main building gross area, whichever is less.

**(e) Garages Required.**

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

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

**Section 8.** SRC 513.005 is amended to read as follows:

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

**TABLE 513-1  
USES**

Table 513-1: Uses		
Use	Status	Limitations & Qualifications
Household Living		

**Table 513-1: Uses**

Use	Status	Limitations & Qualifications
Single Family	P	The following Single Family activities are permitted: <ul style="list-style-type: none"> <li>Single family detached dwelling.</li> <li>Townhouse.</li> <li>Residential Home, as defined under ORS 197.660.</li> <li>Manufactured dwelling park, subject to SRC Chapter 235.</li> </ul>
	S	The following Single Family activities: <ul style="list-style-type: none"> <li>Manufactured home, subject to SRC 700.025.</li> <li>Zero side yard dwelling, subject to SRC 700.090.</li> </ul>
	N	All other Single Family.
Two Family	P	
Multiple Family	P	
<b>Group Living</b>		
Room and Board	P	Room and Board serving 5 or fewer persons.
	C	Room and Board serving 6 to 10 persons.
	N	All other Room and Board.
Residential Care	P	
Nursing Care	S	Nursing Care, subject to SRC 700.040.
<b>Lodging</b>		
Short-Term Commercial Lodging	P	Bed and Breakfast.
	N	All other Short-Term Commercial Lodging.
Long-Term Commercial Lodging	N	
Non-Profit Shelters	C	Non-Profit Shelters serving up to 10 persons.
	N	All other Non-Profit Shelters.
<b>Retail Sales and Service</b>		
Eating and Drinking Establishments	N	
Retail Sales	N	
Personal Services	N	
Postal Services and Retail Financial Services	N	
<b>Business and Professional Services</b>		
Office	N	
Audio/Visual Media Production	N	
Laboratory Research and Testing	N	
<b>Motor Vehicle, Trailer, and Manufactured Dwelling Sales and Services</b>		
Motor Vehicle and Manufactured Dwelling and Trailer Sales	N	
Motor Vehicle Services	N	



**Table 513-1: Uses**

Use	Status	Limitations & Qualifications
Commercial Parking	P	Commercial Parking, when located on a lot whose side abuts property, other than a street or alley, within a commercial or industrial zone, and the lot is located entirely within 165 feet of the abutting commercial or industrial zone.
	N	All other Commercial Parking.
Park-and-Ride Facilities	P	Park-and-Ride Facilities, when located on a lot whose side abuts property, other than a street or alley, within a commercial or industrial zone, and the lot is located entirely within 165 feet of the abutting commercial or industrial zone.
	N	All other Park-and-Ride Facilities.
Taxicabs and Car Services	N	
Heavy Vehicle and Trailer Sales	N	
Heavy Vehicle and Trailer Service and Storage	N	
<b>Recreation, Entertainment, and Cultural Services and Facilities</b>		
Commercial Entertainment – Indoor	C	Membership sports and recreation clubs.
	N	All other Commercial Entertainment – Indoor.
Commercial Entertainment – Outdoor	C	Membership sports and recreation clubs.
	N	All other Commercial Entertainment – Outdoor.
Major Event Entertainment	N	
Recreational and Cultural Community Services	P	Libraries.
	C	All other Recreation and Cultural Community Services.
Parks and Open Space	C	Arboreta and botanical gardens.
	P	All other Parks and Open Space.
Non-Profit Membership Assembly	N	
Religious Assembly	S	Religious Assembly, subject to SRC 700.050.
<b>Health Services</b>		
Medical Centers/Hospitals	N	
Outpatient Medical Services and Laboratories	N	
<b>Educational Services</b>		
Day Care	P	The following Day Care activities: <ul style="list-style-type: none"> <li>▪ Child day care home.</li> <li>▪ Adult day care home.</li> </ul>
	C	The following Day care activities: <ul style="list-style-type: none"> <li>▪ Child day care center.</li> <li>▪ Adult day care center.</li> </ul>
	N	All other Day Care.
Basic Education	S	Basic Education, subject to SRC 700.010.

Table 513-1: Uses		
Use	Status	Limitations & Qualifications
Post-Secondary and Adult Education	N	
<b>Civic Services</b>		
Governmental Services	N	
Social Services	N	
Governmental Maintenance Services and Construction	N	
<b>Public Safety</b>		
Emergency Services	N	The following Emergency Services activities: <ul style="list-style-type: none"> <li>▪ Ambulance stations.</li> <li>▪ Ambulance service facilities.</li> </ul>
	P	All other Emergency Services.
Detention Facilities	N	
Military Installations	N	
<b>Funeral and Related Services</b>		
Cemeteries	N	
Funeral and Cremation Services	N	
<b>Construction Contracting, Repair, Maintenance, and Industrial Services</b>		
General Repair Services	N	
Building and Grounds Services and Construction Contracting	N	
Cleaning Plants	N	
Industrial Services	N	
<b>Wholesale Sales, Storage, and Distribution</b>		
General Wholesaling	N	
Heavy Wholesaling	N	
Warehousing and Distribution	N	
Self-Service Storage	N	
<b>Manufacturing</b>		
General Manufacturing	N	
Heavy Manufacturing	N	
Printing	N	
<b>Transportation Facilities</b>		
Aviation Facilities	N	
Passenger Ground Transportation Facilities	P	Transit stop shelters.
	N	All other Passenger Ground Transportation Facilities.
Marine Facilities	N	
<b>Utilities</b>		
Basic Utilities	P	
Wireless Communication Facilities	Allowed	Wireless Communication Facilities are allowed, subject to SRC Chapter 703.
Drinking Water Treatment Facilities	C	
Power Generation Facilities	N	

Table 513-1: Uses		
Use	Status	Limitations & Qualifications
Data Center Facilities	N	
Fuel Dealers	N	
Waste-Related Facilities	N	
<b>Mining and Natural Resource Extraction</b>		
Petroleum and Natural Gas Production	N	
Surface Mining	N	
<b>Farming, Forestry, and Animal Services</b>		
Agriculture	N	
Forestry	N	
Agriculture and Forestry Services	N	
Keeping of Livestock and Other Animals	N	
Animal Services	N	
<b>Other Uses</b>		
Temporary Uses	P	The following Temporary Uses: <ul style="list-style-type: none"> <li>▪ Christmas tree sales, subject to SRC 701.015.</li> <li>▪ Residential sales/development office, subject to SRC 701.030.</li> </ul>
Home Occupations	S	Home Occupations, subject to SRC 700.020.
Taking of Borders or Leasing of Rooms by a Resident Family	P	Taking of boarders or leasing of rooms by a resident family is permitted as an accessory use to Household Living, provided the total number of boarders and roomers does not exceed two in any dwelling unit.
Historic Resource Adaptive Reuse pursuant to SRC Chapter 230	Allowed	Historic Resource Adaptive Reuse pursuant to SRC Chapter 230 is allowed, subject to SRC 230.085.
<u>Accessory Dwelling Units</u>	<u>S</u>	<u>Accessory Dwelling Units, subject to SRC 700.006.</u>

**Section 9.** SRC 514.005 is amended to read as follows:

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

**TABLE 514-1  
USES**

Table 514-1: Uses		
Use	Status	Limitations & Qualifications
<b>Household Living</b>		

**Table 514-1: Uses**

Use	Status	Limitations & Qualifications
Single Family	P	<p>The following Single Family activities:</p> <ul style="list-style-type: none"> <li>▪ Replacement of existing single family detached dwelling.</li> <li>▪ New single family detached dwelling on a non-conforming lot of record less than 6,000 square feet in area.</li> <li>▪ Townhouse.</li> <li>▪ Residential Home, as defined under ORS 197.660.</li> <li>▪ Manufactured dwelling park, subject to SRC Chapter 235.</li> </ul>
	S	<p>The following Single Family activities:</p> <ul style="list-style-type: none"> <li>▪ Replacement of existing manufactured home, subject to SRC 700.025.</li> <li>▪ Zero side yard dwelling, subject to SRC 700.090.</li> </ul>
	N	All other Single Family.
Two Family	P	
Multiple Family	P	
<b>Group Living</b>		
Room and Board	P	Room and Board serving 5 or fewer persons.
	C	Room and Board serving 6 to 10 persons.
	N	All other Room and Board.
Residential Care	P	
Nursing Care	S	Nursing Care, subject to SRC 700.040.
<b>Lodging</b>		
Short-Term Commercial Lodging	P	Bed and Breakfast.
	N	All other Short-Term Commercial Lodging.
Long-Term Commercial Lodging	N	
Non-Profit Shelters	P	Non-Profit Shelters serving 5 or fewer persons.
	C	Non-Profit Shelters serving 6 to 10 persons.
	N	All other Non-Profit Shelters.
<b>Retail Sales and Service</b>		
Eating and Drinking Establishments	N	
Retail Sales	N	
Personal Services	C	<p>The following Personal Services activities:</p> <ul style="list-style-type: none"> <li>▪ Beauty salons.</li> <li>▪ Barber shops.</li> </ul>
	N	All Other Personal Services
Postal Services and Retail Financial Services	N	
<b>Business and Professional Services</b>		

Table 514-1: Uses		
Use	Status	Limitations & Qualifications
Office	N	
Audio/Visual Media Production	N	
Laboratory Research and Testing	N	
<b>Motor Vehicle, Trailer, and Manufactured Dwelling Sales and Services</b>		
Motor Vehicle and Manufactured Dwelling and Trailer Sales	N	
Motor Vehicle Services	N	
Commercial Parking	P	Commercial Parking, when located on a lot whose side abuts property, other than a street or alley, within a commercial or industrial zone, and the lot is located entirely within 165 feet of the abutting commercial or industrial zone.
	N	All other Commercial Parking.
Park-and-Ride Facilities	P	Park-and Ride Facilities, when located on a lot whose side abuts property, other than a street or alley, within a commercial or industrial zone, and the lot is located entirely within 165 feet of the abutting commercial or industrial zone.
	N	All other Park-and-Ride Facilities.
Taxicabs and Car Services	N	
Heavy Vehicle and Trailer Sales	N	
Heavy Vehicle and Trailer Service and Storage	N	
<b>Recreation, Entertainment, and Cultural Services and Facilities</b>		
Commercial Entertainment – Indoor	C	Membership sports and recreation clubs.
	N	All other Commercial Entertainment – Indoor.
Commercial Entertainment – Outdoor	S	Golf courses, subject to SRC 700.015.
	C	Membership sports and recreation clubs.
	N	All other Commercial Entertainment – Outdoor.
Major Event Entertainment	N	
Recreational and Cultural Community Services	P	Libraries.
	C	All other Recreation and Cultural Community Services.
Parks and Open Space	C	Arboreta and botanical gardens.
	P	All other Parks and Open Space.
Non-Profit Membership Assembly	C	
Religious Assembly	S	Religious Assembly, subject to SRC 700.050.
<b>Health Services</b>		
Medical Centers/Hospitals	N	

Table 514-1: Uses		
Use	Status	Limitations & Qualifications
Outpatient Medical Services and Laboratories	N	
<b>Educational Services</b>		
Day Care	P	The following Day Care activities: <ul style="list-style-type: none"> <li>▪ Child day care home.</li> <li>▪ Adult day care home.</li> </ul>
	C	The following Day Care activities: <ul style="list-style-type: none"> <li>▪ Child day care center.</li> <li>▪ Adult day care center.</li> </ul>
	N	All other Day Care.
Basic Education	S	Basic Education, subject to SRC 700.010.
Post-Secondary and Adult Education	N	
<b>Civic Services</b>		
Governmental Services	N	
Social Services	N	
Governmental Maintenance Services and Construction	N	
<b>Public Safety</b>		
Emergency Services	N	Ambulance service facilities.
	P	All other Emergency Services.
Detention Facilities	N	
Military Installations	N	
<b>Funeral and Related Services</b>		
Cemeteries	N	
Funeral and Cremation Services	N	Crematories.
	C	All other Funeral and Cremation Services.
<b>Construction Contracting, Repair, Maintenance, and Industrial Services</b>		
General Repair Services	N	
Building and Grounds Services and Construction Contracting	N	
Cleaning Plants	N	
Industrial Services	N	
<b>Wholesale Sales, Storage, and Distribution</b>		
General Wholesaling	N	
Heavy Wholesaling	N	
Warehousing and Distribution	N	
Self-Service Storage	N	
<b>Manufacturing</b>		
General Manufacturing	N	
Heavy Manufacturing	N	
Printing	N	
<b>Transportation Facilities</b>		

**Table 514-1: Uses**

Use	Status	Limitations & Qualifications
Aviation Facilities	N	
Passenger Ground Transportation Facilities	P	Transit stop shelters.
	N	All other Passenger Ground Transportation Facilities.
Marine Facilities	N	
<b>Utilities</b>		
Basic Utilities	P	
Wireless Communication Facilities	Allowed	Wireless Communication Facilities are allowed, subject to SRC Chapter 703.
Drinking Water Treatment Facilities	C	
Power Generation Facilities	N	
Data Center Facilities	N	
Fuel Dealers	N	
Waste-Related Facilities	N	
<b>Mining and Natural Resource Extraction</b>		
Petroleum and Natural Gas Production	N	
Surface Mining	N	
<b>Farming, Forestry, and Animal Services</b>		
Agriculture	N	Marijuana Production
	P	All other Agriculture
Forestry	P	
Agriculture and Forestry Services	N	
Keeping of Livestock and Other Animals	N	
Animal Services	N	
<b>Other Uses</b>		
Temporary Uses	P	Christmas tree sales, subject to SRC 701.015.
Home Occupations	S	Home Occupations are allowed subject to SRC 700.020.
Guest Houses and Guest Quarters	P	Guest houses and guest quarters are permitted as an accessory use to Single Family, provided such houses and quarters are dependent upon the main building for either kitchen or bathroom facilities, or both, and are used for temporary lodging and not as a place of residence.
Taking of Boarders or Leasing of Rooms by Resident Family	P	The taking of boarders or leasing of rooms by a resident family is permitted as an accessory use to Household Living, provided the total number of boarders and roomers does not exceed two in any dwelling unit.
Storage of Commercial Vehicle as an Accessory Use to Household Living	P	Storage of a commercial vehicle as an accessory use to Household Living is permitted, provided no more than one commercial vehicle is stored per dwelling unit.
Historic Resource Adaptive Reuse pursuant to SRC Chapter 230	Allowed	Historic Resource Adaptive Reuse pursuant to SRC Chapter 230 is allowed, subject to SRC 230.085.

**Table 514-1: Uses**

Use	Status	Limitations & Qualifications
Accessory Dwelling Units	S	Accessory Dwelling Units, subject to SRC 700.006.

