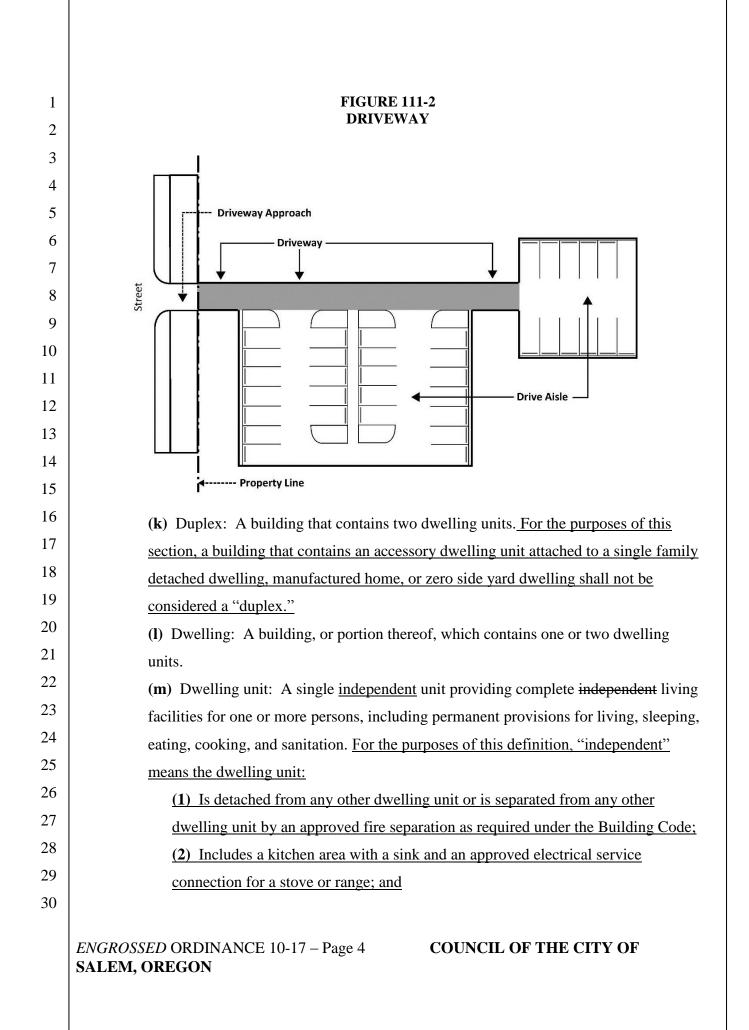
1	<b>ENGROSSED ORDINANCE BILL NO. 10-17</b>						
2	AN ORDINANCE RELATING TO THE ALLOWANCE AND REGULATION OF						
3	ACCESSORY DWELLING UNITS; CREATING NEW PROVISIONS; AND AMENDING						
4	SRC 111.005, 111.020, 400.030, 510.005, 511.005, 512.010, 513.005, 514.005, 515.005,						
5	521.005, 522.005, 523.005,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

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

1	(d) Development site: An individual lot or multiple contiguous lots accommodating							
2	a single development or a complex.							
3	(e) Director: The City Manager, or the department head charged by the City Manager							
4	with the implementation and enforcement of the UDC, or that department head's							
5	designee.							
6	(f) Double frontage lot: A lot that has frontage on two streets that do not intersect at							
7	the lot's boundaries (see Figure 111-1).							
8	(g) Downhill lot: A hillside lot which slopes downhill from the front lot line.							
9	(h) Downtown Parking District: That certain district, established under SRC Chapter							
10	7, which provides for the financing and administration of programs for economic							
11	promotion and public parking for motor vehicles in the Central Business District of							
12	the City of Salem (see Figure 111-4).							
13	(i) Drive-through: A facility where goods or services are provided to a patron of a							
14	business while in their motor vehicle, and typically including queuing lanes leading to							
15	drive-up service windows or service areas. A drive-through does not include Motor							
16	Vehicle Services, as set forth in SRC 400.055(b).							
17	(j) Driveway: An area providing vehicular access to a site that begins at the property							
18	line and extends into the site; or an area providing vehicular circulation between							
19	parking areas on a site (see Figure 111-2). A driveway does not include maneuvering							
20	areas or drive aisles within parking areas.							
21								
22								
23								
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	<i>ENGROSSED</i> ORDINANCE 10-17 – Page 3 COUNCIL OF THE CITY OF SALEM, OREGON							



1	(3) Does not have a direct interior connection to any other dwelling unit, but may							
2	have fire-separated access to a common facility shared with any other dwelling							
3	<u>unit.</u>							
4	Section 34. 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) <b>Examples.</b> 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) <b>Examples.</b> Apartments; court apartments; three or more dwelling units on one lot.							
29	Section 45. SRC 510.005 is amended to read as follows:							
30	510.005. Uses.							
	<i>ENGROSSED</i> ORDINANCE 10-17 – Page 5 COUNCIL OF THE CITY OF SALEM, OREGON							

TABLE 510-1 USES		
	Т	Collos Cable 510-1: Uses
Use	Status	Limitations & Qualifications
Household Living		
Single Family	Р	<ul> <li>The following Single Family activities:</li> <li>Single family detached dwelling.</li> <li>Residential Home, as defined under ORS 197.660</li> <li>Manufactured dwelling park, subject to SRC Cha 235.</li> </ul>
	S	<ul> <li>The following Single Family activities:</li> <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	Р	<ul> <li>The following Two Family activities:</li> <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 Commerce (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	
Group Living		-
Room and Board	N	
Residential Care	C	Residential Facility, as defined under ORS 197.660, located on a lot with frontage on an arterial or collect street.
	N	All other Residential Care.
Nursing Care	C	Nursing Care, when located on a lot with frontage on arterial or collector street.
	N	All other Nursing Care.
Lodging		
Short-Term Commercial	C	Bed and breakfasts.
Lodging	N	All other Short-Term Commercial Lodging.
Long-Term Commercial Lodging	Ν	
Non-Profit Shelters	C	Non-Profit Shelters serving 5 or fewer persons, when located on a lot with frontage on an arterial or collect street.
Retail Sales and Service	N	All other Non-Profit Shelters.

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

### *ENGROSSED* ORDINANCE 10-17 – Page 7 COUNCIL OF THE CITY OF SALEM, OREGON

	1	able 510-1: Uses
Use	Status	Limitations & Qualifications
	Р	All other Parks and Open Space.
Non-Profit Membership	С	
Assembly	C	
Religious Assembly	S	Religious Assembly, subject to SRC 700.050.
Health Services		
Medical Centers/Hospitals	Ν	
Outpatient Medical Services	Ν	
and Laboratories	IN	
Educational Services		
		The following Day Care activities:
	Р	<ul> <li>Child day care home.</li> </ul>
		<ul> <li>Adult day care home.</li> </ul>
Day Care		The following Day Care activities:
	С	<ul> <li>Child day care center.</li> </ul>
		• Adult day care center.
	Ν	All other Day Care.
Basic Education	S	Basic Education, subject to SRC 700.010.
Post-Secondary and Adult	Ν	
Education	11	
Civic Services		
Governmental Services	Ν	
Social Services	S	Social Services, subject to SRC 700.075.
Governmental Maintenance	Ν	
Services and Construction	11	
Public Safety		
		The following Emergency Services activities:
Emergency Services	Ν	<ul> <li>Ambulance stations.</li> </ul>
		<ul> <li>Ambulance service facilities.</li> </ul>
	Р	All other Emergency Services.
Detention Facilities	Ν	
Military Installations	N	
Funeral and Related Services		
Cemeteries	Ν	
Funeral and Cremation Services	Ν	Crematories.
	С	All other Funeral and Cremation Services.
Construction Contracting, Repa		enance, and Industrial Services
General Repair Services	Ν	
		The following Building and Grounds Services and
	С	Construction Contracting Activities:
Building and Grounds Services	$\sim$	• Landscape, lawn, and garden services.
and Construction Contracting		• Tree and shrub services.
	Ν	All other Building and Grounds Services and
		Construction Contracting.
Cleaning Plants	Ν	

# *ENGROSSED* ORDINANCE 10-17 – Page 8 COUNCIL OF THE CITY OF SALEM, OREGON

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

30

#### *ENGROSSED* ORDINANCE 10-17 – Page 9 COUNCIL OF THE CITY OF SALEM, OREGON

Use		
	Status	Limitations & Qualifications
Temporary Uses	Р	<ul> <li>The following Temporary Uses:</li> <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	Р	Guest houses and guest quarters are permitted as an accessory use to Single Family, provided such houses a quarters are dependent upon the main building for eithe kitchen or bathroom facilities, or both, and are used for temporary lodging and not as a place of residence.
Taking of Borders or Leasing of Rooms by Resident Family	Р	Taking of boarders or leasing of rooms by a resident family is permitted as an accessory use to Household Living, provided the total number of boarders and roomers does not exceed two in any dwelling unit.
Storage of Commercial Vehicle as an Accessory Use to Household Living	Р	Storage of a commercial vehicle as an accessory use to Household Living is permitted, provided no more than one commercial vehicle is stored per dwelling unit.
Historic Resource Adaptive Reuse pursuant to SRC Chapter 230	Allowed	Historic Resource Adaptive Reuse pursuant to SRC Chapter 230 is allowed, subject to SRC 230.085.
Accessory Dwelling Units	<u>S</u>	Accessory Dwelling Units, subject to SRC 700.006.
(b) Continued Uses. 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.		
May 15, 1979, but wh hereby deemed a cont	ich would inued use.	otherwise be made non-conforming by this Chapter,
May 15, 1979, but wh hereby deemed a cont (1) Building or	ich would inued use. structures I	otherwise be made non-conforming by this Chapter, housing a continued use may be structurally altered o
May 15, 1979, but wh hereby deemed a cont (1) Building or enlarged, or rebu	ich would inued use. structures l iilt followi	otherwise be made non-conforming by this Chapter, housing a continued use may be structurally altered o ing damage or destruction, provided such alteration,
May 15, 1979, but wh hereby deemed a cont (1) Building or enlarged, or rebu enlargement, or	ich would inued use. structures l iilt followi	otherwise be made non-conforming by this Chapter, housing a continued use may be structurally altered o
May 15, 1979, but wh hereby deemed a cont (1) Building or enlarged, or rebu enlargement, or 510.010(e).	ich would inued use. structures l iilt followi rebuilding	otherwise be made non-conforming by this Chapter, housing a continued use may be structurally altered o ing damage or destruction, provided such alteration, complies with the standards set forth in SRC
May 15, 1979, but wh hereby deemed a cont (1) Building or enlarged, or rebu enlargement, or 510.010(e). (2) Cease of oc	ich would inued use. structures l iilt followi rebuilding cupancy o	otherwise be made non-conforming by this Chapter, housing a continued use may be structurally altered o ing damage or destruction, provided such alteration,
May 15, 1979, but wh hereby deemed a cont (1) Building or enlarged, or rebu enlargement, or 510.010(e). (2) Cease of oc preclude future u	ich would inued use. structures I uilt followi rebuilding cupancy o use of the b	otherwise be made non-conforming by this Chapter, housing a continued use may be structurally altered of ing damage or destruction, provided such alteration, complies with the standards set forth in SRC f a building or structure for a continued use shall not puilding or structure for that use; provided, however,
May 15, 1979, but wh hereby deemed a cont (1) Building or enlarged, or rebu enlargement, or 510.010(e). (2) Cease of oc preclude future u	ich would inued use. structures I uilt followi rebuilding cupancy o use of the b e building	otherwise be made non-conforming by this Chapter, housing a continued use may be structurally altered of ing damage or destruction, provided such alteration, complies with the standards set forth in SRC f a building or structure for a continued use shall not building or structure for that use; provided, however, or structure to another use shall thereafter prevent
May 15, 1979, but wh hereby deemed a cont (1) Building or enlarged, or rebu enlargement, or 510.010(e). (2) Cease of oc preclude future u conversion of the conversion back	ich would inued use. structures i uilt followi rebuilding cupancy o use of the b e building to that use	otherwise be made non-conforming by this Chapter, housing a continued use may be structurally altered of ing damage or destruction, provided such alteration, complies with the standards set forth in SRC f a building or structure for a continued use shall not building or structure for that use; provided, however, or structure to another use shall thereafter prevent e.
May 15, 1979, but wh hereby deemed a cont (1) Building or enlarged, or rebu enlargement, or 510.010(e). (2) Cease of oc preclude future u conversion of the	ich would inued use. structures i uilt followi rebuilding cupancy o use of the b e building to that use	otherwise be made non-conforming by this Chapter, housing a continued use may be structurally altered of ing damage or destruction, provided such alteration, complies with the standards set forth in SRC f a building or structure for a continued use shall not building or structure for that use; provided, however, or structure to another use shall thereafter prevent e.

1	(a) Except as otherwise provided in this section, the permitted (P), special (S),				
2	conditional (C), and prohibited (N) uses in the RS zone are set forth in Table 511-1.				
3	<b>TABLE 511-1</b>				
4			USES		
5		I	Cable 511-1: Uses		
6	Use	Status	Limitations & Qualifications		
7	Household Living				
8 9	Single Family	Р	<ul> <li>The following Single Family activities:</li> <li>Single family detached dwelling.</li> <li>Residential Home, as defined under ORS 197.660.</li> <li>Manufactured dwelling park, subject to SRC Chapter</li> </ul>		
0 1 2		S	<ul> <li>235.</li> <li>The following Single Family activities:</li> <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>		
3		N	All other Single Family.		
4.5.6.7	Two Family	Р	<ul> <li>The following Two Family activities:</li> <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.		
8		N	All other Two Family		
9	Multiple Family	N			
	Group Living Room and Board	N			
20 21	Residential Care	N C	Residential Facility, as defined under ORS 197.660, when located on a lot with frontage on an arterial or collector street.		
22		N	All other Residential Care.		
23 24	Nursing Care	С	Nursing Care, when located on a lot with frontage on an arterial or collector street.		
		N	All other Nursing Care.		
25	Lodging				
26	Short-Term Commercial	C	Bed and breakfasts.		
27	Lodging Long-Term Commercial Lodging	<u> </u>	All other Short-Term Commercial Lodging.		
28 29	Non-Profit Shelters	С	Non-Profit Shelters serving 5 or fewer persons, when located on a lot with frontage on an arterial or collector street.		
30		Ν	All other Non-Profit Shelters.		