**Section 10.** SRC 515.005 is amended to read as follows:

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

**TABLE 515-1**

**USES**

**Table 515-1: Uses**

Use	Status	Limitations & Qualifications
<b>Household Living</b>		
Single Family	P	The following Single Family activities: <ul style="list-style-type: none"><li>▪ Replacement of single family detached dwelling existing on October 23, 2013.</li><li>▪ Residential Home, as defined under ORS 197.660.</li></ul>
	C	New single family detached dwelling, other than the replacement of a single family detached dwelling existing on October 23, 2013.
	N	All other Single Family.
Two Family	P	
Multiple Family	P	
<b>Group Living</b>		
Room and Board	P	Room and Board serving 5 or fewer persons.
	C	Room and Board serving 6 to 10 persons.
	N	All other Room and Board.
Residential Care	P	
Nursing Care	S	Nursing Care, subject to SRC 700.040.
<b>Lodging</b>		
Short-Term Commercial Lodging	P	Bed and Breakfast.
	N	All other Short-Term Commercial Lodging.
Long-Term Commercial Lodging	P	
Non-Profit Shelters	P	Non-Profit Shelters serving 5 or fewer persons.
	C	Non-Profit Shelters serving 6 to 10 persons.
	N	All other Non-Profit Shelters.
<b>Retail Sales and Service</b>		
Eating and Drinking Establishments	N	
Retail Sales	N	



Table 515-1: Uses		
Use	Status	Limitations & Qualifications
Personal Services	C	The following Personal Services activities: <ul style="list-style-type: none"> <li>Beauty salons.</li> <li>Barber shops.</li> </ul>
	N	All Other Personal Services
Postal Services and Retail Financial Services	N	
<b>Business and Professional Services</b>		
Office	N	
Audio/Visual Media Production	N	
Laboratory Research and Testing	N	
<b>Motor Vehicle, Trailer, and Manufactured Dwelling Sales and Services</b>		
Motor Vehicle and Manufactured Dwelling and Trailer Sales	N	
Motor Vehicle Services	N	
Commercial Parking	P	Commercial Parking, when located on a lot whose side abuts property, other than a street or alley, within a commercial or industrial zone, and the lot is located entirely within 165 feet of the abutting commercial or industrial zone.
	N	All other Commercial Parking.
Park-and-Ride Facilities	P	Park-and Ride Facilities, when located on a lot whose side abuts property, other than a street or alley, within a commercial or industrial zone, and the lot is located entirely within 165 feet of the abutting commercial or industrial zone.
	N	All other Park-and-Ride Facilities.
Taxicabs and Car Services	N	
Heavy Vehicle and Trailer Sales	N	
Heavy Vehicle and Trailer Service and Storage	N	
<b>Recreation, Entertainment, and Cultural Services and Facilities</b>		
Commercial Entertainment – Indoor	C	Membership sports and recreation clubs.
	N	All other Commercial Entertainment – Indoor.
Commercial Entertainment – Outdoor	C	Membership sports and recreation clubs.
	N	All other Commercial Entertainment – Outdoor.
Major Event Entertainment	N	
Recreational and Cultural Community Services	P	Libraries.
	C	All other Recreation and Cultural Community Services.
Parks and Open Space	C	Arboreta and botanical gardens.
	P	All other Parks and Open Space.

**Table 515-1: Uses**

Use	Status	Limitations & Qualifications
Non-Profit Membership Assembly	C	
Religious Assembly	S	Religious Assembly is allowed, subject to SRC 700.050.
<b>Health Services</b>		
Medical Centers/Hospitals	N	
Outpatient Medical Services and Laboratories	N	
<b>Educational Services</b>		
Day Care	P	The following Day Care activities: <ul style="list-style-type: none"> <li>▪ Child day care home.</li> <li>▪ Adult day care home.</li> </ul>
	C	The following Day Care activities: <ul style="list-style-type: none"> <li>▪ Child day care center.</li> <li>▪ Adult day care center.</li> </ul>
	N	All other Day Care.
Basic Education	S	Basic Education, subject to SRC 700.010.
Post-Secondary and Adult Education	N	
<b>Civic Services</b>		
Governmental Services	N	
Social Services	N	
Governmental Maintenance Services and Construction	N	
<b>Public Safety</b>		
Emergency Services	N	Ambulance service facilities.
	P	All other Emergency Services.
Detention Facilities	N	
Military Installations	N	
<b>Funeral and Related Services</b>		
Cemeteries	N	
Funeral and Cremation Services	N	
<b>Construction Contracting, Repair, Maintenance, and Industrial Services</b>		
General Repair Services	N	
Building and Grounds Services and Construction Contracting	N	
Cleaning Plants	N	
Industrial Services	N	
<b>Wholesale Sales, Storage, and Distribution</b>		
General Wholesaling	N	
Heavy Wholesaling	N	
Warehousing and Distribution	N	
Self-Service Storage	N	
<b>Manufacturing</b>		
General Manufacturing	N	
Heavy Manufacturing	N	

**Table 515-1: Uses**

Use	Status	Limitations & Qualifications
Printing	N	
<b>Transportation Facilities</b>		
Aviation Facilities	N	
Passenger Ground Transportation Facilities	P	Transit stop shelters.
	N	All other Passenger Ground Transportation Facilities.
Marine Facilities	N	
<b>Utilities</b>		
Basic Utilities	P	
Wireless Communication Facilities	Allowed	Wireless Communication Facilities are allowed, subject to SRC Chapter 703.
Drinking Water Treatment Facilities	C	
Power Generation Facilities	N	
Data Center Facilities	N	
Fuel Dealers	N	
Waste-Related Facilities	N	
<b>Mining and Natural Resource Extraction</b>		
Petroleum and Natural Gas Production	N	
Surface Mining	N	
<b>Farming, Forestry, and Animal Services</b>		
Agriculture	N	Marijuana Production
	P	All other Agriculture
Forestry	P	
Agriculture and Forestry Services	N	
Keeping of Livestock and Other Animals	N	
Animal Services	N	
<b>Other Uses</b>		
Temporary Uses	P	The following Temporary Uses: <ul style="list-style-type: none"> <li>▪ Christmas tree sales, subject to SRC 701.015.</li> <li>▪ Residential sales/development office, subject to SRC 701.030.</li> </ul>
Home Occupations	S	Home Occupations, subject to SRC 700.020.
Guest Houses and Guest Quarters	P	Guest houses and guest quarters are permitted as an accessory use to Single Family, provided such houses and quarters are dependent upon the main building for either kitchen or bathroom facilities, or both, and are used for temporary lodging and not as a place of residence.
Taking of Boarders or Leasing of Rooms by a Resident Family	P	The taking of boarders or leasing of rooms by a resident family is permitted as an accessory use to Household Living, provided the total number of boarders and roomers does not exceed two in any dwelling unit.

**Table 515-1: Uses**

Use	Status	Limitations & Qualifications
Storage of Commercial Vehicle as an Accessory Use to Household Living	P	Storage of a commercial vehicle as an accessory use to Household Living is permitted, provided no more than one commercial vehicle is stored per dwelling unit.
Non-Residential Uses in a Mixed-Use Project	S	Non-Residential Uses in a Mixed-Use Project, subject to SRC 700.035.
Historic Resource Adaptive Reuse pursuant to SRC Chapter 230	Allowed	Historic Resource Adaptive Reuse pursuant SRC Chapter 230 is allowed, subject to SRC 230.085.
<u>Accessory Dwelling Units</u>	<u>S</u>	<u>Accessory Dwelling Units, subject to SRC 700.006.</u>

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

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

**TABLE 521-1  
USES**

**Table 521-1: Uses**

Use	Status	Limitations & Qualifications
<b>Household Living</b>		
Single Family	P	The following Single Family activities: <ul style="list-style-type: none"><li>▪ Single family detached dwelling.</li><li>▪ One dwelling unit for each business use on a lot.</li><li>▪ Residential Home, as defined under ORS 197.660.</li></ul>
	S	The following Single Family activities: <ul style="list-style-type: none"><li>▪ Townhouse, subject to SRC 700.080.</li><li>▪ Zero side yard dwelling, subject to SRC 700.090.</li></ul>
	N	All other Single Family.
Two Family	P	Duplex.
	N	All other Two Family.
Multiple Family	P	
<b>Group Living</b>		
Room and Board	P	Room and Board serving 5 or fewer persons.
	C	Room and Board serving 6 to 75 persons.
	N	All other Room and Board
Residential Care	P	
Nursing Care	S	Nursing Care, subject to SRC 700.040.
<b>Lodging</b>		
Short-Term Commercial Lodging	P	Bed and breakfast establishments.
	N	All other Short-Term Commercial Lodging.
Long-Term Commercial Lodging	P	
Non-Profit Shelters	P	Non-Profit Shelters serving 5 or fewer persons.

Table 521-1: Uses		
Use	Status	Limitations & Qualifications
	C	Non-Profit Shelters serving 6 to 75 persons.
	N	All other Non-Profit Shelters.
<b>Retail Sales and Service</b>		
Eating and Drinking Establishments	P	Eating places, located within buildings devoted principally to uses otherwise permitted in the CO Zone, provided that not more than 25 percent of the floor area of a one-story building, and not more than 50 percent of the floor area of a two or more story building, is occupied by the eating place.
	N	All other Eating and Drinking Establishments.
Retail Sales	P	The following Retail Sales activities: <ul style="list-style-type: none"> <li>▪ News dealers and newsstands.</li> <li>▪ Caterers.</li> <li>▪ Retail sales of agricultural products, when the sales area does not exceed 1,000 square feet in size.</li> </ul>
	N	All other Retail Sales.
Personal Services	P	The following Personal Services activities are permitted: <ul style="list-style-type: none"> <li>▪ Beauty salons.</li> <li>▪ Barber shops.</li> <li>▪ Photographic portrait studios.</li> </ul>
	N	All other Personal Services.
Postal Services and Retail Financial Services	P	
<b>Business and Professional Services</b>		
Office	P	
Audio/Visual Media Production	C	
Laboratory Research and Testing	P	
<b>Motor Vehicle, Trailer, and Manufactured Dwelling Sales and Service</b>		
Motor Vehicle and Manufactured Dwelling and Trailer Sales	N	
Motor Vehicle Services	N	
Commercial Parking	P	Commercial Parking is permitted, unless noted below.
	N	Parking structures.
Park-and-Ride Facilities	P	Park-and-Ride Facilities are permitted, unless noted below.
	N	Parking structures.
Taxicabs and Car Services	N	
Heavy Vehicle and Trailer Sales	N	
Heavy Vehicle and Trailer Service and Storage	N	
<b>Recreation, Entertainment, and Cultural Services and Facilities</b>		

Table 521-1: Uses		
Use	Status	Limitations & Qualifications
Commercial Entertainment – Indoor	P	Dance studios, dance schools, yoga studios, karate instruction, and other similar physical fitness instructional activities are permitted, provided that the total building floor area of the use does not exceed 2,500 square feet.
	N	All other Commercial Entertainment – Indoor.
Commercial Entertainment – Outdoor	S	Golf courses, subject to SRC 700.015.
	N	All other Commercial Entertainment – Outdoor.
Major Event Entertainment	N	
Recreational and Cultural Community Services	S	Golf courses, subject to SRC 700.015.
	P	All other Recreational and Cultural Community Services.
Parks and Open Space	P	
Non-Profit Membership Assembly	P	
Religious Assembly	S	Religious Assembly, subject to SRC 700.050.
<b>Health Services</b>		
Medical Centers/Hospitals	N	
Outpatient Medical Services and Laboratories	P	
<b>Education Services</b>		
Day Care	P	
Basic Education	P	
Post-Secondary and Adult Education	N	
<b>Civic Services</b>		
Governmental Services	P	
Social Services	P	
Governmental Maintenance Services and Construction	N	
<b>Public Safety</b>		
Emergency Services	P	
Detention Facilities	N	
Military Installations	P	
<b>Funeral and Related Services</b>		
Cemeteries	N	
Funeral and Cremation Services	P	
<b>Construction Contracting, Repair, Maintenance, and Industrial Services</b>		
General Repair Services	N	
Building and Grounds Services and Construction Contracting	N	
Cleaning Plants	N	
Industrial Services	N	
<b>Wholesale Sales, Storage, and Distribution</b>		
General Wholesaling	N	
Heavy Wholesaling	N	

Table 521-1: Uses		
Use	Status	Limitations & Qualifications
Warehousing and Distribution	N	
Self-Service Storage	N	
<b>Manufacturing</b>		
General Manufacturing	N	
Heavy Manufacturing	N	
Printing	N	
<b>Transportation Facilities</b>		
Aviation Facilities	N	
Passenger Ground Transportation Facilities	P	Transit stop shelters.
	N	All other Passenger Ground Transportation Facilities
Marine Facilities	N	
<b>Utilities</b>		
Basic Utilities	C	Reservoirs; water storage facilities.
	P	All other Basic Utilities.
Wireless Communication Facilities	Allowed	Wireless Communication Facilities are allowed, subject to SRC Chapter 703.
Drinking Water Treatment Facilities	C	
Power Generation Facilities	C	
Data Center Facilities	N	
Fuel Dealers	N	
Waste-Related Facilities	N	
<b>Mining and Natural Resource Extraction</b>		
Petroleum and Natural Gas Production	N	
Surface Mining	N	
<b>Farming, Forestry, and Animal Services</b>		
Agriculture	N	Marijuana Production
	P	All other Agriculture
Forestry	P	
Agriculture and Forestry Services	C	
Keeping of Livestock and Other Animals	N	
Animal Services	S	Small animal veterinary services, subject to SRC 700.070.
	N	All other Animals Services.
<b>Other Uses</b>		
Temporary Uses	P	Christmas tree sales, subject to SRC 701.015.
Home Occupations	S	Home Occupations, subject to SRC 700.020.
Guest Houses and Guest Quarters	P	Guest houses and guest quarters are permitted as an accessory use to Single Family, provided such houses and quarters are dependent upon the main building for either kitchen or bathroom facilities, or both, and are used for temporary lodging and not as a place of residence.

Table 521-1: Uses		
Use	Status	Limitations & Qualifications
Taking of Borders or Leasing of Rooms by Resident Family	P	Taking of boarders or leasing of rooms by a resident family is permitted as an accessory use to Household Living, provided the total number of boarders and roomers does not exceed two in any dwelling unit.
Storage of Commercial Vehicle as an Accessory Use to Household Living	P	Storage of a commercial vehicle as an accessory use to Household Living is permitted, provided no more than one commercial vehicle is stored per dwelling unit.
Historic Resource Adaptive Reuse pursuant to SRC Chapter 230	Allowed	Historic Resource Adaptive Reuse pursuant to SRC Chapter 230 is allowed, subject to SRC 230.085.
<u>Accessory Dwelling Units</u>	<u>S</u>	<u>Accessory Dwelling Units, subject to SRC 700.006.</u>

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

**522.005. Uses.**

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

**TABLE 522-1**

**USES**

Table 522-1: Uses		
Use	Status	Limitations & Qualifications
<b>Household Living</b>		
Single Family	P	Residential Home, as defined under ORS 197.660, within an existing single family dwelling allowed as a continued use pursuant to SRC 522.005(b).
	S	Secondary Dwellings and Guest Rooms, subject to SRC 700.065.
	N	All other Single Family.
Two Family	N	
Multiple Family	C	
<b>Group Living</b>		
Room and Board	P	Room and Board serving 5 or fewer persons.
	C	Room and Board serving 6 to 75 persons.
	N	All other Room and Board.
Residential Care	P	
Nursing Care	P	
<b>Lodging</b>		
Short-Term Commercial Lodging	P	
Long-Term Commercial Lodging	C	
Non-Profit Shelters	P	Non-Profit Shelters serving 5 or fewer persons.
	C	Non-Profit Shelters serving 6 to 75 persons.