*ENGROSSED* ORDINANCE 10-17 – Page 11 COUNCIL OF THE CITY OF SALEM, OREGON

1	Table 511-1: Uses		
2	Use	Status	Limitations & Qualifications
3	Retail Sales and Service		
4	Eating and Drinking Establishments	Ν	
5	Retail Sales	N	
6	Personal Services	С	<ul><li>The following Personal Services activities:</li><li>Beauty salons.</li><li>Barber shops.</li></ul>
7		N	All other Personal Services.
8	Postal Services and Retail Financial Services	N	
9	<b>Business and Professional Serv</b>		
10	Office	N	
11	Audio/Visual Media Production	N	
12	Laboratory Research and Testing	Ν	
13	Motor Vehicle, Trailer, and M	anufactured	d Dwelling Sales and Services
14	Motor Vehicle and Manufactured Dwelling and Trailer Sales	Ν	
15	Motor Vehicle Services	N	
16	Commercial Parking	N	Parking structures.
17		S	All other Commercial Parking, subject to SRC 700.045.
	Park-and-Ride Facilities	N	
18	Taxicabs and Car Services	N	
19	Heavy Vehicle and Trailer Sales	N	
20	Heavy Vehicle and Trailer Service and Storage	Ν	
21	Recreation, Entertainment, an	d Cultural S	Services and Facilities
22	Commercial Entertainment – Indoor	N	
23	Commercial Entertainment -	S	Golf courses, subject to SRC 700.015.
24	Outdoor	N	All other Commercial Entertainment – Outdoor.
	Major Event Entertainment	N	
25		Р	Libraries.
26		S	Golf courses, subject to SRC 700.015.
27	Recreational and Cultural Community Services	С	Community or neighborhood club buildings, including swimming pools and similar recreation facilities when operated by a non-profit community club.
28		N	All other Recreation and Cultural Community Services
29	D 1 10 5	N	Arboreta and botanical gardens.
30	Parks and Open Space	Р	All other Parks and Open Space.
30			<u> </u>

# *ENGROSSED* ORDINANCE 10-17 – Page 12 COUNCIL OF THE CITY OF SALEM, OREGON

1		1	Cable 511-1: Uses
2	Use	Status	Limitations & Qualifications
3	Non-Profit Membership Assembly	С	
4	Religious Assembly	S	Religious Assembly, subject to SRC 700.050.
5	Health Services		
5	Medical Centers/Hospitals	Ν	
6	Outpatient Medical Services	Ν	
7	and Laboratories		
0	Educational Services		The following Day Care estivities:
8		Р	The following Day Care activities: • Child day care home
9		1	<ul><li>Adult day care home.</li></ul>
10	Day Care		The following Day Care activities:
10	,	С	• Child day care center.
11			<ul> <li>Adult day care center.</li> </ul>
12		Ν	All other Day Care.
12	Basic Education	S	Basic Education, subject to SRC 700.010.
13	Post-Secondary and Adult	Ν	
14	Education		
14	Civic Services		
15	Governmental Services	Ν	
16	Social Services	Ν	
10	Governmental Maintenance	Ν	
17	Services and Construction		
18	Public Safety		The full mine Engineer Commission estimities
10		Ν	<ul><li>The following Emergency Services activities:</li><li>Ambulance stations.</li></ul>
19	Emergency Services		<ul> <li>Ambulance stations.</li> <li>Ambulance service facilities.</li> </ul>
20	-	Р	All other Emergency Services.
	Detention Facilities	N	
21	Military Installations	N	
22	Funeral and Related Services		
	Cemeteries	Ν	
23	Funeral and Cremation Services	Ν	Crematories.
24		С	All other Funeral and Cremation Services.
	Construction Contracting, Repa		nance, and Industrial Services
25	General Repair Services	Ν	
26	Building and Grounds Services	Ν	
	and Construction Contracting	N	
27	Cleaning Plants Industrial Services	N N	
28	Wholesale Sales, Storage, and D		
	General Wholesaling	N	
29	Heavy Wholesaling	N	
30	Warehousing and Distribution	N	
		11	

*ENGROSSED* ORDINANCE 10-17 – Page 13 COUNCIL OF THE CITY OF SALEM, OREGON

	T	able 511-1: Uses				
Use	Status	Limitations & Qualifications				
Self-Service Storage	Ν					
Manufacturing						
General Manufacturing	Ν					
Heavy Manufacturing	Ν					
Printing	Ν					
Transportation Facilities						
Aviation Facilities	Ν					
Passenger Ground	Р	Transit stop shelters.				
Transportation Facilities	Ν	All other Passenger Ground Transportation Facilities.				
Marine Facilities	Ν					
Utilities		·				
Basic Utilities	Р					
Wireless Communication	Allowed	Wireless Communication Facilities are allowed, subject				
Facilities	Allowed	SRC Chapter 703.				
Drinking Water Treatment	С					
Facilities	U					
Power Generation Facilities	Ν					
Data Center Facilities	Ν					
Fuel Dealers	Ν					
Waste-Related Facilities	Ν					
Mining and Natural Resource H	Extraction					
Petroleum and Natural Gas	Ν					
Production	IN					
Surface Mining	Ν					
Farming, Forestry, and Animal	Services					
A gri gulturg	Ν	Marijuana Production				
Agriculture	Р	All Other Agriculture				
Forestry	Р					
Agriculture and Forestry Services	Ν					
Keeping of Livestock and Other Animals	Ν					
	С	Existing wildlife rehabilitation facility.				
Animal Services	Ν	All other Animal Services.				
Other Uses						
		The following Temporary Uses:				
		<ul> <li>Christmas tree sales, subject to SRC 701.015.</li> </ul>				
Temporary Uses	Р	<ul> <li>Residential sales/development office, subject to SR</li> </ul>				
remporary Uses	L	701.030.				
		<ul> <li>Replacement single family dwelling, subject to SRC</li> </ul>				
		701.025.				
Home Occupations	S	Home Occupations, subject to SRC 700.020.				

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	Т	Cable 511-1: Uses		
Use	Status	Limitations & Qualifications		
Guest Houses and Guest Quarters	Р	Guest houses and guest quarters are permitted as an accessory use to Single Family, provided such houses and quarters are dependent upon the main building for either kitchen or bathroom facilities, or both, and are used for temporary lodging and not as a place of residence.		
Taking of Borders or Leasing of Rooms by Resident Family	Р	Taking of boarders or leasing of rooms by a resident fam is permitted as an accessory use to Household Living, provided the total number of boarders and roomers does not exceed two in any dwelling unit.		
Storage of Commercial Vehicle as an Accessory Use to Household Living	Р	Storage of a commercial vehicle as an accessory use to Household Living is permitted, provided no more than or commercial vehicle is stored per dwelling unit.		
Historic Resource Adaptive Reuse pursuant to SRC Chapter 230	Allowed	Historic Resource Adaptive Reuse pursuant to SRC Chapter 230 is allowed, subject to SRC 230.085.		
Accessory Dwelling Units	<u>S</u>	Accessory Dwelling Units, subject to SRC 700.006.		
(b) Continued Uses	Existing	cottage housing within the RS zone constructed prior		
-		otherwise be made non-conforming by this Chapter, i		
hereby deemed a con				
(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 67. SRC 512.010 is an	mended to	read as follows:		
		al (S), conditional (C), and prohibited (N) uses in the		
RD zone are set forth in Table				
		<b>TABLE 512-1</b>		
		USES		
ENGROSSED ORDINANCE : SALEM, OREGON	10-17 – Paş	ge 15 COUNCIL OF THE CITY OF		

	Π	able 512-1: Uses
Use	Status	Limitations & Qualifications
Household Living		
	Р	<ul> <li>The following Single Family activities:</li> <li>Single family detached dwelling.</li> <li>Residential Home, as defined under ORS 197.660</li> </ul>
Single Family	S	<ul> <li>The following Single Family activities:</li> <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	Р	
Multiple Family	N	
Group Living		
Room and Board	N	
Residential Care	S	Residential Facility, as defined under ORS 197.660, subject to SRC 700.055.
	N	All other Residential Care.
Nursing Care	S	Nursing Care, subject to SRC 700.040.
Lodging		
Short-Term Commercial	C	Bed and breakfasts.
Lodging	N	All other Short-Term Commercial Lodging.
Long-Term Commercial Lodging	N	
	С	Non-Profit Shelters serving 5 or fewer persons.
Non-Profit Shelters	N	All other Non-Profit Shelters.
<b>Retail Sales and Service</b>		
Eating and Drinking Establishments	Ν	
Retail Sales	Ν	
Personal Services	N	
Postal Services and Retail Financial Services	Ν	
<b>Business and Professional Serv</b>		
Office	N	
Audio/Visual Media Production	N	
Laboratory Research and Testing	Ν	
Motor Vehicle, Trailer, and M	anufactured	d Dwelling Sales and Services
Motor Vehicle and Manufactured Dwelling and Trailer Sales	Ν	
Motor Vehicle Services	N	
Commercial Parking	N	

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Use	Status	Limitations & Qualifications		
Park-and-Ride Facilities	Ν			
Taxicabs and Car Services	N			
Heavy Vehicle and Trailer Sales	Ν			
Heavy Vehicle and Trailer Service and Storage	N			
Recreation, Entertainment, an	d Cultural S	ervices and Facilities		
Commercial Entertainment –	С	Membership sports and recreation clubs.		
Indoor	Ν	All other Commercial Entertainment – Indoor.		
Commercial Entertainment –	С	Membership sports and recreation clubs.		
Outdoor	N	All other Commercial Entertainment – Outdoor.		
Major Event Entertainment	N			
Recreational and Cultural	Р	Libraries.		
Community Services	N	All other Recreation and Cultural Community Service		
· ·	N	Arboreta and botanical gardens.		
Parks and Open Space	Р	All other Parks and Open Space.		
Non-Profit Membership Assembly	N			
Religious Assembly	S	Religious Assembly, subject to SRC 700.050.		
Health Services				
Medical Centers/Hospitals	N			
Outpatient Medical Services and Laboratories	Ν			
Educational Services	•			
	Р	Child day care home.		
Day Care	С	Child day care center.		
	N	All other Day Care.		
Basic Education	N			
Post-Secondary and Adult Education	Ν			
Civic Services				
Governmental Services	N			
Social Services	N			
Governmental Maintenance Services and Construction	Ν			
Public Safety				
Emergency Services	Ν	<ul><li>The following Emergency Services activities:</li><li>Ambulance stations.</li><li>Ambulance service facilities.</li></ul>		
	Р	All other Emergency Services.		
Detention Facilities	N			
Military Installations	N			

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	T	able 512-1: Uses					
Use	Status	Limitations & Qualifications					
Cemeteries	Ν						
Funeral and Cremation Services	Ν						
Construction Contracting, Repair, Maintenance, and Industrial Services							
General Repair Services	Ν						
Building and Grounds Services and Construction Contracting	N						
Cleaning Plants	Ν						
Industrial Services	Ν						
Wholesale Sales, Storage, and D	Distribution	l l					
General Wholesaling	N						
Heavy Wholesaling	Ν						
Warehousing and Distribution	N						
Self-Service Storage	N						
Manufacturing							
General Manufacturing	N						
Heavy Manufacturing	N						
Printing	N						
Transportation Facilities	11						
Aviation Facilities	N						
	<u>N</u> P	Tararitaten eleten					
Passenger Ground		Transit stop shelters.					
Transportation Facilities	N	All other Passenger Ground Transportation Facilities.					
Marine Facilities	N						
Utilities		1					
Basic Utilities	Р						
Wireless Communication Facilities	Allowed	Wireless Communication Facilities are allowed, subject SRC Chapter 703.					
Drinking Water Treatment	С						
Facilities							
Power Generation Facilities	N						
Data Center Facilities	N						
Fuel Dealers	N						
Waste-Related Facilities	N						
Mining and Natural Resource E	extraction	1					
Petroleum and Natural Gas	Ν						
Production							
Surface Mining	N						
Farming, Forestry, and Animal							
Agriculture	Ν	Marijuana Production					
'istrouture	Р	All Other Agriculture					
Forestry	Р						
Agriculture and Forestry Services	Ν						
Keeping of Livestock and Other Animals	Ν						

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Use Animal Services Other Uses Temporary Uses Home Occupations	Status N P S		Limitations & Qualifications	
Other Uses Temporary Uses Home Occupations	Р		a trac solar applicat to SPC 701 015	
Temporary Uses Home Occupations			a trad cales, subject to SPC 701.015	
Home Occupations			a trace color explores to SDC 701 015	
· · · · · ·	S		s tree sales, subject to SRC 701.015.	
	1		ccupations, subject to SRC 700.020.	
Guest Houses and Guest	accessor		uses and guest quarters are permitted as an use to Single Family, provided such houses are dependent upon the main building for eith	
Quarters	1	kitchen o	r bathroom facilities, or both, and are used fo y lodging and not as a place of residence.	
		Taking of	f boarders or leasing of rooms by a resident	
Taking of Borders or Leasing of Rooms by a Resident Family	Р	Living, p	permitted as an accessory use to Household rovided the total number of boarders and	
Store of Commercial Vahiala			does not exceed two in any dwelling unit. f a commercial vehicle as an accessory use to	
Storage of Commercial Vehicle as an Accessory Use to Household Living	Р	Househol	Id Living is permitted, provided no more than nercial vehicle is stored per dwelling unit.	
Historic Resource Adaptive Reuse pursuant to SRC Chapter	Allowed	Historic H	Resource Adaptive Reuse pursuant to SRC 230 is allowed, subject to SRC 230.085.	
230 Accessory Dwelling Units	S	<u>^</u>	y Dwelling Units, subject to SRC 700.006.	
<u>Section 78.</u> SRC 512.015 is an				
<ul><li>development standards set forth in this section.</li><li>(a) Lot Standards. Lots within the RD zone shall conform to the standards set fort in Table 512-2.</li></ul>				
		TABLE 51		
		Γ STAND		
	Table	512-2: Lot	Standards	
Requirement	Sta	ndard	Limitations & Qualifications	
LOT AREA				
Single Family	Min. 4,0	000 sq. ft.		
Two Family	Min. 7.0	000 sq. ft.	Two Family activities constructed on lots le 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. 6,0	000 sq. ft.		
LOT WIDTH		10 8		
All Lloop	IVI1n.	. 40 ft.		
All Uses LOT DEPTH				

Requirement	Standard	Limitations & Qualifications	
-	Min. 70 ft.		
	Min. 120 ft.	Applicable to double frontage lots.	
Single Family and Two Family	Max. 300% of		
	average lot width		
	Min. 80 ft.		
All Other Uses	Min. 120 ft.	Applicable to double frontage lots.	
All Other Uses	Max. 300% of		
	average lot width		
STREET FRONTAGE			
	Min. 40 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	
Single Family		less and a direction change of 60 degrees or	
Single I anniy	Min. 30 ft.	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.	<u> </u>	
(b) Setbacks. Setbacks 512-3.	TABLE 5 SETBAC	KS	
	TABLE 5	12-3 KS	
	TABLE 5 SETBAC	12-3 KS	
512-3.	TABLE 5 SETBAC Table 512-3:	12-3 KS Setbacks	
512-3. Requirement	TABLE 5 SETBAC Table 512-3: Standard	12-3 KS Setbacks	
512-3. Requirement <u>ABUTTING STREET</u> Buildings	TABLE 5 SETBAC Table 512-3: Standard Min. 12 ft.	12-3 KS Setbacks Limitations & Qualifications	
512-3.          Requirement         ABUTTING STREET         Buildings         All Uses	TABLE 5 SETBAC Table 512-3: Standard	12-3 KS Setbacks Limitations & Qualifications	
512-3. Requirement <u>ABUTTING STREET</u> Buildings	TABLE 5 SETBAC Table 512-3: Standard Min. 12 ft.	12-3 KS Setbacks Limitations & Qualifications	
512-3.          Requirement         ABUTTING STREET         Buildings         All Uses	TABLE 5 SETBAC Table 512-3: Standard Min. 12 ft.	12-3 KS Setbacks Limitations & Qualifications Applicable along collector or arterial streets. Applicable to accessory structures not more	
512-3.          Requirement         ABUTTING STREET         Buildings         All Uses	TABLE 5: SETBAC Table 512-3: Standard Min. 12 ft. Min. 20 ft.	12-3         KS         Setbacks         Limitations & Qualifications         Applicable along collector or arterial streets.         Applicable to accessory structures not more than 4 ft. in height.	
512-3.          Requirement         ABUTTING STREET         Buildings         All Uses         Accessory Structures	TABLE 5: SETBAC Table 512-3: Standard Min. 12 ft. Min. 20 ft.	12-3         KS         Setbacks         Limitations & Qualifications         Applicable along collector or arterial streets.         Applicable to accessory structures not more than 4 ft. in height.         Applicable to accessory structures greater	
512-3.          Requirement         ABUTTING STREET         Buildings         All Uses	TABLE 5: SETBAC Table 512-3: Standard Min. 12 ft. Min. 20 ft. None	12-3         KS         Setbacks         Limitations & Qualifications         Applicable along collector or arterial streets.         Applicable to accessory structures not more than 4 ft. in height.         Applicable to accessory structures greater than 4 ft. in height	
512-3.          Requirement         ABUTTING STREET         Buildings         All Uses         Accessory Structures	TABLE 5: SETBACTable 512-3: StandardMin. 12 ft.Min. 12 ft.Min. 20 ft.NoneMin. 12 ft.	12-3         KS         Setbacks         Limitations & Qualifications         Applicable along collector or arterial streets.         Applicable to accessory structures not more than 4 ft. in height.         Applicable to accessory structures greater than 4 ft. in height         Applicable to accessory structures greater than 4 ft. in height         Applicable to accessory structures greater	
512-3.          Requirement         ABUTTING STREET         Buildings         All Uses         Accessory Structures	TABLE 5: SETBAC Table 512-3: Standard Min. 12 ft. Min. 20 ft. None	12-3         KS         Setbacks         Limitations & Qualifications         Applicable along collector or arterial streets.         Applicable to accessory structures not more than 4 ft. in height.         Applicable to accessory structures greater than 4 ft. in height         Applicable to accessory structures greater than 4 ft. in height         Applicable to accessory structures greater than 4 ft. in height	
512-3.          Requirement         ABUTTING STREET         Buildings       All Uses         Accessory Structures       Accessory Structures	TABLE 5: SETBACTable 512-3: StandardMin. 12 ft.Min. 12 ft.Min. 20 ft.NoneMin. 12 ft.	12-3         KS         Setbacks         Limitations & Qualifications         Applicable along collector or arterial streets.         Applicable to accessory structures not more than 4 ft. in height.         Applicable to accessory structures greater than 4 ft. in height         Applicable to accessory structures greater than 4 ft. in height         Applicable to accessory structures greater	
512-3.          Requirement         ABUTTING STREET         Buildings         All Uses         Accessory Structures	TABLE 5: SETBACTable 512-3: StandardMin. 12 ft.Min. 12 ft.Min. 20 ft.NoneMin. 12 ft.	12-3         KS         Setbacks         Limitations & Qualifications         Applicable along collector or arterial streets.         Applicable to accessory structures not more than 4 ft. in height.         Applicable to accessory structures greater than 4 ft. in height         Applicable to accessory structures greater than 4 ft. in height         Applicable to accessory structures greater than 4 ft. in height	
512-3.          Requirement         ABUTTING STREET         Buildings       All Uses         All Uses       Accessory Structures         Accessory to All Uses       INTERIOR FRONT	TABLE 5: SETBACTable 512-3: StandardMin. 12 ft.Min. 12 ft.Min. 20 ft.NoneMin. 12 ft.	12-3         KS         Setbacks         Limitations & Qualifications         Applicable along collector or arterial streets.         Applicable to accessory structures not more than 4 ft. in height.         Applicable to accessory structures greater than 4 ft. in height         Applicable to accessory structures greater than 4 ft. in height         Applicable to accessory structures greater than 4 ft. in height	
512-3.   Requirement   ABUTTING STREET   Buildings   All Uses   Accessory Structures   Accessory to All Uses   INTERIOR FRONT   Buildings	TABLE 5: SETBACTable 512-3: StandardMin. 12 ft.Min. 12 ft.Min. 20 ft.Min. 20 ft.Min. 12 ft.Min. 12 ft.	12-3         KS         Setbacks         Limitations & Qualifications         Applicable along collector or arterial streets.         Applicable to accessory structures not more than 4 ft. in height.         Applicable to accessory structures greater than 4 ft. in height         Applicable to accessory structures greater than 4 ft. in height         Applicable to accessory structures greater than 4 ft. in height	
512-3.   Requirement   ABUTTING STREET   Buildings   All Uses   Accessory Structures   Accessory to All Uses   INTERIOR FRONT   Buildings   All Uses	TABLE 5: SETBACTable 512-3: StandardMin. 12 ft.Min. 12 ft.Min. 20 ft.Min. 20 ft.Min. 12 ft.Min. 12 ft.	12-3         KS         Setbacks         Limitations & Qualifications         Applicable along collector or arterial streets.         Applicable to accessory structures not more than 4 ft. in height.         Applicable to accessory structures greater than 4 ft. in height         Applicable to accessory structures greater than 4 ft. in height         Applicable to accessory structures greater than 4 ft. in height	
512-3.   Requirement   ABUTTING STREET   Buildings   All Uses   Accessory Structures   Accessory to All Uses   INTERIOR FRONT   Buildings   All Uses	TABLE 5: SETBACTable 512-3: StandardMin. 12 ft.Min. 12 ft.Min. 20 ft.Min. 12 ft.Min. 12 ft.Min. 20 ft.	12-3         KS         Setbacks         Limitations & Qualifications         Applicable along collector or arterial streets.         Applicable to accessory structures not more than 4 ft. in height.         Applicable to accessory structures greater than 4 ft. in height         Applicable to accessory structures greater than 4 ft. in height         Applicable to accessory structures greater than 4 ft. in height	

Requirement	Standard	Limitations & Qualifications	
A	None	Applicable to accessory structures not more than 4 ft. in height.	
Accessory to All Uses	Min. 12 ft.	Applicable to accessory structures greater than 4 ft. in height	
<b>INTERIOR SIDE</b>			
Buildings			
	Min. 5 ft.	Applicable to new buildings, other than zero side yard dwellings and townhouses.	
Single Family	Min. 3 ft.	Applicable to existing buildings, other than zero side yard dwellings and townhouses.	
	Per SRC 700.080	Applicable to townhouses.	
	Per SRC 700.090	Applicable to zero side yard dwellings.	
Two Family	Min. 5 ft.		
	Min. 5 ft.	Applicable to <del>new</del> buildings not mo than 35 ft. in height.	
All Other Uses	Min. 5 ft., plus one foot for each one-foot of height	Applicable to <del>new</del> buildings greater than 35 ft. in height.	
	over 35 ft., but need not exceed 20 ft. in depth.		
Accessory Structures	20 It. III deptil.		
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>			
Buildings		[	
	Min. 14 ft.	Applicable to any portion of a building not more than one-story in height.	
All Uses	Min. 20 ft.	Applicable to any portion of a building greater than one-story in height.	
Accessory Structures		1	
•	None	Applicable to accessory structures not more than 9 ft. in height.	
Accessory to All Uses	Min. one foot for each one-	Applicable to accessory structures greater than 9 ft. in height.	

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Requirement	Standard	Limitations & Qualifications
*	foot of height	
	over 9 feet.	
	Min. 1 ft.	Applicable to accessory structures adjace an alley, unless a greater setback is require based on the height of the accessory struct
(c) Lot Coverage; Hei	ght. Buildings and	l accessory structures within the RD zon
shall conform to the lot	coverage and heigh	nt standards set forth in Table 512-4.
	TABLE 5	12-4
	LOT COVERAG	E; HEIGHT
]	Fable 512-4: Lot Co	verage; Height
Requirement	Standard	Limitations & Qualifications
LOT COVERAGE		
Buildings and Accessory Struc	tures	1
Single Family and Two Family	Max. 60%	
All Other Uses	Max. 35%	
REAR YARD COVERAGE		
Buildings All Uses	N/A	
All Uses Accessory Structures	IN/A	
Accessory to Single Family		
and Two Family	Max. 25%	
Accessory to All Other Uses	No Max.	
HEIGHT		
Buildings	I	
	Max. 35 ft.	Applicable to new buildings.
Single Family and Two Family	Max. 28 ft. or existing building height, whichever	Applicable to existing buildings.
All Other Uses	•	
	Max. 50 It.	
	Max. 15 ft.	
All Other Uses Accessory Structures Accessory to All Uses (d) Maximum Square	is greater Max. 50 ft. Max. 15 ft. Footage for All A	ccessory Structures. In addition to
		ed in Table 512-4, accessory structure
	-	be limited to the maximum aggregate to
square footage set forth	III Table 312-3.	
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	Table 512-5: Maximum S	quare Footage for All Accessory Structures			
	Main Building Gross Area	Maximum Total Square Footage for All Accessory Structures			
	1,200 square feet or less.	600 sq. ft.			
	Greater than 1,200 square feet.	1,000 sq. ft. or 50% of main building gross area, whichever is less.			
	(e) Garages Required.				
	(1) Except as otherwise pro	ovided in SRC 700.025 for manufactured homes on			
individual lots, each dwelling constructed after February 8, 2006 within the I					
	zone shall have, at the time	of original construction, a garage that is constructed			
	like materials and color as t	he dwelling. The garage may be attached to, or			
	detached from, the dwelling	g. Nothing in this paragraph shall prevent subsequen			
	removal or conversion of th	e garage, so long as the minimum number of require			
	off-street parking spaces is				
(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					
site storage within a portion of the dwelling unit, or within a detached accessory					
	0 1	shall only be made for those dwellings built on lots			
	created through a subdivision				
Sectior	<b>189.</b> SRC 513.005 is amended to				
<b>513.005.</b> Uses. The permitted (P), special (S), conditional (C), and prohibited (N) uses in th					
RM-I zone are set forth in Table 513-1.					
		TABLE 513-1			
		USES			
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Use	Status	Cable 513-1: Uses         Limitations & Qualifications
	Btatus	Limitations & Quantications
Household Living Single Family	Р	<ul> <li>The following Single Family activities are permitted:</li> <li>Single family detached dwelling.</li> <li>Townhouse.</li> <li>Residential Home, as defined under ORS 197.66</li> <li>Manufactured dwelling park, subject to SRC Ch 235.</li> </ul>
	S	<ul> <li>The following Single Family activities:</li> <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	Р	
Multiple Family	Р	
Group Living		
	Р	Room and Board serving 5 or fewer persons.
Room and Board	C	Room and Board serving 6 to 10 persons.
	N	All other Room and Board.
Residential Care	Р	
Nursing Care	S	Nursing Care, subject to SRC 700.040.
Lodging		
Short-Term Commercial	Р	Bed and Breakfast.
Lodging	Ν	All other Short-Term Commercial Lodging.
Long-Term Commercial Lodging	Ν	
	C	Non-Profit Shelters serving up to 10 persons.
Non-Profit Shelters	Ν	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	Ν	
<b>Business and Professional Ser</b>		1
Office	N	
Audio/Visual Media	Ν	
Production		
Laboratory Research and Testing	N	
Motor Vehicle, Trailer, and N	<u>lanufactured</u>	Dwelling Sales and Services
<i>ENGROSSED</i> ORDINANCI SALEM, OREGON	E 10-17 – Pag	ge 24 COUNCIL OF THE CITY OF

1		1	Cable 513-1: Uses
2	Use	Status	Limitations & Qualifications
3 4	Motor Vehicle and Manufactured Dwelling and Trailer Sales	N	
5	Motor Vehicle Services	N	
6 7 8	Commercial Parking	Р	Commercial Parking, when located on a lot whose side abuts property, other than a street or alley, within a commercial or industrial zone, and the lot is located entirely within 165 feet of the abutting commercial or industrial zone.
		N	All other Commercial Parking.
9 0 1	Park-and-Ride Facilities	Р	Park-and Ride Facilities, when located on a lot whose side abuts property, other than a street or alley, within a commercial or industrial zone, and the lot is located entirely within 165 feet of the abutting commercial or industrial zone.
2		N	All other Park-and-Ride Facilities.
3	Taxicabs and Car Services	N	
4	Heavy Vehicle and Trailer Sales	N	
5	Heavy Vehicle and Trailer Service and Storage	Ν	
6	Recreation, Entertainment, an		
7	Commercial Entertainment –	С	Membership sports and recreation clubs.
	Indoor	N	All other Commercial Entertainment – Indoor.
8	Commercial Entertainment –	C	Membership sports and recreation clubs.
9	Outdoor	N	All other Commercial Entertainment – Outdoor.
0	Major Event Entertainment	N	
0	Recreational and Cultural	P	Libraries.
1	Community Services	C	All other Recreation and Cultural Community Services.
2	Parks and Open Space	C	Arboreta and botanical gardens.
3	Non-Profit Membership	P N	All other Parks and Open Space.
4	Assembly Religious Assembly	S	Religious Assembly, subject to SRC 700.050.
	Health Services	6	Tengious Assembly, subject to SICe 700.050.
5	Medical Centers/Hospitals	N	
5	Outpatient Medical Services and Laboratories	N	
7	Educational Services		
8 9	Day Care	Р	The following Day Care activities: • Child day care home.
			<ul> <li>Adult day care home.</li> </ul>

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asic Education ost-Secondary and Adult lucation vic Services overnmental Services overnmental Maintenance rvices and Construction iblic Safety nergency Services	C N S N N N N	The following Day care activities: • Child day care center. • Adult day care center. All other Day Care. Basic Education, subject to SRC 700.010.
ost-Secondary and Adult lucation vic Services overnmental Services overnmental Maintenance rvices and Construction ublic Safety	N S N N N	<ul><li>Adult day care center.</li><li>All other Day Care.</li></ul>
ost-Secondary and Adult lucation vic Services overnmental Services overnmental Maintenance rvices and Construction ublic Safety	S N N N	All other Day Care.
ost-Secondary and Adult lucation vic Services overnmental Services overnmental Maintenance rvices and Construction ublic Safety	S N N N	
ost-Secondary and Adult lucation vic Services overnmental Services overnmental Maintenance rvices and Construction ublic Safety	N N N	Basic Education, subject to SRC 700.010.
lucation vic Services overnmental Services overnmental Maintenance rvices and Construction lblic Safety	N N	
overnmental Services ocial Services overnmental Maintenance rvices and Construction iblic Safety	Ν	
overnmental Services ocial Services overnmental Maintenance rvices and Construction iblic Safety	Ν	
cial Services overnmental Maintenance rvices and Construction ablic Safety	Ν	
overnmental Maintenance rvices and Construction Iblic Safety	N	
rvices and Construction blic Safety	N	
ıblic Safety		
, i i i i i i i i i i i i i i i i i i i		
nergency Services		The following Emergency Services activities:
nergency Services	Ν	<ul> <li>Ambulance stations.</li> </ul>
		<ul> <li>Ambulance service facilities.</li> </ul>
	Р	All other Emergency Services.
etention Facilities	Ν	
ilitary Installations	Ν	
ineral and Related Services		
emeteries	N	
neral and Cremation Services	Ν	
onstruction Contracting, Repair	r, Mainte	nance, and Industrial Services
eneral Repair Services	N	
uilding and Grounds Services	N	
d Construction Contracting	Ν	
eaning Plants	Ν	
dustrial Services	Ν	
holesale Sales, Storage, and Dis	tribution	l
eneral Wholesaling	Ν	
eavy Wholesaling	Ν	
arehousing and Distribution	Ν	
If-Service Storage	Ν	
anufacturing		
eneral Manufacturing	Ν	
eavy Manufacturing	N	
inting	Ν	
ansportation Facilities		
viation Facilities	Ν	
ssenger Ground	Р	Transit stop shelters.
ansportation Facilities	Ν	All other Passenger Ground Transportation Facilities
arine Facilities	Ν	
ilities		