Table 522-1: Uses		
Use	Status	Limitations & Qualifications
	N	All other Non-Profit Shelters.
<b>Retail Sales and Service</b>		
Eating and Drinking Establishments	P	
Retail Sales	N	Used merchandise stores, where sales and storage of merchandise and equipment is not conducted entirely within a building.
	P	All other Retail Sales.
Personal Services	P	
Postal Services and Retail Financial Services	P	
<b>Business and Professional Services</b>		
Office	P	
Audio/Visual Media Production	P	
Laboratory Research and Testing	P	
<b>Motor Vehicle, Trailer, and Manufactured Dwelling Sales and Service</b>		
Motor Vehicle and Manufactured Dwelling and Trailer Sales	C	
Motor Vehicle Services	P	Gasoline service stations.
	C	All other Motor Vehicle Services
Commercial Parking	P	
Park-and-Ride Facilities	P	
Taxicabs and Car Services	P	
Heavy Vehicle and Trailer Sales	C	Truck rental and leasing.
	N	All other Heavy Vehicle and Trailer Sales.
Heavy Vehicle and Trailer Service and Storage	P	Truck stops.
	C	The following Heavy Vehicle and Trailer Service and Storage activities: <ul style="list-style-type: none"> <li>Heavy vehicle and equipment operation instruction.</li> <li>Tire retreading and tire repair shops.</li> </ul>
	N	All other Heavy Vehicle and Trailer Service and Storage.
<b>Recreation, Entertainment, and Cultural Services and Facilities</b>		
Commercial Entertainment – Indoor	C	Nightclubs, located within 200 feet of a residential zone.
	P	All other Commercial Entertainment – Indoor.
Commercial Entertainment – Outdoor	C	Privately owned camps, campgrounds, and recreational vehicle parks.
	N	The following Commercial Entertainment – Outdoor activities: <ul style="list-style-type: none"> <li>Amusement parks.</li> <li>Drive-in movie theaters.</li> </ul>
	P	All other Commercial Entertainment – Outdoor.
Major Event Entertainment	C	

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

Table 522-1: Uses		
Use	Status	Limitations & Qualifications
	N	All other Warehousing and Distribution.
Self-Service Storage	N	
<b>Manufacturing</b>		
General Manufacturing	P	General Manufacturing, provided the manufacturing does not exceed 10,000 square feet of total floor area per development site and retail sales of the products manufactured is provided on-site.
	C	The following General Manufacturing activities, when exceeding 10,000 square feet of total floor area per development site: <ul style="list-style-type: none"> <li>▪ Industrial and institutional food service contractors.</li> <li>▪ Costume jewelry and precious metals metalsmithing.</li> <li>▪ Sundries and notions.</li> <li>▪ Signs.</li> </ul>
	N	All other General Manufacturing.
Heavy Manufacturing	N	
Printing	P	
<b>Transportation Facilities</b>		
Aviation Facilities	N	
Passenger Ground Transportation Facilities	P	Transit stop shelters.
	C	The following Passenger Ground Transportation Facilities: <ul style="list-style-type: none"> <li>▪ Local and suburban passenger transportation.</li> <li>▪ Intercity and rural highway passenger transportation within 2,000 feet from the center point of an I-5 interchange and having direct access on to a major arterial.</li> </ul>
	N	All other Passenger Ground Transportation Facilities.
Marine Facilities	N	
<b>Utilities</b>		
Basic Utilities	C	Reservoirs; water storage facilities.
	P	All other Basic Utilities.
Wireless Communication Facilities	Allowed	Wireless Communication Facilities are allowed, subject to SRC Chapter 703.
Drinking Water Treatment Facilities	C	
Power Generation Facilities	C	
Data Center Facilities	N	

Table 522-1: Uses		
Use	Status	Limitations & Qualifications
Fuel Dealers	N	
Waste-Related Facilities	C	The following Waste-Related Facilities are allowed conditionally: <ul style="list-style-type: none"> <li>▪ Recycling depots.</li> <li>▪ Solid waste transfer stations.</li> </ul>
	N	All other Waste-Related Facilities.
<b>Mining and Natural Resource Extraction</b>		
Petroleum and Natural Gas Production	N	
Surface Mining	N	
<b>Farming, Forestry, and Animal Services</b>		
Agriculture	N	Marijuana Production
	P	All other Agriculture
Forestry	P	
Agriculture and Forestry Services	P	
Keeping of Livestock and Other Animals	N	
Animal Services	N	New wildlife rehabilitation facility.
	P	All other Animal Services.
<b>Other Uses</b>		
Temporary Uses	P	The following Temporary Uses: <ul style="list-style-type: none"> <li>▪ Temporary motor vehicle and recreational vehicle sales, subject to SRC 701.035.</li> </ul>
Home Occupations	S	Home Occupations, subject to SRC 700.020.
<u>Accessory Dwelling Units</u>	<u>S</u>	<u>Accessory Dwelling Units, subject to SRC 700.006.</u>

**(b) Continued Uses.** Existing single family and two family uses, other than manufactured dwellings, within the CR zone constructed prior to February 1, 1983, but which would otherwise be made non-conforming by this Chapter, are hereby deemed continued uses.

- (1) Building or structures housing a continued use may be structurally altered or enlarged, or rebuilt following damage or destruction, provided such alteration, enlargement, or rebuilding complies with the standards set forth in SRC 522.010(e).
- (2) Cease of occupancy of a building or structure for a continued use shall not preclude future use of the building or structure for a residential use; provided,

however, conversion of the building or structure to a non-residential use shall thereafter prevent conversion back to a residential use.

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

**523.005. Uses.**

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

**TABLE 523-1**

**USES**

Table 523-1: Uses		
Use	Status	Limitations & Qualifications
<b>Household Living</b>		
Single Family	P	Residential Home, as defined under ORS 197.660, within an existing single family dwelling allowed as a continued use pursuant to SRC 523.005(b).
	N	All other Single Family
Two Family	N	
Multiple Family	C	
<b>Group Living</b>		
Room and Board	P	Room and Board serving 5 or fewer persons.
	C	Room and Board serving 6 to 75 persons.
	N	All other Room and Board.
Residential Care	C	
Nursing Care	P	
<b>Lodging</b>		
Short-Term Commercial Lodging	P	
Long- Term Commercial Lodging	P	
Non-Profit Shelters	P	Non-Profit shelters serving 5 or fewer persons.
	C	Non-Profit shelters serving 6 to 75 persons.
	N	All other Non-Profit Shelters.
<b>Retail Sales and Service</b>		
Eating and Drinking Establishments	P	
Retail Sales	N	Used merchandise stores, where sales and storage of merchandise and equipment is not conducted entirely within a building or within a yard fully enclosed by a sight-obscuring fence, wall, or hedge.
	P	All other Retail Sales.
Personal Services	P	

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

Table 523-1: Uses		
Use	Status	Limitations & Qualifications
Governmental Maintenance Services and Construction	N	
<b>Public Safety</b>		
Emergency Services	P	
Detention Facilities	N	
Military Installations	P	
<b>Funeral and Related Services</b>		
Cemeteries	N	
Funeral and Cremation Services	P	
<b>Construction Contracting, Repair, Maintenance, and Industrial Services</b>		
General Repair Services	P	
Building and Grounds Services and Construction Contracting	P	
Cleaning Plants	P	
Industrial Services	P	
<b>Wholesale Sales, Storage, and Distribution</b>		
General Wholesaling	P	
Heavy Wholesaling	P	The following Heavy Wholesaling activities: <ul style="list-style-type: none"> <li>▪ Nursery stock wholesalers.</li> <li>▪ Tractor and farm equipment wholesalers.</li> </ul>
	C	The following Heavy Wholesaling activities: <ul style="list-style-type: none"> <li>▪ Firearms wholesalers.</li> <li>▪ Wood products and timber wholesalers.</li> </ul>
	N	All other Heavy Wholesaling.
Warehousing and Distribution	P	The following Warehousing and Distribution activities: <ul style="list-style-type: none"> <li>▪ Distribution centers for online, mail order, and catalog sales.</li> <li>▪ Postal processing and distribution centers.</li> </ul>
	N	All other Warehousing and Distribution
Self-Service Storage	N	
<b>Manufacturing</b>		
General Manufacturing	P	General Manufacturing, provided the manufacturing does not exceed 10,000 square feet of total floor area per development site and retail sales of the products manufactured is provided on-site.
	C	The following General Manufacturing activities, when exceeding 10,000 square feet of total floor area per development site: <ul style="list-style-type: none"> <li>▪ Industrial and institutional food service contractors.</li> <li>▪ Costume jewelry and precious metals metalsmithing.</li> <li>▪ Sundries and notions.</li> <li>▪ Signs.</li> </ul>
	N	All other General Manufacturing.
Heavy Manufacturing	N	

Table 523-1: Uses		
Use	Status	Limitations & Qualifications
Printing	P	
<b>Transportation Facilities</b>		
Aviation Facilities	N	
Passenger Ground Transportation Facilities	P	
Marine Facilities	N	
<b>Utilities</b>		
Basic Utilities	C	Reservoirs; water storage facilities.
	P	All other Basic Utilities.
Wireless Communication Facilities	Allowed	Wireless Communication Facilities are allowed, subject to SRC Chapter 703.
Drinking Water Treatment Facilities	C	
Power Generation Facilities	C	
Data Center Facilities	N	
Fuel Dealers	P	
Waste-Related Facilities	P	Recycling depots.
	C	Solid waste transfer stations.
	N	All other Waste-Related Facilities.
<b>Mining and Natural Resource Extraction</b>		
Petroleum and Natural Gas Production	N	
Surface Mining	N	
<b>Farming, Forestry, and Animal Services</b>		
Agriculture	N	Marijuana Production
	P	All other Agriculture
Forestry	P	
Agriculture and Forestry Services	P	
Keeping of Livestock and Other Animals	C	
Animal Services	C	Wildlife rehabilitation facilities.
	P	All other Animal Services.
<b>Other Uses</b>		
Temporary Uses	P	The following Temporary Uses: <ul style="list-style-type: none"> <li>Temporary motor vehicle and recreational vehicle sales, subject to SRC 701.035.</li> </ul>
Home Occupations	S	Home Occupations, subject to SRC 700.020.
<u>Accessory Dwelling Units</u>	<u>S</u>	<u>Accessory Dwelling Units, subject to SRC 700.006.</u>



(b) **Continued Uses.** Existing single family and two family uses, other than manufactured dwellings, within the CG zone constructed prior to February 1, 1983, but which would otherwise be made non-conforming by this Chapter, are hereby deemed continued uses.

(1) Building or structures housing a continued use may be structurally altered or enlarged, or rebuilt following damage or destruction, provided such alteration, enlargement, or rebuilding complies with the standards set forth in SRC 523.010(e).

(2) Cease of occupancy of a building or structure for a continued use shall not preclude future use of the building or structure for a residential use; provided, however, conversion of the building or structure to a non-residential use shall thereafter prevent conversion back to a residential use.

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

**524.005. Uses.**

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

**TABLE 524-1**

**USES**

Table 524-1: Uses		
Use	Status	Limitations & Qualifications
<b>Household Living</b>		
Single Family	P	The following Single Family activities: <ul style="list-style-type: none"><li>▪ Single family detached dwelling.</li><li>▪ Residential Home, as defined under ORS 197.660.</li></ul>
	N	All other Single Family.
Two Family	P	Duplex.
	N	All other Two Family.
Multiple Family	P	
<b>Group Living</b>		
Room and Board	P	Room and Board serving 5 or fewer persons.

**Table 524-1: Uses**

Use	Status	Limitations & Qualifications
	C	The following Room and Board activities: <ul style="list-style-type: none"> <li>Room and Board serving 6 to 75 persons.</li> <li>Relocation of an existing Room and Board facility within the CB zone serving more than 75 persons, provided the facility has existed within the CB zone as of September 1, 1993, and there is no increase in bed capacity.</li> </ul>
	N	All other Room and Board.
Residential Care	P	
Nursing Care	P	
<b>Lodging</b>		
Short-Term Commercial Lodging	P	
Long-Term Commercial Lodging	N	
	P	Non-Profit Shelters serving 5 or fewer persons.
Non-Profit Shelters	C	The following Non-Profit Shelters: <ul style="list-style-type: none"> <li>Non-Profit Shelters serving 6 to 75 persons.</li> <li>Relocation of an existing Non-Profit Shelter within the CB zone serving more than 75 persons, provided the shelter has existed within the CB zone as of September 1, 1993, and there is no increase in bed capacity.</li> </ul>
	N	All other Non-Profit Shelters.
<b>Retail Sales and Services</b>		
Eating and Drinking Establishments	P	
Retail Sales	P	
Personal Services	P	
Postal Services and Retail Financial Services	P	
<b>Business and Professional Services</b>		
Office	P	
Audio/Visual Media Production	P	
Laboratory Research and Testing	P	
<b>Motor Vehicle, Trailer, and Manufactured Dwelling Sales and Service</b>		
Motor Vehicle and Manufactured Dwelling and Trailer Sales	N	Mobile home dealers.
	P	All other Motor Vehicle and Manufactured Dwelling and Trailer Sales.
Motor Vehicle Services	P	
Commercial Parking	P	
Park-and-Ride Facilities	P	
Taxicabs and Car Services	P	

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

**Table 524-1: Uses**

Use	Status	Limitations & Qualifications
Building and Grounds Services and Construction Contracting	N	The following Building and Grounds Services and Construction Contracting activities: <ul style="list-style-type: none"> <li>▪ Building construction.</li> <li>▪ Heavy construction.</li> <li>▪ Disinfecting and pest control services.</li> <li>▪ Building cleaning and maintenance services.</li> </ul>
	P	All other Building and Grounds Services and Construction Contracting.
Cleaning Plants	P	
Industrial Services	P	
<b>Wholesale Sales, Storage, and Distribution</b>		
General Wholesaling	P	General Wholesaling is permitted, provided that it is combined with retail sales in the same line of goods.
Heavy Wholesaling	P	Nursery stock, provided that it is combined with retail sales in the same line of goods.
	C	The following Heavy Wholesaling activities, provided they are combined with retail sales in the same line of goods: <ul style="list-style-type: none"> <li>▪ Minerals and ore.</li> <li>▪ Metal service centers and wholesalers.</li> <li>▪ Firearms.</li> <li>▪ Wood products and timber.</li> </ul>
	N	All other Heavy Wholesaling.
Warehousing and Distribution	P	Distribution centers for online, mail order, and catalog sales.
	N	All other Warehousing and Distribution
Self-Service Storage	N	
<b>Manufacturing</b>		
General Manufacturing	P	General Manufacturing, provided the manufacturing does not exceed 10,000 square feet of total floor area per development site and retail sales of the products manufactured is provided on-site.
	C	The following General Manufacturing activities, when exceeding 10,000 square feet of total floor area per development site: <ul style="list-style-type: none"> <li>▪ Industrial and institutional food service contractors.</li> <li>▪ Costume jewelry and precious metals metalsmithing.</li> <li>▪ Sundries and notions</li> <li>▪ Signs.</li> </ul>
	N	All other General Manufacturing.
Heavy Manufacturing	N	
Printing	P	
<b>Transportation Facilities</b>		

**Table 524-1: Uses**

Use	Status	Limitations & Qualifications
Aviation Facilities	C	Helicopter landing areas, with or without passenger terminal facilities.
	N	All other Aviation Facilities.
Passenger Ground Transportation Facilities	P	
Marine Facilities	P	
<b>Utilities</b>		
Basic Utilities	C	Reservoirs; water storage facilities.
	P	Basic Utilities are permitted, unless noted below.
Wireless Communication Facilities	Allowed	Wireless Communication Facilities are allowed, subject to SRC Chapter 703.
Drinking Water Treatment Facilities	C	
Power Generation Facilities	C	
Data Center Facilities	N	
Fuel Dealers	N	
Waste-Related Facilities	C	The following Waste-Related Facilities: ▪ Recycling depots. ▪ Solid waste transfer stations.
	N	All other Waste-Related Facilities.
<b>Mining and Natural Resource Extraction</b>		
Petroleum and Natural Gas Production	N	
Surface Mining	N	
<b>Farming, Forestry, and Animal Services</b>		
Agriculture	N	Marijuana Production
	P	All other Agriculture
Forestry	N	
Agriculture and Forestry Services	P	
Keeping of Livestock and Other Animals	N	
Animal Services	N	
<b>Other Uses</b>		
Home Occupations	S	Home Occupations, subject to SRC 700.020.
Accessory Dwelling Units	S	Accessory Dwelling Units, subject to SRC 700.006.

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

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

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

**Section 15.** SRC 532.015 is amended to read as follows:

**532.015. Uses Allowed with Neighborhood Center Master Plan.** The permitted (P), special (S), conditional (C), and prohibited (N) uses in the NCMU zone with a Neighborhood Center 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 SRC Chapter 215, and are allowed based on whether the location of the building or structure housing the use is located inside or outside of the Core Area designated in the Master Plan.