1		Т	able 513-1: Uses
2	Use	Status	Limitations & Qualifications
2	Basic Utilities	Р	
3	Wireless Communication		Wireless Communication Facilities are allowed, subject to
4	Facilities	Allowed	SRC Chapter 703.
5	Drinking Water Treatment	C	
5	Facilities	С	
6	Power Generation Facilities	Ν	
7	Data Center Facilities	Ν	
7	Fuel Dealers	N	
8	Waste-Related Facilities	N	
9	Mining and Natural Resource E	extraction	
9	Petroleum and Natural Gas	Ν	
10	Production	N	
11	Surface Mining		
11	Farming, Forestry, and Animal		
12	Agriculture Forestry	<u>N</u> N	
12	Agriculture and Forestry	IN	
13	Services	Ν	
14	Keeping of Livestock and Other		
15	Animals	Ν	
15	Animal Services	Ν	
16	Other Uses		L
17			The following Temporary Uses:
17 18	Temporary Uses	Р	<ul> <li>Christmas tree sales, subject to SRC 701.015.</li> <li>Residential sales/development office, subject to SRC 701.030.</li> </ul>
19	Home Occupations	S	Home Occupations, subject to SRC 700.020.
20 21	Taking of Borders or Leasing of Rooms by a Resident Family	Р	Taking of boarders or leasing of rooms by a resident family is permitted as an accessory use to Household Living, provided the total number of boarders and roomers does not exceed two in any dwelling unit.
22	Historic Resource Adaptive		Historic Resource Adaptive Reuse pursuant to SRC
23	Reuse pursuant to SRC Chapter 230	Allowed	Chapter 230 is allowed, subject to SRC 230.085.
24	Accessory Dwelling Units	S	Accessory Dwelling Units, subject to SRC 700.006.
25	Section 910. SRC 514.005 is a		
26	514.005. Uses. The permitted	(P), specia	ll (S), conditional (C), and prohibited (N) uses in the
27	RM-II zone are set forth in Tab	ole 514-1.	
28		,	TABLE 514-1
29			USES
30			
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Use	Status	Limitations & Qualifications
Household Living		
Single Family	Р	<ul> <li>The following Single Family activities:</li> <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 for in area.</li> <li>Townhouse.</li> <li>Residential Home, as defined under ORS 197.660</li> <li>Manufactured dwelling park, subject to SRC Cha 235.</li> </ul>
		The following Single Family activities:
	G	<ul> <li>Replacement of existing manufactured home, sub</li> </ul>
	S	<ul><li>to SRC 700.025.</li><li>Zero side yard dwelling, subject to SRC 700.090.</li></ul>
		- Zero side yard dwennig, subject to SKC 700.090.
	N	All other Single Family.
Two Family	Р	
Multiple Family	Р	
Group Living		
	Р	Room and Board serving 5 or fewer persons.
Room and Board	C	Room and Board serving 6 to 10 persons.
Desidential Cons	N	All other Room and Board.
Residential Care	Р	
Nursing Care	S	Nursing Care, subject to SRC 700.040.
Lodging		
Short-Term Commercial	Р	Bed and Breakfast.
Lodging	N	All other Short-Term Commercial Lodging.
Long-Term Commercial Lodging	Ν	
	Р	Non-Profit Shelters serving 5 or fewer persons.
Non-Profit Shelters	C	Non-Profit Shelters serving 6 to 10 persons.
	N	All other Non-Profit Shelters.
Retail Sales and Service		
Eating and Drinking Establishments	Ν	
Retail Sales	N	
Netall Sales	11	The following Personal Services activities:
	С	<ul><li>Beauty salons.</li></ul>
Personal Services	-	<ul> <li>Barber shops.</li> </ul>
	N	All Other Personal Services
<i>ENGROSSED</i> ORDINANCI SALEM, OREGON		All Other Personal Services

	1	Table 514-1: Uses
Use	Status	Limitations & Qualifications
Postal Services and Retail	N	
Financial Services	Ν	
<b>Business and Professional Serv</b>	vices	
Office	N	
Audio/Visual Media Production	Ν	
Laboratory Research and Testing	N	
Motor Vehicle, Trailer, and M	anufacture	Dwelling Sales and Services
Motor Vehicle and		
Manufactured Dwelling and Trailer Sales	Ν	
Motor Vehicle Services	N	
	11	Commercial Parking, when located on a lot whose side
Commercial Parking	Р	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, when located on a lot whose sid
		abuts property, other than a street or alley, within a
	Р	commercial or industrial zone, and the lot is located
Park-and-Ride Facilities		entirely within 165 feet of the abutting commercial or
		industrial zone.
	Ν	All other Park-and-Ride Facilities.
Taxicabs and Car Services	N	
Heavy Vehicle and Trailer	N	
Sales	Ν	
Heavy Vehicle and Trailer Service and Storage	N	
Recreation, Entertainment, an	d Cultural S	Services and Facilities
Commercial Entertainment –	С	Membership sports and recreation clubs.
Indoor	Ν	All other Commercial Entertainment – Indoor.
	S	Golf courses, subject to SRC 700.015.
Commercial Entertainment –	C	Membership sports and recreation clubs.
Outdoor	N	All other Commercial Entertainment – Outdoor.
Major Event Entertainment	N	
Recreational and Cultural	P	Libraries.
Community Services	C	All other Recreation and Cultural Community Services.
community per reed	C	Arboreta and botanical gardens.
Parks and Open Space		
-	Р	All other Parks and Open Space.

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se	Status	Limitations & Qualifications
Non-Profit Membership	C	
Assembly	С	
Religious Assembly	S	Religious Assembly, subject to SRC 700.050.
Health Services		
Medical Centers/Hospitals	Ν	
Dutpatient Medical Services	Ν	
and Laboratories	19	
Educational Services		
	_	The following Day Care activities:
	Р	• Child day care home.
		Adult day care home.
Day Care	C	The following Day Care activities:
	С	• Child day care center.
	NT.	Adult day care center.
	<u>N</u>	All other Day Care.
Basic Education	S	Basic Education, subject to SRC 700.010.
Post-Secondary and Adult Education	Ν	
Civic Services		
	N	
Governmental Services Social Services	N N	
	IN	
Governmental Maintenance Services and Construction	Ν	
Public Safety	N	Ambulance service facilities.
Emergency Services	 P	All other Emergency Services.
Detention Facilities	 N	All other Emergency Services.
Military Installations	N N	
Funeral and Related Services	11	
Cemeteries	N	
	N	Crematories.
Funeral and Cremation Services	С	All other Funeral and Cremation Services.
Construction Contracting, Repa	ir, Mainte	nance, and Industrial Services
General Repair Services	Ν	
Building and Grounds Services	Ν	
and Construction Contracting		
Cleaning Plants	Ν	
ndustrial Services	Ν	
Wholesale Sales, Storage, and D		
General Wholesaling	Ν	
Heavy Wholesaling	Ν	
Warehousing and Distribution	Ν	

		able 514-1: Uses
Use	Status	Limitations & Qualifications
Self-Service Storage	N	
Manufacturing		
General Manufacturing	Ν	
Heavy Manufacturing	N	
Printing	N	
<b>Transportation Facilities</b>		
Aviation Facilities	Ν	
Passenger Ground	Р	Transit stop shelters.
Transportation Facilities	N	All other Passenger Ground Transportation Facilities.
Marine Facilities	N	
Utilities	T	
Basic Utilities	Р	
Wireless Communication Facilities	Allowed	Wireless Communication Facilities are allowed, subject to SRC Chapter 703.
Drinking Water Treatment	~	
Facilities	C	
Power Generation Facilities	N	
Data Center Facilities	N	
Fuel Dealers	N	
Waste-Related Facilities	N	
Mining and Natural Resource	Extraction	·
Petroleum and Natural Gas	N	
Production	IN	
Surface Mining	Ν	
Farming, Forestry, and Anima	l Services	
Agriculture	Ν	Marijuana Production
Agriculture	Р	All other Agriculture
Forestry	Р	
Agriculture and Forestry Services	Ν	
Keeping of Livestock and Other Animals	N	
Animal Services	N	
Other Uses		
Temporary Uses	Р	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 are permitted as an
Creat Hange and C		accessory use to Single Family, provided such houses and
Guest Houses and Guest	Р	quarters are dependent upon the main building for either
Quarters		kitchen or bathroom facilities, or both, and are used for
		temporary lodging and not as a place of residence.
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Use	Status	Limitations & Qualifications
Taking of Borders or Leasing of	Р	The taking of boarders or leasing of rooms by a resident family is permitted as an accessory use to Household
Rooms by Resident Family		Living, provided the total number of boarders and room does not exceed two in any dwelling unit.
Storage of Commercial Vehicle as an Accessory Use to	Р	Storage of a commercial vehicle as an accessory use to Household Living is permitted, provided no more than of
Household Living	1	commercial vehicle is stored per dwelling unit.
Historic Resource Adaptive Reuse pursuant to SRC Chapter 230	Allowed	Historic Resource Adaptive Reuse pursuant to SRC Chapter 230 is allowed, subject to SRC 230.085.
Accessory Dwelling Units	<u>S</u>	Accessory Dwelling Units, subject to SRC 700.006.
Section 1011. SRC 515.005 i	s amended	to read as follows:
515.005. Uses. The permittee	l (P), specia	al (S), conditional (C), and prohibited (N) uses in the
RH zone are set forth in Table	515-1.	
	I	TABLE 515-1
		USES
	1	Cable 515-1: Uses
Use	Status	Limitations & Qualifications
Household Living	1	
Household Living	Р	<ul> <li>The following Single Family activities:</li> <li>Replacement of single family detached dwelling existing on October 23, 2013.</li> <li>Repidential Home, as defined under OPS 107 660</li> </ul>
Household Living	P C	<ul> <li>Replacement of single family detached dwelling existing on October 23, 2013.</li> <li>Residential Home, as defined under ORS 197.660 New single family detached dwelling, other than the replacement of a single family detached dwelling existing</li> </ul>
U	С	<ul> <li>Replacement of single family detached dwelling existing on October 23, 2013.</li> <li>Residential Home, as defined under ORS 197.660 New single family detached dwelling, other than the replacement of a single family detached dwelling existin on October 23, 2013.</li> </ul>
Single Family	C N	<ul> <li>Replacement of single family detached dwelling existing on October 23, 2013.</li> <li>Residential Home, as defined under ORS 197.660 New single family detached dwelling, other than the replacement of a single family detached dwelling existing</li> </ul>
U	С	<ul> <li>Replacement of single family detached dwelling existing on October 23, 2013.</li> <li>Residential Home, as defined under ORS 197.660 New single family detached dwelling, other than the replacement of a single family detached dwelling existin on October 23, 2013.</li> </ul>
Single Family Two Family	C N P	<ul> <li>Replacement of single family detached dwelling existing on October 23, 2013.</li> <li>Residential Home, as defined under ORS 197.660 New single family detached dwelling, other than the replacement of a single family detached dwelling existin on October 23, 2013.</li> </ul>
Single Family Two Family Multiple Family	C N P P P	<ul> <li>Replacement of single family detached dwelling existing on October 23, 2013.</li> <li>Residential Home, as defined under ORS 197.660 New single family detached dwelling, other than the replacement of a single family detached dwelling existin on October 23, 2013.</li> <li>All other Single Family.</li> </ul>
Single Family Two Family Multiple Family	C N P P P C	<ul> <li>Replacement of single family detached dwelling existing on October 23, 2013.</li> <li>Residential Home, as defined under ORS 197.660 New single family detached dwelling, other than the replacement of a single family detached dwelling existin on October 23, 2013.</li> <li>All other Single Family.</li> </ul>
Single Family Two Family Multiple Family <b>Group Living</b> Room and Board	C N P P P C N	<ul> <li>Replacement of single family detached dwelling existing on October 23, 2013.</li> <li>Residential Home, as defined under ORS 197.660 New single family detached dwelling, other than the replacement of a single family detached dwelling existin on October 23, 2013.</li> <li>All other Single Family.</li> </ul>
Single Family Two Family Multiple Family <b>Group Living</b> Room and Board Residential Care	C N P P P C N P	<ul> <li>Replacement of single family detached dwelling existing on October 23, 2013.</li> <li>Residential Home, as defined under ORS 197.660 New single family detached dwelling, other than the replacement of a single family detached dwelling existin on October 23, 2013.</li> <li>All other Single Family.</li> </ul>
Single Family Two Family Multiple Family Group Living Room and Board Residential Care Nursing Care	C N P P P C N	<ul> <li>Replacement of single family detached dwelling existing on October 23, 2013.</li> <li>Residential Home, as defined under ORS 197.660 New single family detached dwelling, other than the replacement of a single family detached dwelling existin on October 23, 2013.</li> <li>All other Single Family.</li> </ul>
Single Family Two Family Multiple Family Group Living Room and Board Residential Care Nursing Care Lodging	C N P P P C N P S	<ul> <li>Replacement of single family detached dwelling existing on October 23, 2013.</li> <li>Residential Home, as defined under ORS 197.660         New single family detached dwelling, other than the replacement of a single family detached dwelling existin on October 23, 2013.     </li> <li>All other Single Family.</li> <li>Room and Board serving 5 or fewer persons.</li> <li>Room and Board serving 6 to 10 persons.</li> <li>All other Room and Board.</li> <li>Nursing Care, subject to SRC 700.040.</li> </ul>
Single Family Two Family Multiple Family Group Living Room and Board Residential Care Nursing Care Lodging Short-Term Commercial	C N P P C N P S S	<ul> <li>Replacement of single family detached dwelling existing on October 23, 2013.</li> <li>Residential Home, as defined under ORS 197.660</li> <li>New single family detached dwelling, other than the replacement of a single family detached dwelling existin on October 23, 2013.</li> <li>All other Single Family.</li> </ul> Room and Board serving 5 or fewer persons. Room and Board serving 6 to 10 persons. All other Room and Board. Nursing Care, subject to SRC 700.040. Bed and Breakfast.
Single Family Two Family Multiple Family Group Living Room and Board Residential Care Nursing Care Lodging	C N P P P C N P S	<ul> <li>Replacement of single family detached dwelling existing on October 23, 2013.</li> <li>Residential Home, as defined under ORS 197.660         New single family detached dwelling, other than the replacement of a single family detached dwelling existin on October 23, 2013.     </li> <li>All other Single Family.</li> <li>Room and Board serving 5 or fewer persons.</li> <li>Room and Board serving 6 to 10 persons.</li> <li>All other Room and Board.</li> <li>Nursing Care, subject to SRC 700.040.</li> </ul>

1		1	Cable 515-1: Uses
2	Use	Status	Limitations & Qualifications
3		Р	Non-Profit Shelters serving 5 or fewer persons.
		С	Non-Profit Shelters serving 6 to 10 persons.
4 5	Non-Profit Shelters	N	All other Non-Profit Shelters.
6			
6	<b>Retail Sales and Service</b>		
7	Eating and Drinking		
8	Establishments	Ν	
	Retail Sales	N	
9 10	Personal Services	С	<ul><li>The following Personal Services activities:</li><li>Beauty salons.</li><li>Barber shops.</li></ul>
11		N	All Other Personal Services
12	Postal Services and Retail Financial Services	N	
13	<b>Business and Professional Serv</b>	vices	
	Office	N	
14 15	Audio/Visual Media Production	N	
16	Laboratory Research and Testing	N	
17	Motor Vehicle, Trailer, and M	anufactured	I Dwelling Sales and Services
18	Motor Vehicle and Manufactured Dwelling and Trailer Sales	Ν	
19	Motor Vehicle Services	Ν	
20 21 22	Commercial Parking	Р	Commercial Parking, when located on a lot whose side abuts property, other than a street or alley, within a commercial or industrial zone, and the lot is located entirely within 165 feet of the abutting commercial or industrial zone.
23		N	All other Commercial Parking.
24 25	Park-and-Ride Facilities	Р	Park-and Ride Facilities, when located on a lot whose side abuts property, other than a street or alley, within a commercial or industrial zone, and the lot is located entirely within 165 feet of the abutting commercial or industrial zone.
26		N	All other Park-and-Ride Facilities.
27	Taxicabs and Car Services	N N	
28	Heavy Vehicle and Trailer Sales	N	
29 30	Heavy Vehicle and Trailer Service and Storage	N	

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Use	Status	Limitations & Qualifications
Recreation, Entertainment, and	Cultural S	
Commercial Entertainment –	С	Membership sports and recreation clubs.
Indoor	N	All other Commercial Entertainment – Indoor.
Commercial Entertainment –	C	Membership sports and recreation clubs.
Outdoor	N N	All other Commercial Entertainment – Outdoor.
Major Event Entertainment	N	
Recreational and Cultural	P	Libraries.
Community Services	C	All other Recreation and Cultural Community Services
community Services	<u>с</u>	Arboreta and botanical gardens.
Parks and Open Space	<u>Р</u>	All other Parks and Open Space.
Non-Profit Membership Assembly	C	
Religious Assembly	S	Religious Assembly is allowed, subject to SRC 700.05
Health Services		
Medical Centers/Hospitals	N	
Outpatient Medical Services		
and Laboratories	Ν	
Educational Services		
		The following Day Care activities:
	Р	<ul> <li>Child day care home.</li> </ul>
		<ul> <li>Adult day care home.</li> </ul>
Day Care	a	The following Day Care activities:
	С	• Child day care center.
	N	Adult day care center.
Basic Education	S	All other Day Care.Basic Education, subject to SRC 700.010.
Post-Secondary and Adult	3	Basic Education, subject to SKC 700.010.
Education	Ν	
Civic Services		
Governmental Services	N	
Social Services	N	
Governmental Maintenance		
Services and Construction	Ν	
Public Safety		
	Ν	Ambulance service facilities.
Emergency Services	Р	All other Emergency Services.
Detention Facilities	Ν	
Military Installations	Ν	
Funeral and Related Services		
Cemeteries	N	
Funeral and Cremation Services	N	
Construction Contracting, Repa General Repair Services	<mark>air, Mainte</mark> N	nance, and Industrial Services

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	Π	able 515-1: Uses
Use	Status	Limitations & Qualifications
Building and Grounds Services	N	
and Construction Contracting	Ν	
Cleaning Plants	Ν	
Industrial Services	Ν	
Wholesale Sales, Storage, and D	bistribution	
General Wholesaling	N	
Heavy Wholesaling	Ν	
Warehousing and Distribution	Ν	
Self-Service Storage	Ν	
Manufacturing		
General Manufacturing	N	
Heavy Manufacturing	N	
Printing	Ν	
Transportation Facilities		
Aviation Facilities	N	
Passenger Ground	Р	Transit stop shelters.
Transportation Facilities	N	All other Passenger Ground Transportation Facilities.
Marine Facilities	N	
Utilities		
Basic Utilities	Р	
Wireless Communication		Wireless Communication Facilities are allowed, subject
Facilities	Allowed	SRC Chapter 703.
Drinking Water Treatment	~	
Facilities	С	
Power Generation Facilities	Ν	
Data Center Facilities	Ν	
Fuel Dealers	Ν	
Waste-Related Facilities	Ν	
Mining and Natural Resource E	Extraction	
Petroleum and Natural Gas		
Production	Ν	
Surface Mining	Ν	
Farming, Forestry, and Animal	Services	
	N	Marijuana Production
Agriculture	P	All other Agriculture
Forestry	Р	
Agriculture and Forestry		
Services	Ν	
Keeping of Livestock and Other	Ът	
Animals	Ν	
Animal Services	Ν	
Other Uses		1

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2		Т	able 515-1: Uses
ŀ	Use	Status	Limitations & Qualifications
}  - -	Temporary Uses	Р	<ul> <li>The following Temporary Uses:</li> <li>Christmas tree sales, subject to SRC 701.015.</li> <li>Residential sales/development office, subject to SRC 701.030.</li> </ul>
5	Home Occupations	S	Home Occupations, subject to SRC 700.020.
5	Guest Houses and Guest Quarters	Р	Guest houses and guest quarters are permitted as an accessory use to Single Family, provided such houses and quarters are dependent upon the main building for either kitchen or bathroom facilities, or both, and are used for temporary lodging and not as a place of residence.
)	Taking of Borders or Leasing of Rooms by a Resident Family	Р	The taking of boarders or leasing of rooms by a resident family is permitted as an accessory use to Household Living, provided the total number of boarders and roomer does not exceed two in any dwelling unit.
2	Storage of Commercial Vehicle as an Accessory Use to Household Living	Р	Storage of a commercial vehicle as an accessory use to Household Living is permitted, provided no more than on 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		Historic Resource Adaptive Reuse pursuant SRC Chapter
	Reuse pursuant to SRC Chapter 230	Allowed	230 is allowed, subject to SRC 230.085.
	Reuse pursuant to SRC Chapter 230 <u>Accessory Dwelling Units</u> <u>Section 1112.</u> SRC 521.005 is	<u>S</u> amended t	230 is allowed, subject to SRC 230.085.Accessory Dwelling Units, subject to SRC 700.006.
· · · · · · · · · · · · · · · · · · ·	Reuse pursuant to SRC Chapter 230 <u>Accessory Dwelling Units</u> <u>Section 1112.</u> SRC 521.005 is	<u>S</u> amended t (P), specia 521-1.	230 is allowed, subject to SRC 230.085. <u>Accessory Dwelling Units, subject to SRC 700.006.</u> to read as follows: al (S), conditional (C), and prohibited (N) uses in the <b>TABLE 521-1</b>
	Reuse pursuant to SRC Chapter 230Accessory Dwelling UnitsSection 1112.SRC 521.005 is521.005. Uses. The permitted	<u>S</u> amended t (P), specia 521-1.	230 is allowed, subject to SRC 230.085. <u>Accessory Dwelling Units, subject to SRC 700.006.</u> to read as follows: al (S), conditional (C), and prohibited (N) uses in the
-	Reuse pursuant to SRC Chapter 230Accessory Dwelling UnitsSection 1112.SRC 521.005 is521.005. Uses. The permitted	<u>S</u> amended t (P), specia 521-1.	230 is allowed, subject to SRC 230.085. <u>Accessory Dwelling Units, subject to SRC 700.006.</u> to read as follows: al (S), conditional (C), and prohibited (N) uses in the <b>TABLE 521-1</b>
-	Reuse pursuant to SRC Chapter 230Accessory Dwelling UnitsSection 1112.SRC 521.005 is521.005. Uses. The permitted	<u>S</u> amended t (P), specia 521-1.	230 is allowed, subject to SRC 230.085. <u>Accessory Dwelling Units, subject to SRC 700.006.</u> to read as follows: al (S), conditional (C), and prohibited (N) uses in the <b>TABLE 521-1</b> <b>USES</b>
- - -	Reuse pursuant to SRC Chapter 230 <u>Accessory Dwelling Units</u> <u>Section 1112.</u> SRC 521.005 is 521.005. Uses. The permitted CO zone are set forth in Table	<u>S</u> amended t (P), specia 521-1.	230 is allowed, subject to SRC 230.085. <u>Accessory Dwelling Units, subject to SRC 700.006.</u> to read as follows: al (S), conditional (C), and prohibited (N) uses in the <b>TABLE 521-1</b> <b>USES</b> <b>Table 521-1: Uses</b> Limitations & Qualifications
	Reuse pursuant to SRC Chapter 230 Accessory Dwelling Units Section 1112. SRC 521.005 is 521.005. Uses. The permitted CO zone are set forth in Table Use Household Living	<u>S</u> amended t (P), specia 521-1.	230 is allowed, subject to SRC 230.085. <u>Accessory Dwelling Units, subject to SRC 700.006.</u> to read as follows: al (S), conditional (C), and prohibited (N) uses in the <b>TABLE 521-1</b> <b>USES</b> <b>Table 521-1: Uses</b> <u>Limitations &amp; Qualifications</u> The following Single Family activities: Single family detached dwelling. One dwelling unit for each business use on a lot. Residential Home, as defined under ORS 197.660.
	Reuse pursuant to SRC Chapter 230 <u>Accessory Dwelling Units</u> <u>Section 1112.</u> SRC 521.005 is 521.005. Uses. The permitted CO zone are set forth in Table Use	<u>S</u> amended t (P), specia 521-1.	230 is allowed, subject to SRC 230.085. <u>Accessory Dwelling Units, subject to SRC 700.006.</u> to read as follows: al (S), conditional (C), and prohibited (N) uses in the <b>TABLE 521-1</b> <b>USES</b> <b>Table 521-1: Uses</b> <u>Limitations &amp; Qualifications</u> The following Single Family activities: • Single family detached dwelling. • One dwelling unit for each business use on a lot.
	Reuse pursuant to SRC Chapter 230 Accessory Dwelling Units Section 1112. SRC 521.005 is 521.005. Uses. The permitted CO zone are set forth in Table Use Household Living	<u>S</u> amended t (P), specia 521-1. T Status P	230 is allowed, subject to SRC 230.085. <u>Accessory Dwelling Units, subject to SRC 700.006.</u> to read as follows: al (S), conditional (C), and prohibited (N) uses in the <b>TABLE 521-1</b> <b>USES</b> <b>Table 521-1: Uses</b> <b>Limitations &amp; Qualifications</b> The following Single Family activities: • Single family detached dwelling. • One dwelling unit for each business use on a lot. • Residential Home, as defined under ORS 197.660. The following Single Family activities: • Townhouse, subject to SRC 700.080.

1		1	Table 521-1: Uses
2	Use	Status	Limitations & Qualifications
3		Ν	All other Two Family.
	Multiple Family	Р	
4	Group Living		
5		Р	Room and Board serving 5 or fewer persons.
6	Room and Board	С	Room and Board serving 6 to 75 persons.
6		Ν	All other Room and Board
7	Residential Care	Р	
8	Nursing Care	S	Nursing Care, subject to SRC 700.040.
0	Lodging		
9	Short-Term Commercial	Р	Bed and breakfast establishments.
10	Lodging	Ν	All other Short-Term Commercial Lodging.
10	Long-Term Commercial Lodging	Р	
11		Р	Non-Profit Shelters serving 5 or fewer persons.
12	_	С	Non-Profit Shelters serving 6 to 75 persons.
13	Non-Profit Shelters	Ν	All other Non-Profit Shelters.
14			
15	Retail Sales and Service		
16			Eating places, located within buildings devoted principally
17		р	to uses otherwise permitted in the CO Zone, provided that
17	Eating and Drinking Establishments	Р	not more than 25 percent of the floor area of a one-story
18	Establishments		building, and not more than 50 percent of the floor area of a two or more story building, is occupied by the eating place.
10		N	All other Eating and Drinking Establishments.
19		11	The following Retail Sales activities:
20			• News dealers and newsstands.
21	D - ( - 11 C - 1	Р	■ Caterers.
21	Retail Sales		<ul> <li>Retail sales of agricultural products, when the sales</li> </ul>
22			area does not exceed 1,000 square feet in size.
23		Ν	All other Retail Sales.
23			The following Personal Services activities are permitted:
24		Р	Beauty salons.
25	Personal Services	-	<ul> <li>Barber shops.</li> </ul>
25	-	N	<ul> <li>Photographic portrait studios.</li> <li>All other Personal Services.</li> </ul>
26	Postal Services and Retail	Ν	All other Personal Services.
27	Financial Services	Р	
	Business and Professional Servi	ces	
28	Office	P	
29	Audio/Visual Media Production	C I	
	Laboratory Research and Testing	<u>Р</u>	
30	Zue statory resourch and rosting	-	

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Use	Status	Limitations & Qualifications
Motor Vehicle, Trailer, and Ma	nufactured	I Dwelling Sales and Service
Motor Vehicle and		
Manufactured Dwelling and	Ν	
Trailer Sales		
Motor Vehicle Services	Ν	
Commercial Parking	Р	Commercial Parking is permitted, unless noted below.
Commercial Parking	Ν	Parking structures.
Park-and-Ride Facilities	Р	Park-and-Ride Facilities are permitted, unless noted be
Fark-and-Kide Facilities	Ν	Parking structures.
Taxicabs and Car Services	Ν	
Heavy Vehicle and Trailer Sales	Ν	
Heavy Vehicle and Trailer	Ν	
Service and Storage	IN	
Recreation, Entertainment, and	Cultural S	Services and Facilities
		Dance studios, dance schools, yoga studios, karate
Commercial Entertainment –	Р	instruction, and other similar physical fitness instructio
Indoor	1	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 –	S	Golf courses, subject to SRC 700.015.
Outdoor	Ν	All other Commercial Entertainment – Outdoor.
Major Event Entertainment	Ν	
Recreational and Cultural	S	Golf courses, subject to SRC 700.015.
Community Services	Р	All other Recreational and Cultural Community Service
Parks and Open Space	Р	
Non-Profit Membership	Р	
Assembly		
Religious Assembly	S	Religious Assembly, subject to SRC 700.050.
Health Services		
Medical Centers/Hospitals	N	
Outpatient Medical Services and Laboratories	Р	
Education Services		
Day Care	Р	
Basic Education	P	
Post-Secondary and Adult	• •	
Education	Ν	
Civic Services		1
Governmental Services	Р	
Social Services	Р	
Governmental Maintenance	NT	
Services and Construction	Ν	
Public Safety		
Emergency Services	Р	

Use	Status	Limitations & Qualifications
Detention Facilities	N	
Military Installations	Р	
Funeral and Related Services		1
Cemeteries	N	
Funeral and Cremation Services	Р	
Construction Contracting, Rep	air, Mainte	nance, and Industrial Services
General Repair Services	N	
Building and Grounds Services	ŊŢ	
and Construction Contracting	Ν	
Cleaning Plants	Ν	
Industrial Services	Ν	
Wholesale Sales, Storage, and <b>E</b>	Distribution	l
General Wholesaling	Ν	
Heavy Wholesaling	Ν	
Warehousing and Distribution	Ν	
Self-Service Storage	Ν	
Manufacturing		
General Manufacturing	Ν	
Heavy Manufacturing	Ν	
Printing	Ν	
<b>Fransportation Facilities</b>		
Aviation Facilities	Ν	
Passenger Ground	Р	Transit stop shelters.
<b>Fransportation Facilities</b>	Ν	All other Passenger Ground Transportation Facilities
Marine Facilities	Ν	
Utilities		1
	С	Reservoirs; water storage facilities.
Basic Utilities	Р	All other Basic Utilities.
Wireless Communication	Allowed	Wireless Communication Facilities are allowed, subj
Facilities	Allowed	SRC Chapter 703.
Drinking Water Treatment	С	
Facilities		
Power Generation Facilities	С	
Data Center Facilities	N	
Fuel Dealers	N	
Waste-Related Facilities	N	
Mining and Natural Resource H	Extraction	1
Petroleum and Natural Gas	Ν	
Production		
Surface Mining	N	
Farming, Forestry, and Animal		N." D.1.
Agriculture	N	Marijuana Production
÷	Р	All other Agriculture