**TABLE 532-1**  
**NCMU ZONE USES WITH MASTER PLAN**

Table 532-1: NCMU Zone Uses with Master Plan			
Use	Status		Limitations & Qualifications
	Inside Core	Outside Core	
Household Living			
Single Family	N	P	The following Single Family activities: <ul style="list-style-type: none"><li>▪ Single family detached dwelling.</li><li>▪ Townhouse.</li><li>▪ Residential Home, as defined under ORS 197.660.</li></ul>
	N	S	Manufactured home, subject to SRC 700.025.
	N	N	All other Single Family.
Two Family	N	P	Duplex.
	N	N	All other Two Family.
Multiple Family	P	N	Multiple Family, located in a mixed-use building above ground floor non-residential uses.
	N	N	All other Multiple Family.
Group Living			
Room and Board	N	N	
Residential Care	P	N	Residential Care, located in a mixed-use building above ground floor non-residential uses.
	P	C	Assisted living.
	N	N	All other Residential Care.
Nursing Care	N	N	

Table 532-1: NCMU Zone Uses with Master Plan			
Use	Status		Limitations & Qualifications
	Inside Core	Outside Core	
Lodging			
Short-Term Commercial Lodging	P	N	Short-Term Commercial Lodging with five or fewer guest rooms.
	N	N	All other Short-Term Commercial Lodging.
Long-Term Commercial Lodging	N	N	
Non-Profit Shelters	N	N	
Retail Sales and Services			
Eating and Drinking Establishments	P	N	
Retail Sales	P	N	
Personal Services	P	N	
Postal Services and Retail Financial Services	P	N	Retail Financial Services.
	P	C	Postal Services.
Business and Professional Services			
Office	P	N	
Audio/Visual Media Production	N	N	
Laboratory Research and Testing	N	N	
Motor Vehicle, Trailer, and Manufactured Dwelling Sales and Service			
Motor Vehicle and Manufactured Dwelling and Trailer Sales	P	N	Indoor sales and leasing.
	N	N	All other Motor Vehicle and Manufactured 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	N	N	
Recreation, Entertainment, and Cultural Services and Facilities			
Commercial Entertainment - Indoor	N	N	The following Commercial Entertainment – Indoor activities: <ul style="list-style-type: none"><li>▪ Firing ranges.</li><li>▪ Theaters greater than 5,000 square feet.</li><li>▪ Pool halls.</li><li>▪ Continuous entertainment activities, such as bowling alleys, ice rinks, and game arcades.</li></ul>

**Table 532-1: NCMU Zone Uses with Master Plan**

Use	Status		Limitations & Qualifications
	Inside Core	Outside Core	
	P	N	All other Commercial Entertainment – Indoor.
Commercial Entertainment - Outdoor	N	N	
Major Event Entertainment	N	N	
Recreational and Cultural Community Services	P	C	
Parks and Open Space	P	P	
Non-Profit Membership Assembly	P	N	
Religious Assembly	P	C	
<b>Health Services</b>			
Medical Centers/Hospitals	N	N	
Outpatient Medical Services and Laboratories	P	N	
<b>Educational Services</b>			
Day Care	P	C	
Basic Education	P	C	
Post-Secondary and Adult Education	P	C	
<b>Civic Services</b>			
Governmental Services	P	C	
Social Services	P	N	
Governmental Maintenance Services and Construction	N	N	
<b>Public Safety</b>			
Emergency Services	P	C	
Detention Facilities	N	N	
Military Installations	N	N	
<b>Funeral and Related Services</b>			
Cemeteries	N	N	
Funeral and Cremation Services	N	N	
<b>Construction Contracting, Repair, Maintenance, and Industrial Services</b>			
General Repair Services	P	N	
Building and Grounds Services and Construction Contracting	N	N	
Cleaning Plants	N	N	
Industrial Services	N	N	
<b>Wholesale Sales</b>			
General Wholesaling	N	N	



Table 532-1: NCMU Zone Uses with Master Plan			
Use	Status		Limitations & Qualifications
	Inside Core	Outside Core	
Heavy Wholesaling	N	N	
Warehousing and Distribution	N	N	
Self-Service Storage	N	N	
<b>Manufacturing</b>			
General Manufacturing	N	N	
Heavy Manufacturing	N	N	
Printing	N	N	
<b>Transportation Facilities</b>			
Aviation Facilities	N	N	
Passenger Ground Transportation Facilities	P	P	Transit stop shelters.
	N	N	All other Passenger Ground Transportation Facilities.
Marine Facilities	N	N	
<b>Utilities</b>			
Basic Utilities	C	C	The following Basic Utilities: <ul style="list-style-type: none"> <li>▪ Pump stations.</li> <li>▪ Reservoirs.</li> <li>▪ Radio microwave relay stations.</li> <li>▪ Telephone substations.</li> <li>▪ Electric substations.</li> </ul>
	P	P	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	
Waste-Related Facilities	N	N	
<b>Mining and Natural Resource Extraction</b>			
Petroleum and Natural Gas Production	N	N	
Surface Mining	N	N	
<b>Farming, Forestry, and Animal Services</b>			
Agriculture	N	N	
Forestry	N	N	
Agriculture and Forestry Services	N	N	
Keeping of Livestock and Other Animals	N	N	
Animal Services	N	N	Kennels.

Table 532-1: NCMU Zone Uses with Master Plan			
Use	Status		Limitations & Qualifications
	Inside Core	Outside Core	
	P	N	All other Animal Services.
<b>Other Uses</b>			
Home Occupations	S	S	Home Occupations, subject to SRC 700.020.
<u>Accessory Dwelling Unit</u>	<u>N</u>	<u>S</u>	<u>Accessory Dwelling Units, subject to SRC 700.006.</u>

**Section 16.** SRC 532.020 is amended to read as follows:

**532.020. Uses Allowed in-Lieu of Neighborhood Center Master Plan.** The permitted (P), special (S), conditional (C), and prohibited (N) uses in the NCMU zone in-lieu of a Neighborhood Center Master Plan are set forth in Table 532-2. The uses set forth in Table 532-2 are allowed in the NCMU zone in-lieu of development pursuant to a Neighborhood Center Master Plan, and are subject to the development standards set forth in SRC 532.035.

**TABLE 532-2**  
**NCMU ZONE USES IN-LIEU OF MASTER PLAN**

Table 532-2: NCMU Zone Uses In-Lieu of Master Plan		
Use	Status	Limitations & Qualifications
<b>Household Living</b>		
Single Family	P	The following Single Family activities: ▪ Single family detached dwelling. ▪ Residential Home, as defined under ORS 197.660.
	S	Manufactured home, subject to SRC 700.025.
	N	All other Single Family.
Two Family	N	
Multiple Family	N	
<b>Group Living</b>		
Room and Board	N	
Residential Care	N	
Nursing Care	N	
<b>Lodging</b>		
Short-Term Commercial Lodging	N	
Long-Term Commercial Lodging	N	
Non-Profit Shelters	N	
<b>Retail Sales and Services</b>		

**Table 532-2: NCMU Zone Uses In-Lieu of Master Plan**

Use	Status	Limitations & Qualifications
Eating and Drinking Establishments	N	
Retail Sales	N	
Personal Services	N	
Postal Services and Retail Financial Services	N	
<b>Business and Professional Services</b>		
Office	N	
Audio/Visual Media Production	N	
Laboratory Research and Testing	N	
<b>Motor Vehicle, Trailer, and Manufactured Dwelling Sales and Service</b>		
Motor Vehicle and Manufactured Dwelling and Trailer Sales	N	
Motor Vehicle Services	N	
Commercial Parking	N	
Park-and-Ride Facilities	N	
Taxicabs and Car Services	N	
Heavy Vehicle and Trailer Sales	N	
Heavy Vehicle and Trailer Service and Storage	N	
<b>Recreation, Entertainment, and Cultural Services and Facilities</b>		
Commercial Entertainment - Indoor	N	
Commercial Entertainment - Outdoor	N	
Major Event Entertainment	N	
Recreational and Cultural Community Services	N	
Parks and Open Space	P	
Non-Profit Membership Assembly	N	
Religious Assembly	N	
<b>Health Services</b>		
Medical Centers/Hospitals	N	
Outpatient Medical Services and Laboratories	N	
<b>Educational Services</b>		
Day Care	N	
Basic Education	N	
Post-Secondary and Adult Education	N	

Table 532-2: NCMU Zone Uses In-Lieu of Master Plan		
Use	Status	Limitations & Qualifications
<b>Civic Services</b>		
Governmental Services	N	
Social Services	N	
Governmental Maintenance Services and Construction	N	
<b>Public Safety</b>		
Emergency Services	N	
Detention Facilities	N	
Military Installations	N	
<b>Funeral and Related Services</b>		
Cemeteries	N	
Funeral and Cremation Services	N	
<b>Construction Contracting, Repair, Maintenance, and Industrial Services</b>		
General Repair Services	N	
Building and Grounds Services and Construction Contracting	N	
Cleaning Plants	N	
Industrial Services	N	
<b>Wholesale Sales, Storage, and Distribution</b>		
General Wholesaling	N	
Heavy Wholesaling	N	
Warehousing and Distribution	N	
Self-Service Storage	N	
<b>Manufacturing</b>		
General Manufacturing	N	
Heavy Manufacturing	N	
Printing	N	
<b>Transportation Facilities</b>		
Aviation Facilities	N	
Passenger Ground Transportation Facilities	N	
Marine Facilities	N	
<b>Utilities</b>		
Basic Utilities	C	<p>The following Basic Utilities:</p> <ul style="list-style-type: none"> <li>▪ Pump stations.</li> <li>▪ Reservoirs.</li> <li>▪ Radio microwave relay stations.</li> <li>▪ Telephone substations.</li> <li>▪ Electric substations.</li> </ul>

**Table 532-2: NCMU Zone Uses In-Lieu of Master Plan**

Use	Status	Limitations & Qualifications
	P	All other Basic Utilities.
Wireless Communication Facilities	Allowed	Wireless Communication Facilities are allowed, subject to SRC Chapter 703.
Drinking Water Treatment Facilities	N	
Power Generation Facilities	N	
Data Center Facilities	N	
Fuel Dealers	N	
Waste-Related Facilities	N	
<b>Mining and Natural Resource Extraction</b>		
Petroleum and Natural Gas Production	N	
Surface Mining	N	
<b>Farming, Forestry, and Animal Services</b>		
Agriculture	N	
Forestry	N	
Agriculture and Forestry Services	N	
Keeping of Livestock and Other Animals	N	
Animal Services	N	
<b>Other Uses</b>		
Home Occupations	S	Home Occupations, subject to SRC 700.020.
Accessory Dwelling Unit	S	Accessory Dwelling Units, subject to SRC 700.006.

**Section 17.** SRC 551.005 is amended to read as follows:

**551.005. Uses.**

(a) Except as otherwise provided in this section, the permitted (P), special (S), conditional (C), and prohibited (N) uses in the IC zone are set forth in Table 551-1.

**TABLE 551-1**

**USES**

**Table 551-1: Uses**

Use	Status	Limitations & Qualifications
<b>Household Living</b>		
Single Family	P	The following Single Family activities: <ul style="list-style-type: none"><li>▪ Residential Home, as defined under ORS 197.660, within an existing single family dwelling allowed as a continued use pursuant to SRC 551.005(b).</li><li>▪ Dwelling unit for a caretaker on the premises being cared for or guarded.</li></ul>

**Table 551-1: Uses**

Use	Status	Limitations & Qualifications
	S	Manufactured home as a dwelling for a caretaker, subject to SRC 700.030.
	C	The following Single Family activities: <ul style="list-style-type: none"> <li>▪ Single family detached dwelling.</li> <li>▪ Residential Home, as defined under ORS 197.660.</li> <li>▪ Manufactured home.</li> </ul>
	N	All other Single Family.
Two Family	C	Duplex.
	N	All other Two Family.
Multiple Family	C	
<b>Group Living</b>		
Room and Board	C	Room and Board serving up to 75 persons.
	N	All other Room and Board.
Residential Care	C	
Nursing Care	P	
<b>Lodging</b>		
Short-Term Commercial Lodging	P	
Long-Term Commercial Lodging	C	
Non-Profit Shelters	C	Non-Profit Shelters serving up to 75 persons.
	N	All other Non-Profit Shelters.
<b>Retail Sales and Service</b>		
Eating and Drinking Establishments	P	
Retail Sales	P	
Personal Services	P	
Postal Services and Retail Financial Services	P	
<b>Business and Professional Services</b>		
Office	P	
Audio/Visual Media Production	P	
Laboratory Research and Testing	P	
<b>Motor Vehicle, Trailer, and Manufactured Dwelling Sales and Service</b>		
Motor Vehicle and Manufactured Dwelling and Trailer Sales	P	
Motor Vehicle Services	P	
Commercial Parking	P	
Park-and-Ride Facilities	P	
Taxicabs and Car Services	P	
Heavy Vehicle and Trailer Sales	P	

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

Table 551-1: Uses		
Use	Status	Limitations & Qualifications
Heavy Wholesaling	C	The following Heavy Wholesaling activities: <ul style="list-style-type: none"> <li>▪ Firearms wholesalers.</li> <li>▪ Wood products and timber wholesalers.</li> </ul>
	N	The following Heavy Wholesaling activities: <ul style="list-style-type: none"> <li>▪ Chemicals and allied products wholesalers.</li> <li>▪ Scrap dealers.</li> </ul>
	P	All other Heavy Wholesaling.
Warehousing and Distribution	P	
Self-Service Storage	P	
<b>Manufacturing</b>		
General Manufacturing	P	The following General Manufacturing activities: <ul style="list-style-type: none"> <li>▪ Industrial and institutional food service contractors.</li> <li>▪ Sign Manufacturing.</li> <li>▪ Fabrics, leather goods, footwear, and apparel manufacturing. EXCEPT rubber and plastic footwear manufacturing.</li> <li>▪ General food manufacturing.</li> <li>▪ Beverage and related products manufacturing.</li> <li>▪ Tobacco products manufacturing.</li> <li>▪ Cabinetry.</li> <li>▪ Aircraft and aircraft parts manufacturing.</li> <li>▪ Motor Vehicles and Motor Vehicle Equipment manufacturing.</li> <li>▪ Computer and electronics manufacturing.</li> <li>▪ Paperboard containers and boxes manufacturing.</li> </ul>
	C	The following General Manufacturing activities: <ul style="list-style-type: none"> <li>▪ Rubber and plastic footwear manufacturing.</li> <li>▪ Rubber and plastics products manufacturing.</li> <li>▪ Costume jewelry and precious metals metalsmithing.</li> <li>▪ Furniture manufacturing.</li> <li>▪ Fabricated metal products manufacturing.</li> <li>▪ Wood product manufacturing.</li> <li>▪ Engineered wood product manufacturing.</li> <li>▪ Wood preservation.</li> <li>▪ Plastics and rubber products manufacturing.</li> <li>▪ General chemical manufacturing.</li> <li>▪ Leather tanning.</li> <li>▪ Metal coating and engraving.</li> <li>▪ Battery manufacturing.</li> <li>▪ Ship and boat building.</li> <li>▪ Commercial and service industry machinery manufacturing.</li> <li>▪ Metalworking machinery manufacturing.</li> <li>▪ Sawmill and woodworking machinery manufacturing.</li> </ul>



**Table 551-1: Uses**

Use	Status	Limitations & Qualifications
	N	All other General Manufacturing.
Heavy Manufacturing	N	
Printing	P	
<b>Transportation Facilities</b>		
Aviation Facilities	C	Helicopter landing areas, with or without passenger and freight terminal facilities.
	N	All other Aviation Facilities.
Passenger Ground Transportation Facilities	P	
Marine Facilities	P	
<b>Utilities</b>		
Basic Utilities	P	
Wireless Communication Facilities	Allowed	Wireless Communication Facilities are allowed, subject to SRC Chapter 703.
Drinking Water Treatment Facilities	C	
Power Generation Facilities	C	
Data Center Facilities	P	
Fuel Dealers	P	
Waste-Related Facilities	P	Recycling depots.
	C	Solid waste transfer stations.
	N	All other Waste-Related Facilities.
<b>Mining and Natural Resource Extraction</b>		
Petroleum and Natural Gas Production	C	
Surface Mining	N	
<b>Farming, Forestry, and Animal Services</b>		
Agriculture	N	Marijuana Production
	P	All other Agriculture
Forestry	P	
Agriculture and Forestry Services	P	
Keeping of Livestock and Other Animals	C	The following Keeping of Livestock and Other Animal activities: <ul style="list-style-type: none"> <li>▪ Animal shelters.</li> <li>▪ Boarding kennels.</li> <li>▪ Animal training facilities.</li> </ul>
	N	All other Keeping of Livestock and Other Animals.
Animal Services	C	Wildlife rehabilitation facilities.
	P	All other Animal Services.
<b>Other Uses</b>		
Home Occupations	S	Home Occupations, subject to SRC 700.020.
Accessory Dwelling Units	S	Accessory Dwelling Units, subject to SRC 700.006.