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		Т	able 521-1: Uses
I	Use	Status	Limitations & Qualifications
	Forestry	Р	
A	Agriculture and Forestry Services	C	
	Keeping of Livestock and Other Animals	N	
	Animal Services	S	Small animal veterinary services, subject to SRC 700.070.
		N	All other Animals Services.
	Other Uses	_	
	Temporary Uses	Р	Christmas tree sales, subject to SRC 701.015.
ł	Home Occupations	S	Home Occupations, subject to SRC 700.020.
	Guest Houses and Guest Quarters	Р	Guest houses and guest quarters are permitted as an accessory use to Single Family, provided such houses and quarters are dependent upon the main building for either kitchen or bathroom facilities, or both, and are used for temporary lodging and not as a place of residence.
	Faking of Borders or Leasing of Rooms by Resident Family	Р	Taking of boarders or leasing of rooms by a resident fami 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.
a H	Storage of Commercial Vehicle as an Accessory Use to Household Living	Р	Storage of a commercial vehicle as an accessory use to Household Living is permitted, provided no more than on commercial vehicle is stored per dwelling unit.
F	Historic Resource Adaptive Reuse pursuant to SRC Chapter 230	Allowed	Historic Resource Adaptive Reuse pursuant to SRC Chapt 230 is allowed, subject to SRC 230.085.
_	Accessory Dwelling Units	S	Accessory Dwelling Units, subject to SRC 700.006.
	Section 1213. SRC 522.005 is	amended t	
1-	522.005. Uses.		
	(a) Except as otherwise	ise provide	d in this section, the permitted (P), special (S),
	conditional (C), and p	orohibited (	N) uses in the CR zone are set forth in Table 522-1.
		r	ГАВLЕ 522-1
	_		USES
			Table 522-1: Uses
	Use	Status	Limitations & Qualifications
	Household Living	4	
	Single Family	Р	Residential Home, as defined under ORS 197.660, with an existing single family dwelling allowed as a continu use pursuant to SRC 522.005(b).
1		S	Secondary Dwellings and Guest Rooms, subject to SRC 700.065.

*ENGROSSED* ORDINANCE 10-17 – Page 40 COUNCIL OF THE CITY OF SALEM, OREGON

	1	Table 522-1: Uses
Use	Status	Limitations & Qualifications
	Ν	All other Single Family.
Two Family	Ν	
Multiple Family	С	
Group Living		
	Р	Room and Board serving 5 or fewer persons.
Room and Board	С	Room and Board serving 6 to 75 persons.
	Ν	All other Room and Board.
Residential Care	Р	
Nursing Care	Р	
Lodging		
Short-Term Commercial Lodging	Р	
Long-Term Commercial Lodging	С	
00	Р	Non-Profit Shelters serving 5 or fewer persons.
Non-Profit Shelters	С	Non-Profit Shelters serving 6 to 75 persons.
-	Ν	All other Non-Profit Shelters.
Retail Sales and Service		
Eating and Drinking Establishments	Р	
Retail Sales	N P	Used merchandise stores, where sales and storage of merchandise and equipment is not conducted entirely within a building. All other Retail Sales.
Personal Services	P	
Postal Services and Retail Financial Services	P	
Business and Professional Servi	COS	
Office	P	
Audio/Visual Media Production	P	
Laboratory Research and Testing	 P	
Motor Vehicle, Trailer, and Ma		Dwalling Sales and Samiaa
Motor Vehicle and Manufactured Dwelling and Trailer Sales	C	
Motor Vehicle Services	P C	Gasoline service stations. All other Motor Vehicle Services
Commercial Parking	<u>Р</u>	
Park-and-Ride Facilities	P	
Taxicabs and Car Services	P	
	C	Truck rental and leasing.
		LINNI IVIIIII UIN IVUDIIIS.
Heavy Vehicle and Trailer Sales	N	All other Heavy Vehicle and Trailer Sales.

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Use	Status	Limitations & Qualifications
		The following Heavy Vehicle and Trailer Service and
	C	Storage activities:
Heavy Vehicle and Trailer	С	<ul> <li>Heavy vehicle and equipment operation instruc</li> </ul>
Service and Storage		<ul> <li>Tire retreading and tire repair shops.</li> </ul>
	Ν	All other Heavy Vehicle and Trailer Service and Stor
Recreation, Entertainment, and	Cultural S	Services and Facilities
Commercial Entertainment –	С	Nightclubs, located within 200 feet of a residential ze
Indoor	Р	All other Commercial Entertainment – Indoor.
	С	Privately owned camps, campgrounds, and recreation
	C	vehicle parks.
Commercial Entertainment –		The following Commercial Entertainment – Outdoor
Outdoor	Ν	activities:
	IN	<ul> <li>Amusement parks.</li> </ul>
		<ul> <li>Drive-in movie theaters.</li> </ul>
	Р	All other Commercial Entertainment – Outdoor.
Major Event Entertainment	С	
Recreational and Cultural	Р	
Community Services		
Parks and Open Space	Р	
Non-Profit Membership	Р	
Assembly	I	
Religious Assembly	Р	
Health Services		
Medical Centers/Hospitals	N	
Outpatient Medical Services and	р	
Laboratories	Р	
Education Services		
Day Care	Р	
Basic Education	Р	
Post-Secondary and Adult	р	
Education	Р	
Civic Services		
Governmental Services	Р	
Social Services	Р	
Governmental Maintenance	Ν	
Services and Construction	IN	
Public Safety		
Emergency Services	Р	
Detention Facilities	N	
Military Installations	P	
Funeral and Related Services		
Cemeteries	N	1

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Use	Status	Limitations & Qualifications
Funeral and Cremation Services	Р	
<b>Construction Contracting, Repa</b>	air, Mainte	nance, and Industrial Services
General Repair Services	Р	
Building and Grounds Services	Р	<ul> <li>The following Buildings and Grounds Services and Construction Contracting activities:</li> <li>Landscape, lawn, and garden services.</li> <li>Tree and shrub services.</li> </ul>
and Construction Contracting	С	Carpet and upholstery cleaning establishments.
	Ν	All other Building and Grounds Services and Constructing.
Cleaning Plants	Ν	
Industrial Services	Р	
Wholesale Sales, Storage, and D	istributior	I Contraction of the second
General Wholesaling	N	
Heavy Wholesaling	Ν	
Warehousing and Distribution	С	Distribution centers for online, mail order, and catal sales.
	Ν	All other Warehousing and Distribution.
Self-Service Storage Manufacturing	N	
		General Manufacturing, provided the manufacturing
	Р	not exceed 10,000 square feet of total floor area per development site and retail sales of the products manufactured is provided on-site.
General Manufacturing	С	<ul> <li>The following General Manufacturing activities, whe exceeding 10,000 square feet of total floor area per development site:</li> <li>Industrial and institutional food service contractions.</li> <li>Costume jewelry and precious metals metalsmithing.</li> <li>Sundries and notions.</li> <li>Signs.</li> </ul>
	Ν	All other General Manufacturing.
Heavy Manufacturing	N	
Printing	Р	
Transportation Facilities		
Aviation Facilities	Ν	

# *ENGROSSED* ORDINANCE 10-17 – Page 43 COUNCIL OF THE CITY OF SALEM, OREGON

Use	Status	Limitations & Qualifications
	Р	Transit stop shelters.
Passenger Ground Transportation Facilities	С	<ul> <li>The following Passenger Ground Transportation</li> <li>Facilities: <ul> <li>Local and suburban passenger transportation.</li> </ul> </li> <li>Intercity and rural highway passenger transportation within 2,000 feet from the center point of an I-5 interchange and having direct at on to a major arterial.</li> </ul>
	Ν	All other Passenger Ground Transportation Facilities
Marine Facilities	Ν	
Utilities		
Basic Utilities	С	Reservoirs; water storage facilities.
	Р	All other Basic Utilities.
Wireless Communication Facilities	Allowed	Wireless Communication Facilities are allowed, subj SRC Chapter 703.
Drinking Water Treatment Facilities	С	
Power Generation Facilities	С	
Data Center Facilities	Ν	
Fuel Dealers	Ν	
Waste-Related Facilities	С	<ul> <li>The following Waste-Related Facilities are allowed conditionally:</li> <li>Recycling depots.</li> <li>Solid waste transfer stations.</li> </ul>
	Ν	All other Waste-Related Facilities.
Mining and Natural Resource E	Extraction	1
Petroleum and Natural Gas Production	Ν	
Surface Mining	Ν	
Farming, Forestry, and Animal	Services	
	N	Marijuana Production
Agriculture	P	All other Agriculture
Forestry	Р	
Agriculture and Forestry Services	Р	
Keeping of Livestock and Other Animals	Ν	
Animal Samiaas	Ν	New wildlife rehabilitation facility.
Animal Services	Р	All other Animal Services.

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### *ENGROSSED* ORDINANCE 10-17 – Page 44 SALEM, OREGON

		Cable 522-1: Uses			
Use	Status	Limitations & Qualifications			
Temporary Uses	Р	<ul> <li>The following Temporary Uses:</li> <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.			
Accessory Dwelling Units	<u>S</u>	Accessory Dwelling Units, subject to SRC 700.006.			
(b) Continued Uses	. Existing sin	ngle family and two family uses, other than			
manufactured dwellin	ngs, within th	e CR zone constructed prior to February 1, 1983, b			
which would otherwi	se be made n	on-conforming by this Chapter, are hereby deemed			
continued uses.					
(1) Building or s	tructures hou	sing a continued use may be structurally altered or			
		damage or destruction, provided such alteration,			
<b>C</b>	U	nplies with the standards set forth in SRC 522.010(			
<b>C</b>	C	building or structure for a continued use shall not			
	1 1	0			
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 1314. SRC 523.005 is	s amended to	read as follows:			
523.005. Uses.					
(a) Except as otherw	vise provided	in this section, the permitted (P), special (S),			
conditional (C), and j	prohibited (N	) uses in the CG zone are set forth in Table 523-1.			
	T.	ABLE 523-1			
		USES			
	Ta	ble 523-1: Uses			
Use	Status	Limitations & Qualifications			
Household Living					
Single Family	Р	Residential Home, as defined under ORS 197.660, with an existing single family dwelling allowed as a continue use pursuant to SRC 523.005(b).			
		All other Single Family			
Two Family Multiple Family	N C				
Group Living	C				

Use	Status	Limitations & Qualifications
	Р	Room and Board serving 5 or fewer persons.
Room and Board	C	Room and Board serving 6 to 75 persons.
	N	All other Room and Board.
Residential Care	С	
Nursing Care	Р	
Lodging	-	
Short-Term Commercial	Р	
Long- Term Commercial	Р	
	Р	Non-Profit shelters serving 5 or fewer persons.
Non-Profit Shelters	С	Non-Profit shelters serving 6 to 75 persons.
	N	All other Non-Profit Shelters.
Retail Sales and Service		
Eating and Drinking	P	
Establishments	Р	
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.
	Р	All other Retail Sales.
Personal Services	Р	
Postal Services and Retail Financial Services	Р	
Business and Professional Servi	ices	
Office	Р	
Audio/Visual Media Production	Р	
Laboratory Research and Testing	Р	
Motor Vehicle, Trailer, and Ma	nufacture	1 Dwelling Sales and Service
Motor Vehicle and Manufactured Dwelling and Frailer Sales	Р	
Motor Vehicle Services	Р	
Commercial Parking	Р	
Park-and-Ride Facilities	Р	
Taxicabs and Car Services	Р	
Heavy Vehicle and Trailer Sales	Р	
Heavy Vehicle and Trailer Service and Storage	Р	
Recreation, Entertainment, and	l Cultural S	Services and Facilities
Commercial Entertainment -	С	Nightclubs, located within 200 feet of a residential ze
ENGROSSED ORDINANCE 1 S <b>ALEM, OREGON</b>	0-17 – Pag	ge 46 COUNCIL OF THE CITY OF

se idoor ommercial Entertainment - utdoor lajor Event Entertainment ecreational and Cultural ommunity Services	StatusPCPCP	Limitations & Qualifications           All other Commercial Entertainment – Indoor.           Drive-in movie theaters.
ommercial Entertainment - utdoor Iajor Event Entertainment ecreational and Cultural	C P C	Drive-in movie theaters.
utdoor lajor Event Entertainment ecreational and Cultural	P C	
lajor Event Entertainment ecreational and Cultural	С	
ecreational and Cultural		All other Commercial Entertainment – Outdoor.
ecreational and Cultural	Р	Race Tracks.
		All other Major Event Entertainment.
ommunity Services	Р	
similarity Bervices	Г	
arks and Open Space	Р	
on-Profit Membership	Р	
ssembly		
eligious Assembly	Р	
ealth Services		
edical Centers/Hospitals	N	
utpatient Medical Services	Р	
d Laboratories	r	
ducation Services		
ay Care	Р	
asic Education	Р	
ost-Secondary and Adult	D	
ducation	Р	
ivic Services		
overnmental Services	Р	
ocial Services	P	
overnmental Maintenance		
ervices and Construction	Ν	
ublic Safety		
mergency Services	Р	
etention Facilities	N	
lilitary Installations	P	
ineral and Related Services	· ·	
	NT	
emeteries uneral and Cremation Services	N P	
	_	nonce and Industrial Commisse
	air, Mainte P	nance, and Industrial Services
eneral Repair Services uilding and Grounds Services	r	
and Construction Contracting	Р	
8	Р	
leaning Plants dustrial Services	P P	
		l
holesale Sales, Storage, and I		
eneral Wholesaling	Р	

## *ENGROSSED* ORDINANCE 10-17 – Page 47 COUNCIL OF THE CITY OF SALEM, OREGON

	1	Cable 523-1: Uses
Use	Status	Limitations & Qualifications
		The following Heavy Wholesaling activities:
	Р	<ul> <li>Nursery stock wholesalers.</li> </ul>
		<ul> <li>Tractor and farm equipment wholesalers.</li> </ul>
Heavy Wholesaling		The following Heavy Wholesaling activities:
	C	<ul> <li>Firearms wholesalers.</li> </ul>
		<ul> <li>Wood products and timber wholesalers.</li> </ul>
	N	All other Heavy Wholesaling.
		The following Warehousing and Distribution activities:
	Р	<ul> <li>Distribution centers for online, mail order, and</li> </ul>
Warehousing and Distribution	Г	catalog sales.
		<ul> <li>Postal processing and distribution centers.</li> </ul>
	N	All other Warehousing and Distribution
Self-Service Storage	N	
Manufacturing		
		General Manufacturing, provided the manufacturing doe
	Р	not exceed 10,000 square feet of total floor area per
	1	development site and retail sales of the products
		manufactured is provided on-site.
		The following General Manufacturing activities, when
General Manufacturing		exceeding 10,000 square feet of total floor area per
Seneral Manufacturing		development site:
	C	<ul> <li>Industrial and institutional food service contractors.</li> </ul>
		<ul> <li>Costume jewelry and precious metals metalsmithing</li> </ul>
		<ul> <li>Sundries and notions.</li> </ul>
		<ul> <li>Signs.</li> </ul>
	N	All other General Manufacturing.
Heavy Manufacturing	N	
Printing	Р	
Transportation Facilities Aviation Facilities	N	
Passenger Ground		
Transportation Facilities	Р	
Marine Facilities	N	
Utilities	1 11	
	C	Reservoirs; water storage facilities.
Basic Utilities	P	All other Basic Utilities.
Wireless Communication		Wireless Communication Facilities are allowed, subject
Facilities	Allowed	SRC Chapter 703.
Drinking Water Treatment	~	
Facilities	C	
Power Generation Facilities	С	
Data Center Facilities	N	
Fuel Dealers	Р	
Waste-Related Facilities	Р	Recycling depots.