(b) **Continued Uses.** Existing single and two family uses, other than manufactured dwellings, within the IC zone constructed prior to February 1, 1983, but which would otherwise be made non-conforming by this Chapter, are hereby deemed continued uses.

(1) Building or structures housing a continued use may be structurally altered or enlarged, or rebuilt following damage or destruction, provided such alteration, enlargement, or rebuilding complies with the standards set forth in SRC 551.010(g).

(2) Cease of occupancy of a building or structure for a continued use shall not preclude future use of the building or structure for a residential use; provided, however, conversion of the building or structure to a non-residential use shall thereafter prevent conversion back to a residential use.

**Section 18.** SRC 551.010 is amended to read as follows:

**551.010. Development Standards.** Development within the IC zone must comply with the development standards set forth in this section.

(a) **Lot Standards.** Lots within the IC zone shall conform to the standards set forth in Table 551-2.

**TABLE 551-2  
LOT STANDARDS**

Table 551-2: Lot Standards		
Requirement	Standard	Limitations & Qualifications
<b>LOT AREA</b>		
All uses	None	
<b>LOT WIDTH</b>		
All uses	None	
<b>LOT DEPTH</b>		
All uses	None	
<b>STREET FRONTAGE</b>		
Single Family	Min. 40 ft.	
	Min. 30 ft.	Applicable to lots fronting on the turnaround of a cul-de-sac street or the outside curve of curved street having a radius of 200 feet or less and a direction change of 60 degrees or more.  In no case shall the lot width be less than 40 ft. at the front building setback line.
All other uses	Min. 16 ft.	

(b) **Setbacks.** Setbacks within the IC zone shall be provided as set forth in Tables 551-3 and 551-4.

**TABLE 551-3  
SETBACKS**

<b>Table 551-3: Setbacks</b>		
<b>Requirement</b>	<b>Standard</b>	<b>Limitations &amp; Qualifications</b>
<b>ABUTTING STREET</b>		
<b>Buildings</b>		
All uses	Min. 5 ft.	
<b>Accessory Structures</b>		
Accessory to Single Family, Two Family, and Multiple Family	None	Applicable to accessory structures not more than 4 ft. in height.
	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.
<b>Vehicle Use Areas</b>		
All uses	Per SRC Chapter 806	
<b>INTERIOR FRONT</b>		
<b>Buildings</b>		
Single Family and Two Family	None	
Multiple Family	Min. 15 ft.	Required landscaping shall meet the Type C standard set forth in SRC Chapter 807.
All other uses	Zone-to-Zone Setback (Table 551-4)	
<b>Accessory Structures</b>		
Accessory to Single Family and Two Family	Min. 5 ft.	
Accessory to Multiple Family	Min. 15 ft.	Required landscaping shall meet the Type C standard set forth in SRC Chapter 807.
Accessory to all other uses	Zone-to-Zone Setback (Table 551-4)	
<b>Vehicle Use Areas</b>		
Single Family and Two Family	Per SRC Chapter 806	
Multiple Family	Min. 15 ft.	Required landscaping shall meet the Type C standard set forth in SRC Chapter 807.
All other uses	Zone-to-Zone Setback (Table 551-4)	
<b>INTERIOR SIDE</b>		
<b>Buildings</b>		
Single Family and Two Family	None	

Table 551-3: Setbacks		
Requirement	Standard	Limitations & Qualifications
Multiple Family	Min. 15 ft.	Required landscaping shall meet the Type C standard set forth in SRC Chapter 807.
All other uses	Zone-to-Zone Setback (Table 551-4)	
<b>Accessory Structures</b>		
Accessory to Single Family and Two Family	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.
Accessory to Multiple Family	Min. 15 ft.	Required landscaping shall meet the Type C standard set forth in SRC Chapter 807.
Accessory to all other uses	Zone-to-Zone Setback (Table 551-4)	
<b>Vehicle Use Areas</b>		
Single Family and Two Family	Per SRC Chapter 806	
Multiple Family	Min. 15 ft.	Required landscaping shall meet the Type C standard set forth in SRC Chapter 807.
All <u>other</u> uses	Zone-to-Zone Setback (Table 551-4)	
<b>INTERIOR REAR</b>		
<b>Buildings</b>		
Single Family and Two Family	None	
Multiple Family	Min. 15 ft.	Required landscaping shall meet the Type C standard set forth in SRC Chapter 807.
All other uses	Zone-to-Zone Setback (Table 551-4)	
<b>Accessory Structures</b>		
Accessory to Single Family and Two Family	None	Applicable to accessory structures not more than 9 ft. in height.
	Min. one foot for each one-foot of height over 9 ft.	Applicable to accessory structures greater than 9 ft. in height.
	Min. 1 ft.	Applicable to accessory structures adjacent to an alley, unless a greater setback is required based on the height of the accessory structure.
Accessory to Multiple Family	Min. 15 ft.	Required landscaping shall meet the Type C standard set forth in SRC Chapter 807.
Accessory to all other uses	Zone-to-Zone Setback (Table 551-4)	
<b>Vehicle Use Areas</b>		

Table 551-3: Setbacks		
Requirement	Standard	Limitations & Qualifications
Single Family and Two Family	Per SRC Chapter 806	
Multiple Family	Min. 15 ft.	Required landscaping shall meet the Type C standard set forth in SRC Chapter 807.
All other uses	Zone-to-Zone Setback (Table 551-4)	

**TABLE 551-4  
ZONE-TO-ZONE SETBACKS**

Table 551-4: Zone-to-Zone Setbacks			
Abutting Zone	Type of Improvement	Setback <sup>(1)</sup>	Landscaping & Screening
EFU	Buildings and Accessory Structures	Min. 5 ft.	Type A
	Vehicle Use Areas		
Residential Zone	Buildings and Accessory Structures	Min. 30 ft.	Type C
	Vehicle Use Areas		
Mixed-Use Zone	Buildings and Accessory Structures	Min. 5 ft.	Type A
	Vehicle Use Areas		
Commercial Zone	Buildings and Accessory Structures	Min. 5 ft.	Type A
	Vehicle Use Areas		
Public Zone	Buildings and Accessory Structures	Min. 5 ft.	Type A
	Vehicle Use Areas		
Industrial and Employment Zone: EC, IC, IBC, and IP	Buildings and Accessory Structures	None	N/A
	Vehicle Use Areas	Min. 5 ft.	Type A
Industrial and Employment Zone: IG and II	Buildings and Accessory Structures	Min. 10 ft.	Type C
	Vehicle Use Areas		
<b><u>Limitations and Qualifications</u></b>			
(1) Zone-to-Zone setbacks are not required abutting an alley.			

**(c) Lot Coverage; Height.** Buildings and accessory structures within the IC zone shall conform to the lot coverage and height standards set forth in Table 551-5.

**TABLE 551-5  
LOT COVERAGE; HEIGHT**

Table 551-5: Lot Coverage; Height		
Requirement	Standard	Limitations & Qualifications
<b>LOT COVERAGE</b>		
<b>Buildings and Accessory Structures</b>		
All uses	No Max.	
<b>HEIGHT</b>		
<b>Buildings</b>		
All uses	Max. 70 ft.	
<b>Accessory Structures</b>		
Accessory to Single Family and Two Family	Max. 15 ft.	
Accessory to all other uses	Max. 70 ft.	

**(d) Landscaping.**

**(1) Setbacks.** Required setbacks shall be landscaped. Landscaping shall conform to the standards set forth in SRC Chapter 807.

**(2) Vehicle Use Areas.** Vehicle use areas shall be landscaped as provided under 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 count 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 homes shall be multi-sectional and enclose a space of not less than 860 square feet.

**(2)** Manufactured homes shall be placed on an excavated and back-filled

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

destruction may either be located on the same location on the lot as the original 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 permitted (P), special (S), conditional (C), and prohibited (N) uses in the IP zone are set forth in Table 553-1.

**TABLE 553-1**

**USES**

Table 553-1: Uses		
Use	Status	Limitations & Qualifications
<b>Household Living</b>		
Single Family	P	Dwelling unit for a caretaker on the premises being cared for or guarded.
	S	Manufactured home as a dwelling for a caretaker, subject to SRC 700.030.
	N	All other Single Family.
Two Family	N	
Multiple Family	N	
<b>Group Living</b>		
Room and Board	N	
Residential Care	N	
Nursing Care	N	
<b>Lodging</b>		
Short-Term Commercial Lodging	P	
Long-Term Commercial Lodging	N	
Non-Profit Shelters	N	
<b>Retail Sales and Service</b>		
Eating and Drinking Establishments	P	
Retail Sales	P	The following Retail Sales activities: <ul style="list-style-type: none"> <li>▪ News dealers and newsstands.</li> <li>▪ Tobacco stores and stands.</li> <li>▪ Caterers.</li> </ul>
	N	All other Retail Sales.
Personal Services	N	
Postal Services and Retail Financial Services	P	Banks, credit unions, and other customer-oriented facilities for financial institutions.
	N	All other Postal Services and Retail Financial Services.
<b>Business and Professional Services</b>		



**Table 553-1: Uses**

Use	Status	Limitations & Qualifications
Office	P	The following Office activities: <ul style="list-style-type: none"> <li>▪ Photofinishing laboratories.</li> <li>▪ Headquarters of banks and other financial institutions.</li> <li>▪ Insurance carriers and brokers.</li> <li>▪ Real estate.</li> <li>▪ Communication services.</li> <li>▪ Engineering, architectural, and surveying services.</li> <li>▪ Accounting services.</li> <li>▪ Management and public relations services.</li> <li>▪ Technical services provided by independent authors and artists.</li> <li>▪ Research.</li> <li>▪ Music publishing.</li> <li>▪ Actuarial consulting.</li> <li>▪ Environmental consultants.</li> <li>▪ Call centers.</li> <li>▪ Vocational trade schools.</li> </ul>
	N	All other Office.
Audio/Visual Media Production	P	
Laboratory Research and Testing	P	
<b>Motor Vehicle, Trailer, and Manufactured Dwelling Sales and Services</b>		
Motor Vehicle and Manufactured Dwelling and Trailer Sales	N	
Motor Vehicle Services	P	The following Motor Vehicle Services activities: <ul style="list-style-type: none"> <li>▪ Motorcycle repair.</li> <li>▪ Gasoline service stations.</li> </ul>
	N	All other Motor Vehicle Services.
Commercial Parking	P	
Park-and-Ride Facilities	P	
Taxicabs and Car Services	N	
Heavy Vehicle and Trailer Sales	N	
Heavy Vehicle and Trailer Service and Storage	P	
<b>Recreation, Entertainment, and Cultural Services and Facilities</b>		
Commercial Entertainment – Indoor	P	Health clubs, gyms, and membership sports and recreation clubs.
	N	All other Commercial Entertainment – Indoor.
Commercial Entertainment – Outdoor	N	
Major Event Entertainment	N	
Recreational and Cultural Community Services	N	

Table 553-1: Uses		
Use	Status	Limitations & Qualifications
Parks and Open Space	P	
Non-Profit Membership Assembly	N	
Religious Assembly	N	
<b>Health Services</b>		
Medical Centers/Hospitals	N	
Outpatient Medical Services and Laboratories	N	
<b>Educational Services</b>		
Day Care	P	Child day care services.
	N	All other Day Care.
Basic Education	N	
Post-Secondary and Adult Education	P	Vocational trade schools.
	N	All other Post-Secondary and Adult Education.
<b>Civic Services</b>		
Governmental Services	N	
Social Services	N	
Governmental Maintenance Services and Construction	P	
<b>Public Safety</b>		
Emergency Services	P	
Detention Facilities	N	
Military Installations	N	
<b>Funeral and Related Services</b>		
Cemeteries	N	
Funeral and Cremation Services	N	
<b>Construction Contracting, Repair, Maintenance, and Industrial Services</b>		
General Repair Services	P	
Building and Grounds Services and Construction Contracting	P	
Cleaning Plants	P	
Industrial Services	P	
<b>Whole Sales, Storage, and Distribution</b>		
General Wholesaling	P	
Heavy Wholesaling	C	The following Heavy Wholesaling activities: <ul style="list-style-type: none"> <li>▪ Petroleum And Petroleum Products wholesalers.</li> <li>▪ Chemicals and allied products wholesalers.</li> <li>▪ Firearms wholesalers.</li> <li>▪ Wood products and timber wholesalers.</li> </ul>
	N	All other Heavy Wholesaling.
Warehousing and Distribution	P	
Self-Service Storage	P	
<b>Manufacturing</b>		
General Manufacturing	P	

**Table 553-1: Uses**

Use	Status	Limitations & Qualifications
Heavy Manufacturing	N	The following Heavy Manufacturing activities: <ul style="list-style-type: none"> <li>▪ Petroleum and coal products manufacturing.</li> <li>▪ Primary metal manufacturing.</li> <li>▪ Cement and concrete product manufacturing.</li> <li>▪ Lime and gypsum product manufacturing.</li> </ul>
	C	All other Heavy Manufacturing activities.
Printing	P	
<b>Transportation Facilities</b>		
Aviation Facilities	C	Helicopter landing areas, with or without passenger and freight terminal facilities.
	N	All other Aviation Facilities.
Passenger Ground Transportation Facilities	P	
Marine Facilities	N	
<b>Utilities</b>		
Basic Utilities	P	
Wireless Communication Facilities	Allowed	Wireless Communication Facilities are allowed, subject to SRC Chapter 703.
Drinking Water Treatment Facilities	C	
Power Generation Facilities	C	
Data Center Facilities	P	
Fuel Dealers	N	
Waste-Related Facilities	P	Recycling depots.
	C	Solid waste transfer stations.
	N	All other Waste-Related Facilities
<b>Mining and Natural Resource Extraction</b>		
Petroleum and Natural Gas Production	C	
Surface Mining	N	
<b>Farming, Forestry, and Animal Services</b>		
Agriculture	N	Marijuana Production
	P	All other Agriculture
Forestry	P	
Agriculture and Forestry Services	N	
Keeping of Livestock and Other Animals	C	
Animal Services	C	
<b>Other Uses</b>		
Home Occupations	S	Home Occupations, subject to SRC 700.020.
Accessory Dwelling Units	S	Accessory Dwelling Units, subject to SRC 700.006.

**(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 occupancy of a building or structure for a continued use shall not preclude future use of the building or structure for a residential use; provided, however, conversion of the building or structure to a non-residential use shall thereafter prevent conversion back to a residential use.

**Section 20.** SRC 554.005 is amended to read as follows:

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

**TABLE 554-1**

**USES**

Table 554-1: Uses		
Use	Status	Limitations & Qualifications
<b>Household Living</b>		
Single Family	P	Dwelling unit for a caretaker on the premises being cared for or guarded.
	S	Manufactured home as a dwelling for a caretaker, subject to SRC 700.030.
	N	All other Single Family.
Two Family	N	
Multiple Family	N	
<b>Group Living</b>		
Room and Board	N	
Residential Care	N	
Nursing Care	N	
<b>Lodging</b>		
Short-Term Commercial Lodging	N	
Long-Term Commercial Lodging	N	
Non-Profit Shelters	N	
<b>Retail Sales and Service</b>		

Table 554-1: Uses		
Use	Status	Limitations & Qualifications
Eating and Drinking Establishments	P	
Retail Sales	P	The following Retail Sales activities: <ul style="list-style-type: none"> <li>▪ Photocopying, duplicating, and blueprinting services.</li> <li>▪ Retail nurseries and lawn and garden supply stores.</li> <li>▪ Lumber and other building materials dealers.</li> </ul>
	N	All other Retail Sales.
Personal Services	P	The following Personal Services activities are permitted: <ul style="list-style-type: none"> <li>▪ Laundromats.</li> <li>▪ Drycleaners.</li> </ul>
	N	All other Personal Services.
Postal Services and Retail Financial Services	P	Banks, credit unions, and other customer-oriented facilities for financial institutions.
	N	All other Postal Services and Retail Financial Services.
<b>Business and Professional Services</b>		
Office	P	The following Office activities are permitted: <ul style="list-style-type: none"> <li>▪ Headquarters of banks and other financial institutions.</li> <li>▪ Direct mail advertising services.</li> <li>▪ Commercial art and photography.</li> <li>▪ Secretarial and court reporting services.</li> <li>▪ Photo finishing laboratories.</li> <li>▪ Management and public relations services.</li> <li>▪ Outdoor advertising services.</li> <li>▪ Professional, business, or political membership organizations.</li> <li>▪ Arrangement of transportation.</li> <li>▪ Vocational trade schools.</li> <li>▪ Research.</li> <li>▪ Telecommunication services.</li> </ul>
	N	All other Office.
Audio/Visual Media Production	P	
Laboratory Research and Testing	P	
<b>Motor Vehicle, Trailer, and Manufactured Dwelling Sales and Services</b>		
Motor Vehicle and Manufactured Dwelling and Trailer Sales	N	The following Motor Vehicle and Manufactured Dwelling and Trailer Sales activities: <ul style="list-style-type: none"> <li>▪ Automobile sales.</li> <li>▪ Manufactured dwelling sales.</li> <li>▪ Recreational vehicle sales, when the sales display area is greater than 5 acres in size.</li> </ul>
	P	All other Motor Vehicle and Manufactured Dwelling and Trailer Sales.
Motor Vehicle Services	N	Gasoline service stations.
	P	All other Motor Vehicle Services.
Commercial Parking	P	
Park-and-Ride Facilities	P	

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

**Table 554-1: Uses**

Use	Status	Limitations & Qualifications
Industrial Services	P	
<b>Wholesale Sales, Storage, and Distribution</b>		
General Wholesaling	P	
Heavy Wholesaling	S	Scrap and waste material wholesalers, subject to SRC 700.060.
	C	Chemicals and allied products wholesalers.
	P	All other Heavy Wholesaling.
Warehousing and Distribution	P	
Self-Service Storage	P	
<b>Manufacturing</b>		
General Manufacturing	P	
Heavy Manufacturing	C	
Printing	P	
<b>Transportation Facilities</b>		
Aviation Facilities	C	Helicopter landing areas, with or without passenger and freight terminal facilities.
	N	All other Aviation Facilities.
Passenger Ground Transportation Facilities	P	
Marine Facilities	P	The following Marine Facilities: <ul style="list-style-type: none"> <li>▪ Water transportation of passengers.</li> <li>▪ Services incidental to water transportation services.</li> </ul>
	N	All other Marine Facilities.
<b>Utilities</b>		
Basic Utilities	P	
Wireless Communication Facilities	Allowed	Wireless Communication Facilities are allowed, subject to SRC Chapter 703.
Drinking Water Treatment Facilities	P	
Power Generation Facilities	P	
Data Center Facilities	N	
Fuel Dealers	P	
Waste-Related Facilities	P	Recycling depots.
	C	Solid waste transfer stations.
	N	All other Waste-Related Facilities.
<b>Mining and Natural Resource Extraction</b>		
Petroleum and Natural Gas Production	C	
Surface Mining	C	
<b>Farming, Forestry, and Animal Services</b>		
Agriculture	S	Marijuana Production subject to SRC 700.034
	P	All other Agriculture
Forestry	P	

**Table 554-1: Uses**

Use	Status	Limitations & Qualifications
Agriculture and Forestry Services	P	
Keeping of Livestock and Other Animals	C	
Animal Services	P	
<b>Other Uses</b>		
Home Occupations	S	Home Occupations, subject to SRC 700.020.
<u>Accessory Dwelling Units</u>	<u>S</u>	<u>Accessory Dwelling Units, subject to SRC 700.006.</u>

**(b) Continued Uses.** Existing single family and two family uses, other than manufactured dwellings, within the IG zone constructed prior to February 1, 1983, but which would otherwise be made non-conforming by this Chapter, are hereby deemed continued uses.

(1) Building or structures housing a continued use may be structurally altered or enlarged, or rebuilt following damage or destruction, provided such alteration, enlargement, or rebuilding complies with the standards set forth in SRC 554.010(f).

(2) Cease of occupancy of a building or structure for a continued use shall not preclude future use of the building or structure for a residential use; provided, however, conversion of the building or structure to a non-residential use shall thereafter prevent conversion back to a residential use.

**Section 21.** SRC 700.005 is amended to read as follows:

**700.005. Special Uses, Generally.**

(a) A special use is a use that, while allowed in certain zones and overlay zones, has the potential for creating impacts that merit special standards beyond those that would otherwise apply to uses generally in that zone or overlay zone. A use that is designated 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 standards set forth in this Chapter apply only where a use is designated as a special use. ~~and are in addition to the standards that apply to uses generally within a zone or overlay zone.~~



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 is 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

ownership from the underlying property on which it and the main house to which it is accessory are located. Attached accessory dwelling units shall not be separated in ownership from the main house to which it is accessory.

(5) Other Uses. Accessory dwelling units shall be prohibited from being used as short-term rentals or accessory short-term rentals.

(6) Exemptions. Accessory dwelling units are exempt from the following standards required elsewhere in the UDC:

(A) Dwelling unit density requirements, including requirements for a minimum or maximum number of dwelling units;

(B) Development standards, design review guidelines, and design review standards within overlay zones;

(C) Requirements to build garages.

(b) Detached Accessory Dwelling Units. The standards set forth in this subsection shall apply to all detached accessory dwelling units and are in addition to the standards in subsection 700.006(a).

(1) Location. Detached accessory dwelling units shall be located in the side yard or rear yard.

(2) Setbacks. Setbacks for detached accessory dwelling units shall be provided as set forth in Table 700-1.

Table 700-1: Setbacks		
Requirement	Standard	Limitations & Qualifications
<b><u>ABUTTING STREET</u></b>		
<u>Detached Accessory Dwelling Unit</u>	<u>Min. 12 ft.</u>	<u>Applicable along local streets.</u>
	<u>Min. 20 ft.</u>	<u>Applicable along collector or arterial streets.</u>
<b><u>INTERIOR SIDE</u></b>		
<u>Detached Accessory Dwelling Unit</u>	<u>Min. 3 ft.</u>	
<b><u>INTERIOR REAR</u></b>		
<u>Detached Accessory Dwelling Unit</u>	<u>Min. 5 ft.</u>	
	<u>Min. 1 ft.</u>	<u>Applicable to detached accessory dwelling units adjacent to an alley</u>

(3) Lot Coverage. The total lot coverage for buildings, accessory structures, and accessory dwelling units shall not exceed a maximum lot coverage of 60 percent.

(4) **Height.** Detached accessory dwelling units shall be no more than 25 feet in height.

**Section 23.** SRC 700.035 is amended to read as follows:

**700.035. Non-Residential Uses in a Mixed-Use Project.** Where designated as a special use, non-residential uses in a mixed-use project shall comply with the additional standards set forth in this section.

(a) **Additional Permitted Uses.** Notwithstanding the permitted, special, conditional, or prohibited uses in the zone, the non-residential uses set forth in Table 700-~~24~~ are additional Permitted (P) uses within a mixed-use project.

**TABLE 700-~~12~~**  
**ADDITIONAL PERMITTED USES IN A MIXED-USE PROJECT**

Table 700- <del>24</del> : Additional Permitted Uses in a Mixed-Use Project		
Use	Status	Limitations & Qualifications
<b>Lodging</b>		
Short-Term Commercial Lodging	P	
Long-Term Commercial Lodging	P	
<b>Retail Sales and Service</b>		
Eating and Drinking Establishments	P	
Retail Sales	P	
Personal Services	P	
Postal Services and Retail Financial Services	P	
<b>Business and Professional Services</b>		
Office	P	
Audio/Visual Media Production	P	
<b>Recreation, Entertainment, and Cultural Services and Facilities</b>		
Commercial Entertainment – Indoor	P	
Recreational and Cultural Community Services	P	
<b>Health Services</b>		
Outpatient Medical Services and Laboratories	P	

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

project shall include a minimum of 25 dwelling units.

(c) A minimum of 50 percent of the floor area of each building within a mixed-use project shall include dwelling units; except that Eating and Drinking Establishments may be housed in a separate building without dwelling units if the floor area of all non-residential uses within the mixed-use project, including Eating and Drinking Establishments, totals no more than 50 percent of the total floor area of the mixed-use project.

(d) Except for Office uses, all non-residential uses shall be limited to the ground floor of a building or buildings within a mixed-use project. Office uses may be located on upper floors.

(e) Uses within a mixed-use project shall not include:

(1) Rendering, processing, or cleaning of animals, fish, seafood, fowl, poultry, fruits, vegetables, or dairy products except for consumption on the premises.

(2) Packaging of products for retail sale, except for purchases made by a retail customer at the time of purchase.

(3) Outdoor display or storage of merchandise or materials.

**Section 24.** SRC 700.050 is amended to read as follows:

**700.050. Religious Assembly.** Where designated as a special use, Religious Assembly shall comply with the additional standards set forth in this section.

(a) Where a development site is located in two or more zones, the entire development site shall comply with the more restrictive development standards of the zones involved.

(b) Notwithstanding SRC Chapter 270, existing non-conforming religious assemblies that are substantially damaged or destroyed by any cause may be rebuilt provided that the degree of non-conformity is not increased. For purposes of this section, "existing non-conforming religious assemblies" are religious assemblies that were non-conforming on February 25, 1993.

(c) **Seating Capacity.** The seating capacity of the largest space within a religious assembly shall not exceed the standards set forth in Table 700-32. Where seating is 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 700-32**  
**SEATING CAPACITY**

<b>Table 700-32: Seating Capacity</b>		
<b>Zone</b>	<b>Standard</b>	<b>Limitations &amp; Qualifications</b>
RA Zone	Max. 375	Applicable to: <ul style="list-style-type: none"> <li>▪ Lots abutting a local street.</li> <li>▪ Lots abutting a collector or arterial street with less than 250 feet of frontage on such street.</li> </ul>
	No Max.	Applicable to: <ul style="list-style-type: none"> <li>▪ Lots abutting a collector or arterial street with 250 feet or more of frontage on such street.</li> <li>▪ Lots located at the intersection of a collector and arterial street, two collector streets, or two arterial streets.</li> <li>▪ Double frontage lots with both frontages on collector or arterial streets.</li> </ul>
RS Zone	Max. 375	Applicable to lots abutting local, collector, and arterial streets.
RD Zone	Max. 500	Applicable to lots abutting local, collector, and arterial streets.
RM-I, RM-II, and RH Zones	Max. 500	Applicable to: <ul style="list-style-type: none"> <li>▪ Lots abutting a local street.</li> <li>▪ Lots abutting a collector or arterial street with less than 250 feet of frontage on such street.</li> </ul>
	No Max.	Applicable to: <ul style="list-style-type: none"> <li>▪ Lots abutting a collector or arterial street with 250 feet or more of frontage on such street.</li> <li>▪ Lots located at the intersection of a collector and arterial street, two collector streets, or two arterial streets.</li> <li>▪ Double frontage lots with both frontages on collector or arterial streets.</li> </ul>
CO Zone	Max. 500	Applicable to: <ul style="list-style-type: none"> <li>▪ Lots abutting a local street.</li> <li>▪ 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.</li> </ul>

**Table 700-32: Seating Capacity**

Zone	Standard	Limitations & Qualifications
	No Max.	Applicable to lots located at the intersection of a collector and arterial street, two collector streets, or two arterial streets.

(d) **Locational Standards.** Religious assemblies shall be located on streets as set forth in Table 700-43.

**TABLE 700-43**

**LOCATIONAL STANDARDS**

**Table 700-43: Locational Standards**

Zone	Street Type	Standard
RA Zone	Local Street	Allowed for seating capacity of 375 seats or less.
	Collector or Arterial Street	Allowed for seating capacity of 375 seats or less, when located on lot with less than 250 feet of frontage on a collector or arterial street.
		Allowed, regardless of seating capacity, when: <ul style="list-style-type: none"><li>▪ Located on a lot with 250 feet or more of frontage on a collector or arterial street.</li><li>▪ Located at the intersection of a collector and arterial street, two collector streets, or two arterial streets.</li><li>▪ Double frontage lots with both frontages on collector or arterial streets.</li></ul>
RS Zone	Local Street	Allowed for seating capacity of 375 seats or less.
	Collector or Arterial Street	Allowed for seating capacity of 375 seats or less.
RD Zone	Local Street	Allowed for seating capacity of 500 seats or less.
	Collector or Arterial Street	Allowed for seating capacity of 500 seats or less.
RM-I, RM-II, and RH Zones	Local Street	Allowed for seating capacity of 500 seats or less.
	Collector or Arterial Street	Allowed for seating capacity of 500 seats or less, when located on lot with less than 250 feet of frontage on a collector or arterial street.
		Allowed, regardless of seating capacity, when: <ul style="list-style-type: none"><li>▪ Located on a lot with 250 feet or more of frontage on a collector or arterial street.</li><li>▪ Located at the intersection of a collector and arterial street, two collector streets, or two arterial streets.</li><li>▪ Double frontage lots with both frontages on collector or arterial streets.</li></ul>
CO Zone	Local Street	Allowed for seating capacity of 500 seats or less.

Table 700-43: Locational Standards		
Zone	Street Type	Standard
	Collector or Arterial Street	Allowed for seating capacity of 500 seats or less, when not located at the intersection of a collector and arterial street, two collector streets, or two arterial streets
		Allowed, regardless of seating capacity, when located at the intersection of a collector and arterial street, two collector streets, or two arterial streets.

(e) **Access.** Access to religious assemblies may be provided from local, collector, or arterial streets. Access provided from a local street shall conform to the standards set forth in Table 700-54.

**TABLE 700-54**  
**LOCAL STREET ACCESS**

Table 700-54: Local Street Access	
Zone	Standard
RA and RS Zones	Only one access point allowed.
RD, RM-I, RM-II, RH, and CO Zones	Access points shall be located not more than 125 feet from a collector or arterial street.

(f) **Lot Standards.** Maximum lot area and minimum street frontage requirements for religious assemblies are set forth in Table 700-65. The lot standards identified in Table 700-65 apply to an individual lot, or contiguous lots when two or more lots under a single ownership are combined to accommodate the development. For purposes of this subsection, contiguous lots shall include lots that are separated by an alley.