# *ENGROSSED* ORDINANCE 10-17 – Page 48 COUNCIL OF THE CITY OF SALEM, OREGON

Use	Status	Limitations & Qualifications
	С	Solid waste transfer stations.
	N	All other Waste-Related Facilities.
Mining and Natural Resource	Extraction	1
Petroleum and Natural Gas Production	N	
Surface Mining	N N	
Farming, Forestry, and Anima		Marilyana Dua duation
Agriculture	N P	Marijuana Production All other Agriculture
Forestry	P P	All other Agriculture
Agriculture and Forestry	P	
Services Keeping of Livestock and Other	С	
Animals		
	C	Wildlife rehabilitation facilities.
Animal Services	Р	All other Animal Services.
Other Uses		
		The following Temporary Uses:
Temporary Uses	Р	<ul> <li>Temporary motor vehicle and recreational vehic</li> </ul>
	~	sales, subject to SRC 701.035.
Home Occupations	S	Home Occupations, subject to SRC 700.020.
Accessory Dwelling Units	<u>S</u>	Accessory Dwelling Units, subject to SRC 700.006.
(b) Continued Uses	<b>5.</b> Existing	single family and two family uses, other than
manufactured dwelli	ngs, within	the CG zone constructed prior to February 1, 1983,
which would otherw	ise be made	non-conforming by this Chapter, are hereby deem
continued uses.		
(1) Building of	r structures	housing a continued use may be structurally altered
enlarged, or rel	ouilt follow:	ing damage or destruction, provided such alteration
enlargement. o	r rebuilding	complies with the standards set forth in SRC
523.010(e).	<b>B</b>	· · · · · · · · · · · · · · · · · · ·
	occupancy o	f a building or structure for a continued use shall no
		•
preciude iuture	use of the	building or structure for a residential use; provided,

-1	erwise provide	ed in this section, the permitted (P), special (S),
conditional (C), a	nd prohibited (	(N) uses in the CB zone are set forth in Table 524-1.
		TABLE 524-1
		USES
	]	Table 524-1: Uses
Use	Status	Limitations & Qualifications
Household Living	<u> </u>	
Single Family	Р	<ul><li>The following Single Family activities:</li><li>Single family detached dwelling.</li><li>Residential Home, as defined under ORS 197.660.</li></ul>
	N	All other Single Family.
Two Family	Р	Duplex.
-	N	All other Two Family.
Multiple Family	Р	
Group Living	Р	Room and Board serving 5 or fewer persons.
Room and Board	C	<ul> <li>The following Room and Board activities:</li> <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 zon as of September 1, 1993, and there is no increase i bed capacity.</li> <li>All other Room and Board.</li> </ul>
		All other Room and Board.
Residential Care		
Residential Care Nursing Care	P P	
Nursing Care Lodging	Р	
Nursing Care	Р	
Nursing Care Lodging Short-Term Commercial	P P	

	]	Cable 524-1: Uses
Use	Status	Limitations & Qualifications
	С	<ul> <li>The following Non-Profit Shelters:</li> <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, provide the shelter has existed within the CB zone as of September 1, 1993, and there is no increase in bed capacity.</li> </ul>
E E E E E E E E E E E E E E E E E E E	N	All other Non-Profit Shelters.
<b>Retail Sales and Services</b>		
Eating and Drinking Establishments	Р	
Retail Sales	Р	
Personal Services	Р	
Postal Services and Retail Financial Services	Р	
<b>Business and Professional Servi</b>	ces	
Office	Р	
Audio/Visual Media Production	Р	
Laboratory Research and Testing	Р	
Motor Vehicle, Trailer, and Mar	nufactured	
Motor Vehicle and	Ν	Mobile home dealers.
Manufactured Dwelling and Trailer Sales	Р	All other Motor Vehicle and Manufactured Dwelling and Trailer Sales.
Motor Vehicle Services	Р	
Commercial Parking	Р	
Park-and-Ride Facilities	Р	
Taxicabs and Car Services	Р	
Heavy Vehicle and Trailer Sales	Ν	
Heavy Vehicle and Trailer	Ν	
Service and Storage		
<b>Recreation, Entertainment, and</b>	Cultural	Services and Facilities
Commercial Entertainment - Indoor	Р	
Commercial Entertainment -	Ν	Drive-in movie theaters
Outdoor	P	All other Commercial Entertainment – Outdoor.
Major Event Entertainment	<u>Р</u> N	Major Event Entertainment conducted indoors.All other Major Event Entertainment.
Recreational and Cultural Community Services	P	The other major Drent Entertuinnent.
Parks and Open Space	Р	
	1	

# *ENGROSSED* ORDINANCE 10-17 – Page 51 COUNCIL OF THE CITY OF SALEM, OREGON

		Table 524-1: Uses
Use	Status	Limitations & Qualifications
Religious Assembly	Р	
Health Services		
Medical Centers/Hospitals	Ν	
Outpatient Medical Services and Laboratories	Р	
Educational Services		
Day Care	Р	
Basic Education	Р	
Post-Secondary and Adult Education	Р	
Civic Services		
Governmental Services	Р	
Social Services	Р	
Governmental Maintenance Services and Construction	Ν	
Public Safety		
Emergency Services	Р	
Detention Facilities	Ν	
Military Installations	Р	
Funeral and Related Services		
Cemeteries	Ν	
Funeral and Cremation Services	Ν	
<b>Construction Contracting, Repair,</b>	Maintenan	ce, and Industrial Services
General Repair Services	Р	
Building and Grounds Services and Construction Contracting	N	<ul> <li>The following Building and Grounds Services and Construction Contracting activities:</li> <li>Building construction.</li> <li>Heavy construction.</li> <li>Disinfecting and pest control services.</li> <li>Building cleaning and maintenance services.</li> <li>All other Building and Grounds Services and Construct</li> </ul>
Cleaning Diente		Contracting.
Cleaning Plants	P	
Industrial Services	Р	
Wholesale Sales, Storage, and D	istribution	
General Wholesaling	Р	General Wholesaling is permitted, provided that it is combined with retail sales in the same line of goods.
Heavy Wholesaling	Р	Nursery stock, provided that it is combined with retail sales in the same line of goods.

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### *ENGROSSED* ORDINANCE 10-17 – Page 52 SALEM, OREGON

		Table 524-1: Uses
Use	Status	Limitations & Qualifications
	С	<ul> <li>The following Heavy Wholesaling activities, provided they are combined with retail sales in the same line of goods:</li> <li>Minerals and ore.</li> <li>Metal service centers and wholesalers.</li> <li>Firearms.</li> </ul>
	N	<ul><li>Wood products and timber.</li><li>All other Heavy Wholesaling.</li></ul>
Warehousing and Distribution	Р	Distribution centers for online, mail order, and catalog sales.
ç	Ν	All other Warehousing and Distribution
Self-Service Storage	Ν	
Manufacturing		
	Р	General Manufacturing, provided the manufacturing de not exceed 10,000 square feet of total floor area per development site and retail sales of the products manufactured is provided on-site.
General Manufacturing	C	<ul> <li>The following General Manufacturing activities, when exceeding 10,000 square feet of total floor area per development site:</li> <li>Industrial and institutional food service contract</li> <li>Costume jewelry and precious metals metalsmithing.</li> <li>Sundries and notions</li> <li>Signs.</li> <li>All other General Manufacturing.</li> </ul>
Heavy Manufacturing	N	
Printing	Р	
Transportation Facilities		
Aviation Facilities	C	Helicopter landing areas, with or without passenger terminal facilities.
	N	All other Aviation Facilities.
Passenger Ground Transportation Facilities	Р	
Marine Facilities	Р	
Utilities		
Basic Utilities	С	Reservoirs; water storage facilities.
	Р	Basic Utilities are permitted, unless noted below.
Wireless Communication Facilities	Allowed	Wireless Communication Facilities are allowed, subje SRC Chapter 703.
Drinking Water Treatment Facilities	С	
Power Generation Facilities	С	
Data Center Facilities	N	

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	1	Table 524-1: Uses
Use	Status	Limitations & Qualifications
Fuel Dealers	Ν	
		The following Waste-Related Facilities:
Waste-Related Facilities	С	<ul> <li>Recycling depots.</li> </ul>
waste-Related Facilities		Solid waste transfer stations.
	N	All other Waste-Related Facilities.
Mining and Natural Resource E Petroleum and Natural Gas	xtraction	
Production	Ν	
Surface Mining	N	
Farming, Forestry, and Animal		
<u> </u>	N	Marijuana Production
Agriculture	Р	All other Agriculture
Forestry	Ν	
Agriculture and Forestry	Р	
Services	1	
Keeping of Livestock and Other	Ν	
Animals	N	
Animal Services Other Uses	N	
Home Occupations	S	Home Occupations, subject to SRC 700.020.
Accessory Dwelling Units	S	Accessory Dwelling Units, subject to SRC 700.006.
October 1, 2011	within the	e 524-1, banks and credit unions constructed on or afte e Salem Downtown Historic District shall be condition wntown Historic District if developed with a drive-
through, and ade	equate mea	asures are taken to ensure pedestrian safety.
(2) Notwithstan	ding Table	e 524-1, any permitted, special, or conditional use
		vn Historic District, except for banks and credit unions
		tober 1, 2011, shall be a prohibited use within the
Section 1516. SRC 532.015 is		ct if developed with a drive-through.
		<b>bood Center Master Plan.</b> The permitted (P), special
		ses in the NCMU zone with a Neighborhood Center
		The uses set forth in Table 532-1 are only allowed in
		ood Center Master Plan, approved in accordance with
ENGROSSED ORDINANCE 1 SALEM, OREGON	-	

iousing the use is located IIIS		CABLE 532	e Area designated in the Master Plan. 2-1
NCM	IU ZONE U	SES WITH	I MASTER PLAN
Table	e 532-1: NCM	<b>1U Zone Us</b>	es with Master Plan
		atus	
Use	Inside Core	Outside Core	Limitations & Qualifications
Household Living		-	
Single Family	N	Р	<ul> <li>The following Single Family activities:</li> <li>Single family detached dwelling.</li> <li>Townhouse.</li> <li>Residential Home, as defined under ORS 197.660.</li> </ul>
	Ν	S	Manufactured home, subject to SRC 700.025.
	Ν	Ν	<u> </u>
Two Family	Ν	Р	Duplex.
	N	N	All other Two Family.
Multiple Family	Р	N	Multiple Family, located in a mixed-use building above ground floor non-residen uses.
	Ν	N	All other Multiple Family.
Group Living			
Room and Board	Ν	Ν	
Residential Care	Р	N	Residential Care, located in a mixed-use building above ground floor non-residen uses.
	Р	C	Assisted living.
	N	N	All other Residential Care.
Nursing Care	Ν	N	
Lodging		T	
Short-Term Commercial Lodging	Р	N	Short-Term Commercial Lodging with fi or fewer guest rooms.
	N	N	All other Short-Term Commercial Lodgi
Long-Term Commercial Lodging	Ν	Ν	
Non-Profit Shelters	Ν	N	
<b>Retail Sales and Services</b>			
Eating and Drinking Establishments	Р	N	
Retail Sales	Р	N	
Personal Services	Р	Ν	
Postal Services and Retail	Р	N	Retail Financial Services.

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	nside Core P	Outside	Limitations & Qualifications
	D	Core	
and Professional Services	P	С	Postal Services.
	Р	N	
sual Media Production	Ν	N	
y Research and	Ν	Ν	
ehicle, Trailer, and Manufa	actured	Dwelling S	Sales and Service
hicle and	Р	N	Indoor sales and leasing.
ured Dwelling and les	N	N	All other Motor Vehicle and Manufact Dwelling and Trailer Sales.
hicle Services	Ν	N	
ial Parking	Ν	N	
Ride Facilities	Ν	N	
and Car Services	Ν	N	
	N	N	
hicle and Trailer nd Storage	N	N	
on, Entertainment, and Cul	ltural S	Services and	l Facilities
ial Entertainment -	N	N	<ul> <li>The following Commercial Entertainm Indoor activities:</li> <li>Firing ranges.</li> <li>Theaters greater than 5,000 square</li> <li>Pool halls.</li> <li>Continuous entertainment activities such as bowling alleys, ice rinks, a game arcades.</li> </ul>
	Р	N	All other Commercial Entertainment – Indoor.
	N	Ν	
	Ν	N	ļ
ty Services	Р	C	
Open Space	Р	Р	
t Membership	Р	Ν	
	Р	С	
ent Entertainment nal and Cultural ty Services Open Space it Membership	N N P P	N N C P N	such as bowling alleys, i game arcades. All other Commercial Entert

# *ENGROSSED* ORDINANCE 10-17 – Page 56 COUNCIL OF THE CITY OF SALEM, OREGON

		atus	es with Master Plan
Use	Inside	Outside	Limitations & Qualifications
	Core	Core	
Outpatient Medical Services	Р	Ν	
and Laboratories			
Educational Services		Т	1
Day Care	Р	С	
Basic Education	Р	С	
Post-Secondary and Adult			
Education	Р	C	
Civic Services			-
Governmental Services	Р	С	
Social Services	Р	N	
Governmental Maintenance	Ν	Ν	
Services and Construction	19	19	
Public Safety		1	1
Emergency Services	Р	С	
Detention Facilities	Ν	Ν	
Military Installations	Ν	Ν	
Funeral and Related Services			
Cemeteries	Ν	Ν	
Funeral and Cremation Services	Ν	Ν	
<b>Construction Contracting, Repa</b>	hir, Mainte	enance, and	Industrial Services
General Repair Services	Р	Ν	
Building and Grounds Services and Construction Contracting	Ν	Ν	
Cleaning Plants	N	N	
Industrial Services	N	N	
Wholesale Sales	11		
General Wholesaling	N	N	
Heavy Wholesaling	N	N	
Warehousing and Distribution	N	N	
Self-Service Storage	N	N	
Manufacturing	11		1
General Manufacturing	N	N	
Heavy Manufacturing	N N	N N	
	N N	N N	
Printing Transportation Facilities	1N	N	
	NT	NT	1
Aviation Facilities	<u>N</u> P	N P	Tropait stop shalters
Passenger Ground	Р	Р	Transit stop shelters.
Transportation Facilities	Ν	Ν	All other Passenger Ground Transporta Facilities.