**TABLE 700-65**  
**LOT STANDARDS**

Table 700-65: Lot Standards		
Requirement	Standard	Limitations & Qualifications
<b>MAXIMUM LOT AREA</b>		
RA Zone	Max. 2 acres	Applicable to: <ul style="list-style-type: none"> <li>Lot abutting a local street.</li> <li>Lot abutting a collector or arterial street with less than 250 feet of frontage on such street.</li> </ul>
	No Max.	Applicable to: <ul style="list-style-type: none"> <li>Lot abutting a collector or arterial street with 250 feet or more of frontage on such street.</li> </ul>

Table 700-65: Lot Standards		
Requirement	Standard	Limitations & Qualifications
		<ul style="list-style-type: none"> <li>Lot located at the intersection of a collector and arterial street, two collector streets, or two arterial streets.</li> <li>Double frontage lot with both frontages on collector or arterial streets.</li> </ul>
RS Zone	Max. 2 acres	
RD Zone	Max. 3.5 acres	
RM-I, RM-II, and RH Zones	Max. 3.5 acres	Applicable to: <ul style="list-style-type: none"> <li>Lot abutting a local street.</li> <li>Lot abutting a collector or arterial street with less than 250 feet of frontage on such street.</li> </ul>
	No Max.	Applicable to: <ul style="list-style-type: none"> <li>Lot abutting a collector or arterial street with 250 feet or more of frontage on such street.</li> <li>Lot located at the intersection of a collector and arterial street, two collector streets, or two arterial streets.</li> <li>Double frontage lot with both frontages on collector or arterial streets.</li> </ul>
CO Zone	Max. 3.5 acres	Applicable to: <ul style="list-style-type: none"> <li>Lot abutting a local street.</li> <li>Lot abutting a collector or arterial street, but which is not located at the intersection of a collector and arterial street, two collector streets, or two arterial streets.</li> </ul>
	No Max.	Applicable to lot located at the intersection of a 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 Zones	Min. 150 ft. per street	

(g) **Setbacks.** Setbacks for religious assemblies shall be provided as set forth in Table 700-76.

**TABLE 700-76**  
**SETBACKS**

Table 700-76: Setbacks		
Requirement	Standard	Limitations & Qualifications
ABUTTING STREET		



Table 700-76: Setbacks		
Requirement	Standard	Limitations & Qualifications
<b>Buildings and Accessory Structures</b>		
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.
	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.
<b>Vehicle Use Areas</b>		
RA, RS, RD, RM-I, RM-II, RH, and CO Zones	Min. 12 ft.	
<b>INTERIOR FRONT</b>		
<b>Buildings and Accessory Structures</b>		
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.
	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.
<b>Vehicle Use Areas</b>		
RA, RS, RD, RM-I, RM-II, RH, and CO Zones	Min. 5 ft.	
	Min. 15 ft.	Applicable when abutting a residential zone.
<b>INTERIOR SIDE</b>		
<b>Buildings and Accessory Structures</b>		
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.
	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.
<b>Vehicle Use Areas</b>		
RA, RS, RD, RM-I, RM-II, RH, and CO Zones	Min. 5 ft.	
	Min. 15 ft.	Applicable when abutting a residential zone.
<b>INTERIOR REAR</b>		
<b>Buildings and Accessory Structures</b>		
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.

Table 700-76: Setbacks		
Requirement	Standard	Limitations & Qualifications
	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 zone.

(h) **Lot Coverage; Height.** Buildings and accessory structures for religious assemblies shall conform to the lot coverage and height standards set forth in Table 700-87.

**TABLE 700-87**  
**LOT COVERAGE; HEIGHT**

Table 700-87: Lot Coverage; Height		
Requirement	Standard	Limitations & Qualifications
LOT COVERAGE		
Buildings and Accessory Structures		
RA, RS, RD, RM-I, RM-II, RH, and CO Zones	Max. 40%	Applicable to an individual lot, or contiguous lots when multiple lots are combined under a single ownership to accommodate the development. For the purpose of this requirement, contiguous shall include lots that are separated by an alley
HEIGHT		
Buildings and Accessory Structures		
RA and RS Zones	Max. 35 ft.	
	Max. 50 ft.	Applicable to spires, steeples, and towers without usable floor space.

(i) **Off-Street Parking.**

(1) **Location.**

(A) Off-street parking may be located on-site or off-site. When parking is provided off-site, it shall be located:

(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 or lots within a non-residential zone.

(B) For the purposes of this paragraph, contiguous shall include a lot or lots that are separated from the lot containing the main building or use by an alley.

(2) **Screening.** Off-street parking areas shall be screened from abutting residential zoned property.

(j) **Landscaping.** All lot area not developed for buildings, structures, parking, loading, or driveways shall be landscaped as provided in SRC Chapter 807.

(k) **Related Uses.** Schools, day care facilities, kindergartens, meeting facilities for clubs and organizations, and other similar activities operated primarily for the purpose of religious instruction, worship, government of the church, or the fellowship of its congregation shall be permitted. When such activities are not operated primarily for the purpose of religious instruction, worship, government of the church, or the 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 to read as follows:

**700.055. Residential Facility.** Where designated as a special use, Residential Facilities, as defined under ORS 197.660, shall comply with the additional standards set forth in this section.

(a) **Setbacks.** Setbacks for Residential Facilities shall be provided as set forth in Table 700-98.

**TABLE 700-98**  
**SETBACKS**

Table 700-98: Setbacks		
Requirement	Standard	Limitations & Qualifications
<b>ABUTTING STREET</b>		
Buildings and Accessory Structures	Min. 20 ft.	
Vehicle Use Areas	Per SRC Chapter 806	
<b>INTERIOR FRONT</b>		
Buildings and Accessory Structures	Min. 20 ft.	
Vehicle Use Areas	Min. 5 ft.	
<b>INTERIOR SIDE</b>		

Table 700-98: Setbacks

Requirement	Standard	Limitations & Qualifications
Buildings and Accessory Structures	Min. 20 ft.	
Vehicle Use Areas	Min. 5 ft.	
<b>INTERIOR REAR</b>		
Buildings and Accessory Structures	Min. 20 ft.	
Vehicle Use Areas	Min. 5 ft.	

(b) **Lot Coverage.** Buildings and accessory structures shall not exceed a maximum lot coverage of 40 percent.

(c) **Landscaping.** All lot area not developed for buildings, structures, parking, loading, or driveways shall be landscaped as provided in SRC chapter 807.

(d) **Screening.** Off-street parking and loading areas shall be screened from adjacent uses by a sight-obscuring fence, wall, or hedge.

**Section 26.** SRC 806.005 is amended to read as follows:

**806.005. Off-Street Parking; When Required.**

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

(1) Each proposed new use or activity.

(2) Any change of use or activity, when such change of use or activity results in a parking ratio requiring a greater number of spaces than the previous use or activity.

(3) Any intensification, expansion, or enlargement of a use or activity.

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

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

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

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

(A) Accessory dwelling unit.

**Section 27.** SRC 806.015 is amended to read as follows:

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

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

**TABLE 806-1  
MINIMUM OFF-STREET PARKING**

<b>Table 806-1: Minimum Off-Street Parking</b>		
<b>Use</b>	<b>Minimum Number of Spaces Required <sup>(1)</sup></b>	<b>Limitations &amp; Qualifications</b>
<b>Household Living</b>		
Single Family	2	Applicable to all Single Family, unless noted below.
	1	Applicable to Single Family located within the CSDP area.
Two Family	2 per dwelling unit	Applicable to all Two Family, unless noted below.
	1 per dwelling unit	Applicable to Two Family located within the CSDP area.
	3	Applicable to Two family shared dwellings.
Multiple Family	2 per dwelling unit	Applicable to Multiple Family consisting of 3 dwelling units.
	1 per dwelling unit	Applicable to Multiple Family consisting of 3 dwelling units located within the CSDP area.
	1.5 per dwelling unit	Applicable to Multiple Family consisting of 4 or more dwelling units.

Table 806-1: Minimum Off-Street Parking		
Use	Minimum Number of Spaces Required <sup>(1)</sup>	Limitations & Qualifications
	1 per dwelling unit	Applicable to Multiple Family consisting of 4 or more dwelling units located within the CSDP area.
	1 per 4 dwelling units	Applicable to low income elderly housing.
<b>Group Living</b>		
Room and Board Facilities	1 per guest room or suite	
Residential Care	1 per 350 sq. ft.	
Nursing Care	1 per 3 beds	
<b>Lodging</b>		
Short-Term Commercial Lodging	1 per guest room or suite	
Long-Term Commercial Lodging		
Non-Profit Shelters	1 per 350 sq. ft.	
<b>Retail Sales and Service</b>		
Eating and Drinking Establishments	1 per 250 sq. ft.	
Retail Sales	1 per 900 sq. ft.	Applicable to the following Retail Sales activities: <ul style="list-style-type: none"> <li>▪ Building materials, hardware, nurseries, and lawn and garden supply stores.</li> <li>▪ Auto supply stores.</li> <li>▪ Furniture and home furnishing stores.</li> <li>▪ Household appliance and radio, television, music, and consumer electronics stores.</li> </ul>
	1 per 250 sq. ft.	Applicable to all other Retail Sales.
Personal Services	1 per 1,000 sq. ft.	Applicable to laundry, dry cleaning, and garment services.
	1 per 350 sq. ft.	Applicable to all other Personal Services.
Postal Services and Retail Financial Services	1 per 500 sq. ft.	
Shopping Center	1 per 250 sq. ft.	
<b>Business and Professional Services</b>		
Office	1 per 350 sq. ft.	

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

Table 806-1: Minimum Off-Street Parking			
Use	Minimum Number of Spaces Required <sup>(1)</sup>		Limitations & Qualifications
	1 per 2,000 sq. ft. of gross site area		Applicable to all other outdoor Recreational and Cultural Community Services.
Parks and Open Space	None		
Non-Profit Membership Assembly	1 per 350 sq. ft.		
Religious Assembly	1 per 5 seats or 10 feet of bench length within the principle worship area; or 1 per 80 sq. ft. within the principal worship area, when no fixed seating or benches are provided.		
Health Services			
Medical Centers/Hospitals	1.5 per bed		
Outpatient Medical Services and Laboratories	1 per 350 sq. ft.		
Education Services			
Day Care	1	Day Care serving 1 to 12 persons	Parking requirement applies in addition to spaces required for any dwelling.
	2	Day Care serving 13 to 18 persons	
	3	Day Care serving 19 to 26 persons	
	4	Day Care serving 27 or more persons	
Basic Education	2 per classroom		Applicable to elementary schools.
	1 per 6 students		Applicable to secondary schools.  The number of students shall be calculated based on the total number of students the school is designed to accommodate.
Post-Secondary and Adult Education	1 per 350 sq. ft.		Applicable to vocational and trade schools.
	1 per 4 students		Applicable to all other Post-Secondary and Adult Education.  The number of students shall be calculated based on the total number of students the school is designed to accommodate.



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

Table 806-1: Minimum Off-Street Parking		
Use	Minimum Number of Spaces Required <sup>(1)</sup>	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		
General Manufacturing	The greater of the following: 0.75 per employee or: 1 per 5,000, sq. ft. (Less than 50,000 sq. ft.) 1 per 10,000 sq. ft. (50,000 to 100,000 sq. ft.) 1 per 15,000 sq. ft. (Greater than 100,000 sq. ft.)	
Heavy Manufacturing		
Printing		
Transportation Facilities		
Aviation Facilities	The greater of the following: 0.75 per employee or: 1 per 5,000 sq. ft. (Less than 50,000 sq. ft.) 1 per 10,000 sq. ft. (50,000 to 100,000 sq. ft.) 1 per 15,000 sq. ft. (Greater than 100,000 sq. ft.)	
Passenger Ground Transportation Facilities;		
Marine Facilities	1 per boat berth or docking space.	Applicable to marinas.
	The greater of the following: 0.75 per employee or: 1 per 5,000 sq. ft. (Less than 50,000 sq. ft.) 1 per 10,000 sq. ft. (50,000 to 100,000 sq. ft.) 1 per 15,000 sq. ft. (Greater than 100,000 sq. ft.)	Applicable to all other Marine Facilities.
Utilities		
Basic Utilities	The greater of the following: 0.75 per employee or: 1 per 5,000 sq. ft. (Less than 50,000 sq. ft.)	
Drinking Water Treatment Facilities		
Power Generation Facilities		

**Table 806-1: Minimum Off-Street Parking**

Use	Minimum Number of Spaces Required <sup>(1)</sup>	Limitations & Qualifications
Data Center Facilities	1 per 10,000 sq. ft. (50,000 to 100,000 sq. ft.)	
Waste Related Facilities	1 per 15,000 sq. ft. (Greater than 100,000 sq. ft.)	
Wireless Communication Facilities	None	
Fuel Dealers	1 per 200 sq. ft.	
<b>Mining and Natural Resource Extraction</b>		
Petroleum and Natural Gas Production	The greater of the following: 0.75 per employee or: 1 per 5,000 sq. ft. (Less than 50,000 sq. ft.)	
Surface Mining	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.)	
<b>Farming, Forestry, and Animal Services</b>		
Agriculture	5	Applicable when retail sales are involved.
Forestry		
Agriculture and Forestry Services	The greater of the following: 0.75 per employee or: 1 per 5,000 sq. ft. (Less than 50,000 sq. ft.) 1 per 10,000 sq. ft. (50,000 to 100,000 sq. ft.) 1 per 15,000 sq. ft. (Greater than 100,000 sq. ft.)	
Keeping of Livestock and Other Animals	1 per 400 sq. ft.	
Animal Services	1 per 400 sq. ft.	
<b>Other Uses</b>		
Temporary Uses	Per SRC Chapter 701	
Home Occupations	1 per non-resident employee	Parking requirement applies in addition to spaces required for the dwelling unit.
<u>Accessory Dwelling Units</u>	<u>None</u>	
(1) Unless otherwise provided, when required off-street parking is expressed in terms of a number of spaces per a square footage, the square footage shall equal the gross floor area.		

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

**(c) Carpool and Vanpool Parking.** New developments with 60 or more required off-street parking spaces, and falling within the Public Services and Industrial use

1 classifications, and the Business and Professional Services use category, shall designate  
2 a minimum of 5 percent of their total off-street parking spaces for carpool or vanpool  
3 parking.

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

6 **TABLE 806-2**  
7 **MAXIMUM OFF-STREET PARKING**

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

13  
14 **(e) Reductions to Required Off-Street Parking through Alternative Modes of**  
15 **Transportation.**

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

21 **(2) Satisfaction of Off-Street Parking through Implementation of a Plan for**  
22 **Alternative Modes of Transportation.** Minimum required off-street parking for  
23 uses or activities other than Household Living may be reduced through  
24 implementation of a plan providing for the use of alternative modes of  
25 transportation to decrease the need for off-street parking. The plan shall be  
26 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

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;

(ii) A garage that has been legally converted to another use subsequent to its construction as a garage

~~(ii)~~(iii) A screened off-street parking area; or

~~(iii)~~(iv) A screened vehicle storage area.

**(b) Garage or Carport Vehicle Entrance Setback Abutting Street or Flag Lot Accessway.** The vehicle entrance of a garage or carport facing a street or flag lot accessway shall be setback a minimum of 20 feet.

**(c) Dimensions.** Off-street parking spaces shall conform to the minimum dimensions set forth in Table 806-3.

**TABLE 806-3**  
**MINIMUM OFF-STREET PARKING SPACE DIMENSIONS**

Table 806-3: Minimum Off-Street Parking Space Dimensions		
Type of Space	Width	Depth
Compact	8 ft.	15 ft.
Standard	9 ft.	19 ft.

**(d) Maneuvering.** Where access to off-street parking is taken from an alley, a minimum maneuvering depth of 24 feet shall be provided between the back of the parking space and the opposite side of the alley.

**(e) Surfacing.** Any area that is used for off-street parking shall be paved with a hard surface material meeting the Public Works Design Standards. Vehicle storage areas are not required to be paved.

**(f) Screening.** Off-street parking areas and vehicle storage areas shall be screened as follows:

(1) Off-street parking areas located within a garage or carport or on a driveway are not required to be screened. All other off-street parking areas shall be screened from all public areas, public streets, and abutting residential uses by a minimum 6-foot-tall sight-obscuring fence, wall, or hedge.

(2) Vehicle storage areas within an enclosed structure or on a driveway are not required to be screened. All other vehicle storage areas shall be screened from all

public areas, public streets, and abutting residential uses by a minimum 6-foot-tall sight-obscuring fence, wall, or hedge.

**Section 29.** SRC 806.055 is amended to read as follows:

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

**TABLE 806-8  
MINIMUM BICYCLE PARKING**

<b>Table 806-8: Minimum Bicycle Parking</b>		
<b>Use</b>	<b>Minimum Number of Spaces Required <sup>(1)</sup></b>	<b>Limitations &amp; Qualifications</b>
<b>Household Living</b>		
Single Family	None	
Two Family		
Multiple Family	The greater of 4 spaces or 0.1 spaces per dwelling unit.	
<b>Group Living</b>		
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	
<b>Lodging</b>		
Short-Term Commercial Lodging	The greater of 4 spaces or 1 space per 50 rooms.	
Long-Term Commercial Lodging		
Non-Profit Shelters	The greater of the following: 4 spaces; or 1 per 3,500 sq. ft. for first 50,000 sq. ft.; plus 1 per 7,000 sq. ft. for 50,000 to 100,000 sq. ft.; plus 1 per 14,000 sq. ft. for remaining square footage over 100,000 sq. ft.	
<b>Retail Sales and Service</b>		

Table 806-8: Minimum Bicycle Parking		
Use	Minimum Number of Spaces Required <sup>(1)</sup>	Limitations & Qualifications
Eating and Drinking Establishments	The greater of 4 spaces or 1 space per 1,000 sq. ft.	
Retail Sales	The greater of the following: 4 spaces; or 1 per 10,000 sq. ft. for first 50,000 sq. ft.; plus 1 per 20,000 sq. ft. for 50,000 to 100,000 sq. ft.; plus 1 per 30,000 sq. ft. for remaining square footage over 100,000 sq. ft.	
Personal Services	1 per 10,000 sq. ft.	Applicable to laundry, dry cleaning, and garment services.
	The greater of 4 spaces or 1 space per 3,500 sq. ft.	Applicable to all other Personal Services.
Postal Services and Retail Financial Services	The greater of 4 spaces or 1 space per 3,000 sq. ft.	
Shopping Center	The greater of the following: 4 spaces; or 1 per 10,000 sq. ft. for first 50,000 sq. ft.; plus 1 per 20,000 sq. ft. for 50,000 to 100,000 sq. ft.; plus 1 per 30,000 sq. ft. for remaining square footage over 100,000 sq. ft.	
<b>Business and Professional Services</b>		
Office	The greater of the following: 4 spaces; or 1 per 3,500 sq. ft. for first 50,000 sq. ft.; plus 1 per 7,000 sq. ft. for 50,000 to 100,000 sq. ft.; plus 1 per 14,000 sq. ft. for remaining square footage over 100,000 sq. ft.	
Laboratory Research and Testing;		
Office Complex		



Table 806-8: Minimum Bicycle Parking		
Use	Minimum Number of Spaces Required <sup>(1)</sup>	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 footage over 100,000 sq. ft.	Applicable to broadcasting studios.
	The greater of 4 spaces or 1 per 3,500 sq. ft.	Applicable to all other Audio/Visual Media Production.
Motor Vehicle, Trailer, and Manufactured Dwelling Sales and Service		
Motor Vehicle and Manufactured Dwelling and Trailer Sales	1 per 9,000 sq. ft.	
Motor Vehicle Services		
Taxicabs and Car Services		
Heavy Vehicle and Trailer Sales		
Heavy Vehicle and Trailer Service and Storage		
Commercial Parking;	1 per 30 vehicle parking spaces	
Park-and-Ride Facilities		
Recreation, Entertainment, and Cultural Services and Facilities		
Commercial Entertainment – Indoor	The greater of 4 spaces or 1space per 50 seats or 100 feet of bench length	Applicable to theaters.
	The greater of 4 spaces or 1 space per court.	Applicable to tennis, racquetball, and handball courts.
	The greater of 4 spaces or 1 space per 500 sq. ft.	Applicable to all other Commercial Entertainment – Indoor.
Commercial Entertainment – Outdoor	The greater of 4 spaces or 1 space per court	Applicable to tennis, racquetball, and handball courts.
	4	Applicable to golf courses.

Table 806-8: Minimum Bicycle Parking		
Use	Minimum Number of Spaces Required <sup>(1)</sup>	Limitations & Qualifications
	None	Applicable to drive-in movie theaters.
	The greater of 4 spaces or 1 space per 30 vehicle parking spaces	Applicable to all other Commercial Entertainment – Outdoor.
Major Event Entertainment	The greater of 4 spaces or 1 space per 50 seats or 100 ft. of bench length	
Recreational and Cultural Community Services	4	Applicable to golf courses.
	The greater of the following: 4 spaces; or 1 per 3,500 sq. ft. for first 50,000 sq. ft.; plus 1 per 7,000 sq. ft. for 50,000 to 100,000 sq. ft.; plus 1 per 14,000 sq. ft. for remaining square footage over 100,000 sq. ft.	Applicable to all other indoor Recreational and Cultural Community Services.
	The greater of 4 spaces or 1 space per 30 vehicle parking spaces.	Applicable to all other outdoor Recreational and Cultural Community Services.
Parks and Open Space	The greater of 4 spaces or 1 space per 30 vehicle parking spaces.	
Non-Profit Membership Assembly	1 per 30 vehicle parking spaces.	
Religious Assembly		
Health Services		
Medical Centers/Hospitals	The greater of 4 spaces or 1 per 30 beds	
Outpatient Medical Services and Laboratories	The greater of 4 spaces or 1 per 3,500 sq. ft.	
Education Services		
Day Care	4	
Basic Education	2 per classroom	Applicable to Elementary Schools
	4 per classroom	Applicable to all other Basic Education.

Table 806-8: Minimum Bicycle Parking		
Use	Minimum Number of Spaces Required <sup>(1)</sup>	Limitations & Qualifications
Post-Secondary and Adult Education	The greater of the following: 4 spaces; or 1 per 3,500 sq. ft. for first 50,000 sq. ft.; plus 1 per 7,000 sq. ft. for 50,000 to 100,000 sq. ft.; plus 1 per 14,000 sq. ft. for remaining square footage over 100,000 sq. ft.	Applicable to vocational and trade schools.
	The greater of 4 spaces or 1 per 10,000 sq. ft.	Applicable to all other Post-Secondary and Adult Education.
<b>Civic Services</b>		
Governmental Services	1 per 5,000 sq. ft.	
Social Services	The greater of the following: 4 spaces; or 1 per 3,500 sq. ft. for first 50,000 sq. ft.; plus 1 per 7,000 sq. ft. for 50,000 to 100,000 sq. ft.; plus 1 per 14,000 sq. ft. for remaining square footage over 100,000 sq. ft.	
Governmental Maintenance Services and Construction	4	
<b>Public Safety</b>		
Emergency Services	None	Applicable to ambulance stations.
	1 per 5,000 sq. ft.	Applicable to all other Emergency Services.
Detention Facilities	1 per 50 beds.	
Military Installations	1 per 5,000 sq. ft.	
<b>Funeral and Related Services</b>		
Cemeteries	The greater of the following: 4 spaces; or 1 per 3,500 sq. ft. for first 50,000 sq. ft.; plus 1 per 7,000 sq. ft. for 50,000 to 100,000 sq. ft.; plus 1 per 14,000 sq. ft. for remaining square footage over 100,000 sq. ft.	
Funeral and Cremation Services	1 per 50 seats or 100 feet of bench length in the chapel.	

Table 806-8: Minimum Bicycle Parking		
Use	Minimum Number of Spaces Required <sup>(1)</sup>	Limitations & Qualifications
<b>Construction Contracting, Repair, Maintenance, and Industrial Services</b>		
Building and Grounds Services and Construction Contracting;	4	
General Repair Services	The greater of the following: 4 spaces; or 1 per 3,500 sq. ft. for first 50,000 sq. ft.; plus 1 per 7,000 sq. ft. for 50,000 to 100,000 sq. ft.; plus 1 per 14,000 sq. ft. for remaining square footage over 100,000 sq. ft.	
Cleaning Plants	1 per 10,000 sq. ft.	
Industrial Services	The greater of the following: 4 spaces; or 1 per 10,000 sq. ft. for first 50,000 sq. ft.; plus 1 per 20,000 sq. ft. for 50,000 to 100,000 sq. ft.; plus 1 per 30,000 sq. ft. for remaining square footage over 100,000 sq. ft.	
<b>Wholesale Sales, Storage, and Distribution</b>		
General Wholesaling;	1 per 15,000 sq. ft.	
Heavy Wholesaling		
Warehousing and Distribution	The greater of the following: 4 spaces; or 1 per 10,000 sq. ft. for first 50,000 sq. ft.; plus 1 per 20,000 sq. ft. for 50,000 to 100,000 sq. ft.; plus 1 per 30,000 sq. ft. for remaining square footage over 100,000 sq. ft.	
Self Service Storage	None	
<b>Manufacturing</b>		
General Manufacturing	The greater of the following: 4 spaces; or 1 per 10,000 sq. ft. for first 50,000 sq. ft.;	

Table 806-8: Minimum Bicycle Parking		
Use	Minimum Number of Spaces Required <sup>(1)</sup>	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 footage over 100,000 sq. ft.	
Printing		
Transportation Facilities		
Aviation Facilities	The greater of the following: 4 spaces; or: 1 per 10,000 sq. ft. for first 50,000 sq. ft.; plus 1 per 20,000 sq. ft. for 50,000 to 100,000 sq. ft.; plus 1 per 30,000 sq. ft. for remaining square footage over 100,000 sq. ft.	
Passenger Ground Transportation Facilities		
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.; plus 1 per 30,000 sq. ft. for remaining square footage over 100,000 sq. ft.	Applicable to all other Marine Facilities.
Utilities		
Basic Utilities	The greater of the following: 4 spaces; or: 1 per 10,000 sq. ft. for first 50,000 sq. ft.; plus 1 per 20,000 sq. ft. for 50,000 to 100,000 sq. ft.; plus 1 per 30,000 sq. ft. for remaining square footage over 100,000 sq. ft.	
Drinking Water Treatment Facilities		
Power Generation Facilities		
Data Center Facilities		
Waste Related Facilities		
Fuel Dealers		
Wireless Communication Facilities	None	
Mining and Natural Resource Extraction		

Table 806-8: Minimum Bicycle Parking		
Use	Minimum Number of Spaces Required <sup>(1)</sup>	Limitations & Qualifications
Petroleum and Natural Gas Production;	4	
Surface Mining		
Farming, Forestry, and Animal Services		
Agriculture	2	Applicable when retail sales are involved.
Forestry		
Agriculture and Forestry Services	The greater of the following: 4 spaces; or: 1 per 10,000 sq. ft. for first 50,000 sq. ft.; plus 1 per 20,000 sq. ft. for 50,000 to 100,000 sq. ft.; plus 1 per 30,000 sq. ft. for remaining square footage over 100,000 sq. ft.	
Keeping of Livestock and Other Animals	2	Applicable when retail sales are involved.
Animal Services		
Other Uses		
Temporary Uses	None	
Home Occupations	None	
Accessory Dwelling Unit	None	
(1) Unless otherwise provided, when required bicycle parking is expressed in terms of a number of spaces per a square footage, the square footage shall equal the gross floor area.		

**Section 30.** SRC 806.075 is amended to read as follows:

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

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

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

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

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

Use Category/Use	Minimum Number of Spaces Required <sup>(1)</sup>		Dimensions			Limitations & Qualifications
			Width	Length	Height	
<ul style="list-style-type: none"> <li>▪ Retail Sales and Service</li> <li>▪ Education Services</li> </ul>	1	5,000 to 60,000 sq. ft.	12 ft.	30 ft.	14 ft.	
<b>Use:</b> <ul style="list-style-type: none"> <li>▪ Commercial Entertainment – Indoor</li> <li>▪ Commercial Entertainment – Outdoor</li> <li>▪ Major Event Entertainment</li> <li>▪ Recreation and Cultural Community Services</li> <li>▪ Non-Profit Membership Assembly</li> <li>▪ Religious Assembly</li> <li>▪ Medical Centers/Hospitals</li> <li>▪ Emergency Services</li> <li>▪ Funeral and Cremation Services</li> <li>▪ General Repair Services</li> <li>▪ Agriculture and Forestry Services</li> </ul>	2	60,001 to 250,000 sq. ft.	12 ft.	30 ft.	14 ft.	
	Additional Spaces Required	Greater than 250,000 sq. ft.	12 ft.	30 ft.	14 ft.	For each additional 100,000 square feet, or any portion thereof, of building area over 250,000 sq. ft., one additional loading space is required.
<b>Use Category:</b> <ul style="list-style-type: none"> <li>▪ Wholesale Sales, Storage, and Distribution</li> <li>▪ Manufacturing</li> <li>▪ Transportation Facilities</li> <li>▪ Mining and Natural Resource Extraction</li> </ul>	None	Less than 5,000 sq. ft.	N/A	N/A	N/A	
	1	5,000 to 100,000 sq. ft.	12 ft.	40 ft.	14 ft.	
	3	100,001 to 240,000 sq. ft.	12 ft.	40 ft.	14 ft.	
<b>Use:</b> <ul style="list-style-type: none"> <li>▪ Motor Vehicle and Manufactured Dwelling and Trailer Sales;</li> <li>▪ Motor Vehicle Services;</li> <li>▪ Taxicabs and Car Services;</li> <li>▪ Heavy Vehicle and Trailer Sales;</li> <li>▪ Heavy Vehicle and Trailer Service and Storage</li> <li>▪ Governmental</li> </ul>	5	240,001 to 320,000 sq. ft.	12 ft.	40 ft.	14 ft.	
	6	320,001 to 400,000 sq. ft.	12 ft.	40 ft.	14 ft.	
	7	400,000 to 490,000 sq. ft.	12 ft.	40 ft.	14 ft.	
	8	490,001 to 580,000 sq. ft.	12 ft.	40 ft.	14 ft.	



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

Use Category/Use	Minimum Number of Spaces Required <sup>(1)</sup>		Dimensions			Limitations & Qualifications
			Width	Length	Height	
Maintenance Services and Construction	9	580,001 to 670,000 sq. ft.	12 ft.	40 ft.	14 ft.	
<ul style="list-style-type: none"> <li>▪ Detention Facilities</li> <li>▪ Military Installations</li> <li>▪ Building and Grounds</li> </ul>	10	670,001 to 760,000 sq. ft.	12 ft.	40 ft.	14 ft.	
Services and Construction Contracting <ul style="list-style-type: none"> <li>▪ Cleaning Plants</li> <li>▪ Industrial Services</li> <li>▪ Drinking Water Treatment</li> <li>▪ Power Generation Facilities</li> <li>▪ Data Center Facilities</li> <li>▪ Fuel Dealers</li> <li>▪ Waste-Related Facilities</li> </ul>	Additional Spaces Required	Buildings greater than 760,000 sq. ft.	12 ft.	40 ft.	14 ft.	For each additional 100,000 square feet, or any portion thereof, of building area over 760,000 sq. ft., one additional loading space is required.
(1) Unless otherwise provided, when required loading is expressed in terms of a number of spaces per a square footage, the square footage shall equal the gross floor area.						

**(a) Off-Street Parking Used for Loading.** An off-street parking area meeting the requirements of this Chapter may be used in place of a required off-street loading space when the use or activity does not require a delivery vehicle which exceeds a maximum combined vehicle and load rating of 8,000 pounds and the off-street parking area is located within 25 feet of the building or the use or activity that it serves.

**Section 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:

- (a) Renumber sections and parts of sections of the ordinance;
  - (b) Rearrange sections;
  - (c) Change reference numbers to agree with renumbered chapters, sections or other parts;
  - (d) Delete references to repealed sections;
  - (e) Substitute the proper subsection, section or chapter, or other division numbers;
  - (f) Change capitalization and spelling for the purpose of uniformity;
  - (g) Add headings for purposes of grouping like sections together for ease of reference;
- and

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(h) Correct manifest clerical, grammatical or typographical errors.

**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