## *ENGROSSED* ORDINANCE 10-17 – Page 57 COUNCIL OF THE CITY OF SALEM, OREGON

	Sta	atus	
Use	Inside	Outside	Limitations & Qualifications
	Core	Core	
Marine Facilities	Ν	Ν	
Utilities			
Basic Utilities	С	С	<ul> <li>The following Basic Utilities:</li> <li>Pump stations.</li> <li>Reservoirs.</li> <li>Radio microwave relay stations.</li> <li>Telephone substations.</li> <li>Electric substations.</li> </ul>
	Р	Р	All other Basic Utilities.
Wireless Communication Facilities	Allowed	Allowed	Wireless Communication Facilities are allowed, subject to SRC Chapter 703.
Drinking Water Treatment Facilities	Ν	N	
Power Generation Facilities	Ν	N	
Data Center Facilities	Ν	N	
Fuel Dealers	Ν	N	
Waste-Related Facilities	Ν	N	
Mining and Natural Resource E	xtraction		
Petroleum and Natural Gas Production	N	N	
Surface Mining	Ν	N	
Farming, Forestry, and Animal	Services	•	•
Agriculture	Ν	N	
Forestry	Ν	N	
Agriculture and Forestry Services	Ν	Ν	
Keeping of Livestock and Other Animals	Ν	N	
Animal Services	N N Kennels.		
Annnai Services	Р	N	All other Animal Services.
Other Uses			
Home Occupations	S	S	Home Occupations, subject to SRC 700.020.
Accessory Dwelling Unit	<u>N</u>	<u>S</u>	Accessory Dwelling Units, subject to SF 700.006.
Section <u>1617.</u> SRC 532.020 is a 532.020. Uses Allowed in-Lieu			

special (S), conditional (C), and prohibited (N) uses in the NCMU zone in-lieu of a

30 Neighborhood Center Master Plan are set forth in Table 532-2. The uses set forth in Table 532-2

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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.

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#### **TABLE 532-2**

#### NCMU ZONE USES IN-LIEU OF MASTER PLAN

Use	Status	Limitations & Qualifications
Household Living		
Single Family	Р	<ul> <li>The following Single Family activities:</li> <li>Single family detached dwelling.</li> <li>Residential Home, as defined under ORS 197.660</li> </ul>
Single Fulling	S	Manufactured home, subject to SRC 700.025.
	Ň	All other Single Family.
Two Family	N	
Multiple Family	N	
Group Living		
Room and Board	N	
Residential Care	Ν	
Nursing Care	Ν	
Lodging		·
Short-Term Commercial Lodging	Ν	
Long-Term Commercial Lodging	Ν	
Non-Profit Shelters	Ν	
Retail Sales and Services		
Eating and Drinking Establishments	Ν	
Retail Sales	Ν	
Personal Services	Ν	
Postal Services and Retail Financial Services	Ν	
<b>Business and Professional Se</b>	ervices	
Office	Ν	
Audio/Visual Media Production	Ν	
Laboratory Research and Testing	Ν	
	Manufactu	ured Dwelling Sales and Service
Motor Vehicle and Manufactured Dwelling and Trailer Sales	Ν	

### *ENGROSSED* ORDINANCE 10-17 – Page 59 SALEM, OREGON

se	Status	Limitations & Qualifications
Motor Vehicle Services	Ν	
Commercial Parking	Ν	
Park-and-Ride Facilities	Ν	
Taxicabs and Car Services	Ν	
Heavy Vehicle and Trailer Sales	Ν	
Heavy Vehicle and Trailer Service and Storage	Ν	
Recreation, Entertainment,	and Cultura	al Services and Facilities
Commercial Entertainment - ndoor	Ν	
Commercial Entertainment - Outdoor	Ν	
Major Event Entertainment	Ν	
Recreational and Cultural Community Services	N	
Parks and Open Space	Р	
Non-Profit Membership Assembly	Ν	
Religious Assembly	Ν	
Health Services		
Medical Centers/Hospitals	Ν	
Dutpatient Medical Services	Ν	
Educational Services		
Day Care	Ν	
Basic Education	Ν	
Post-Secondary and Adult Education	Ν	
Civic Services		
Governmental Services	Ν	
Social Services	Ν	
Governmental Maintenance Services and Construction	N	
Public Safety		
Emergency Services	N	
Detention Facilities	N	
Ailitary Installations	Ν	
uneral and Related Services		
Cemeteries	Ν	
uneral and Cremation ervices	N	
Construction Contracting, Repa	air, Mainten	ance, and Industrial Services
General Repair Services	N	

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Use	Status	Limitations & Qualifications
	Status	
Building and Grounds	NT	
Services and Construction	Ν	
Contracting	ŊŢ	
Cleaning Plants	N	
Industrial Services	N	
Wholesale Sales, Storage, an		tion
General Wholesaling	N	
Heavy Wholesaling	Ν	
Warehousing and Distribution		
Self-Service Storage	N	
Manufacturing		
General Manufacturing	Ν	
Heavy Manufacturing	Ν	
Printing	Ν	
<b>Transportation Facilities</b>		
Aviation Facilities	Ν	
Passenger Ground		
Transportation Facilities	Ν	
Transportation Facilities		
Marine Facilities	Ν	
Utilities		
Utilities		The following Desig Litilities:
		The following Basic Utilities:
		<ul> <li>Pump stations.</li> <li>Recommodiate</li> </ul>
Desis Hilities	С	<ul> <li>Reservoirs.</li> <li>Badia microwaya ralay stations</li> </ul>
Basic Utilities		<ul><li>Radio microwave relay stations.</li><li>Telephone substations.</li></ul>
		A
	P	Electric substations.
Window Comments	Р	All other Basic Utilities.
Wireless Communication Facilities	Allowed	Wireless Communication Facilities are allowed, subject SRC Chapter 703.
Drinking Water Treatment Facilities	Ν	
Power Generation Facilities	N	
Data Center Facilities	N	
Fuel Dealers	N	
Waste-Related Facilities	N	
Mining and Natural Resource		on
Petroleum and Natural Gas		
Production	Ν	
Surface Mining	N	
Farming, Forestry, and Anir		1

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Use	Status	Limitations & Qualifications
Agriculture	N	
Forestry	N	
Agriculture and Forestry Services	Ν	
Keeping of Livestock and Other Animals	Ν	
Animal Services	N	
Other Uses	C	Home Occupations, subject to SPC 700.020
Home Occupations	S	Home Occupations, subject to SRC 700.020. Accessory Dwelling Units, subject to SRC 700.006.
Accessory Dwelling Unit Section 1718. SRC 551.005	<u>S</u> is amended	
<u>551.005.</u> Uses.	) is antended	to read as follows.
	rwise provid	led in this section, the permitted (P), special (S),
	-	(N) uses in the IC zone are set forth in Table 551-1.
conunional (C), an	a promoned	TABLE 551-1
		TADLE 551-1
		USES
		Table 551-1: Uses
Use	Status	Table 551-1: Uses         Limitations & Qualifications
Use Household Living		
		Limitations & Qualifications The following Single Family activities: Residential Home, as defined under ORS 197.660,
	Status	Limitations & Qualifications         The following Single Family activities:         • Residential Home, as defined under ORS 197.660, within an existing single family dwelling allowed as continued use pursuant to SRC 551.005(b).         • Dwelling unit for a caretaker on the premises being cared for or guarded.
Household Living	P Status	Limitations & Qualifications         The following Single Family activities:         • Residential Home, as defined under ORS 197.660, within an existing single family dwelling allowed as continued use pursuant to SRC 551.005(b).         • Dwelling unit for a caretaker on the premises being cared for or guarded.         Manufactured home as a dwelling for a caretaker, subject
Household Living	Status P S	Limitations & Qualifications         The following Single Family activities:         • Residential Home, as defined under ORS 197.660, within an existing single family dwelling allowed as continued use pursuant to SRC 551.005(b).         • Dwelling unit for a caretaker on the premises being cared for or guarded.         Manufactured home as a dwelling for a caretaker, subject SRC 700.030.         The following Single Family activities:         • Single family detached dwelling.         • Residential Home, as defined under ORS 197.660.
Household Living Single Family	Status P S C	Limitations & Qualifications         The following Single Family activities:         • Residential Home, as defined under ORS 197.660, within an existing single family dwelling allowed as continued use pursuant to SRC 551.005(b).         • Dwelling unit for a caretaker on the premises being cared for or guarded.         Manufactured home as a dwelling for a caretaker, subject SRC 700.030.         The following Single Family activities:         • Single family detached dwelling.         • Residential Home, as defined under ORS 197.660.         • Manufactured home.
Household Living Single Family Two Family	Status P P S C N C N C N	Limitations & Qualifications         The following Single Family activities:         • Residential Home, as defined under ORS 197.660, within an existing single family dwelling allowed as continued use pursuant to SRC 551.005(b).         • Dwelling unit for a caretaker on the premises being cared for or guarded.         Manufactured home as a dwelling for a caretaker, subject SRC 700.030.         The following Single Family activities:         • Single family detached dwelling.         • Residential Home, as defined under ORS 197.660.         • Manufactured home.         All other Single Family.
Household Living Single Family Two Family Multiple Family	Status P S C N C	Limitations & Qualifications         The following Single Family activities:         • Residential Home, as defined under ORS 197.660, within an existing single family dwelling allowed as continued use pursuant to SRC 551.005(b).         • Dwelling unit for a caretaker on the premises being cared for or guarded.         Manufactured home as a dwelling for a caretaker, subject SRC 700.030.         The following Single Family activities:         • Single family detached dwelling.         • Residential Home, as defined under ORS 197.660.         • Manufactured home.         All other Single Family.         Duplex.
Household Living Single Family Two Family	StatusPSCNCNCNC	Limitations & Qualifications         The following Single Family activities:         • Residential Home, as defined under ORS 197.660, within an existing single family dwelling allowed as continued use pursuant to SRC 551.005(b).         • Dwelling unit for a caretaker on the premises being cared for or guarded.         Manufactured home as a dwelling for a caretaker, subject SRC 700.030.         The following Single Family activities:         • Single family detached dwelling.         • Residential Home, as defined under ORS 197.660.         • Manufactured home.         All other Single Family.         Duplex.         All other Two Family.
Household Living Single Family Two Family Multiple Family	Status P P S C N C N C N	Limitations & Qualifications         The following Single Family activities:         • Residential Home, as defined under ORS 197.660, within an existing single family dwelling allowed as continued use pursuant to SRC 551.005(b).         • Dwelling unit for a caretaker on the premises being cared for or guarded.         Manufactured home as a dwelling for a caretaker, subjec SRC 700.030.         The following Single Family activities:         • Single family detached dwelling.         • Residential Home, as defined under ORS 197.660.         • Manufactured home.         All other Single Family.         Duplex.

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1		1	Table 551-1: Uses
2	Use	Status	Limitations & Qualifications
3	Residential Care	С	
5	Nursing Care	P	
4	Lodging		
5	Short-Term Commercial	Р	
6	Lodging Long- Term Commercial	С	
7	Lodging		
0	Non-Profit Shelters	С	Non-Profit Shelters serving up to 75 persons.
8		N	All other Non-Profit Shelters.
9	Retail Sales and Service		
10	Eating and Drinking Establishments	Р	
11	Retail Sales	Р	
11	Personal Services	Р	
12	Postal Services and Retail Financial Services	Р	
13	<b>Business and Professional Servi</b>	ces	
14	Office	Р	
14	Audio/Visual Media Production	Р	
15	Laboratory Research and	Р	
16	Testing Motor Vehicle, Trailer, and Ma	fo o4	Duralling Salag and Samias
1.7	Motor Vehicle and	nuracture	Dwening Sales and Service
17	Manufactured Dwelling and	Р	
18	Trailer Sales	1	
10	Motor Vehicle Services	Р	
19	Commercial Parking	Р	
20	Park-and-Ride Facilities	Р	
01	Taxicabs and Car Services	Р	
21	Heavy Vehicle and Trailer	Р	
22	Sales	Г	
22	Heavy Vehicle and Trailer	Р	
23	Service and Storage		
24	Recreation, Entertainment, and		
25	Commercial Entertainment -	<u>С</u> Р	Night clubs, located within 200 feet of a residential zone.
25	Indoor	Р	All other Commercial Entertainment – Indoor .
26	Commercial Entertainment - Outdoor	Р	
27	Major Event Entertainment	N	Race tracks.
28	с -	Р	All other Major Event Entertainment.
28 29	Recreational and Cultural Community Services	Р	
<i>_</i> )	Parks and Open Space	Р	
30 '	- · ·		·

30

### *ENGROSSED* ORDINANCE 10-17 – Page 63 **SALEM, OREGON**

		Cable 551-1: Uses
Jse	Status	Limitations & Qualifications
Non-Profit Membership	Р	
Assembly	Г	
Religious Assembly	Р	
Health Services		
Aedical Centers/Hospitals	Ν	
Dutpatient Medical Services	Р	
nd Laboratories		
Education Services	D	
Day Care	<u>Р</u> Р	
Basic Education	Р	
Post-Secondary and Adult	Р	
Education		
Civic Services	П	
Governmental Services	P	
Social Services	Р	
Governmental Maintenance	Р	
Services and Construction		
Public Safety	n	
Emergency Services	P	
Detention Facilities	N	
Military Installations	Р	
Funeral and Related Services		
Cemeteries	N	
Funeral and Cremation Services	Р	
Construction Contracting, Repa		nance, and Industrial Services
General Repair Services	Р	
Building and Grounds Services	Р	
and Construction Contracting		
Cleaning Plants	Р	
industrial Services	Р	
<b>Wholesale Sales, Storage, and D</b>		
General Wholesaling	Р	
		The following Heavy Wholesaling activities:
	С	<ul> <li>Firearms wholesalers.</li> </ul>
		<ul> <li>Wood products and timber wholesalers.</li> </ul>
Heavy Wholesaling		The following Heavy Wholesaling activities:
	Ν	<ul> <li>Chemicals and allied products wholesalers.</li> </ul>
		<ul> <li>Scrap dealers.</li> </ul>
	Р	All other Heavy Wholesaling.
Warehousing and Distribution	Р	
Self-Service Storage	Р	
Janufacturing		
ENGROSSED ORDINANCE		ge 64 COUNCIL OF THE CITY O

	1	Table 551-1: Uses
Use	Status	Limitations & Qualifications
	Р	<ul> <li>The following General Manufacturing activities:</li> <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>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> </ul>
		<ul><li>Computer and electronics manufacturing.</li><li>Paperboard containers and boxes manufacturing.</li></ul>
General Manufacturing	С	<ul> <li>The following General Manufacturing activities:</li> <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>Ship and boat building.</li> <li>Commercial and service industry machinery manufacturing.</li> <li>Metalworking machinery manufacturing.</li> </ul>
	N	<ul> <li>Sawmill and woodworking machinery manufacturing.</li> <li>All other General Manufacturing.</li> </ul>
Heavy Manufacturing	N N	An other General Manufacturing.
Printing	P	
Transportation Facilities	·	•
Aviation Facilities	C	Helicopter landing areas, with or without passenger and freight terminal facilities.
Dessencer Crown d	N	All other Aviation Facilities.
Passenger Ground Transportation Facilities	Р	

## *ENGROSSED* ORDINANCE 10-17 – Page 65 COUNCIL OF THE CITY OF SALEM, OREGON

1	Table 551-1: Uses				
2	Use	Status	Limitations & Qualifications		
3	Marine Facilities	Р			
4	Utilities				
4	Basic Utilities	Р			
5	Wireless Communication Facilities	Allowed	Wireless Communication Facilities are allowed, subject to SRC Chapter 703.		
6	Drinking Water Treatment Facilities	С			
7	Power Generation Facilities	С			
8	Data Center Facilities	Р			
-	Fuel Dealers	Р			
9		Р	Recycling depots.		
10	Waste-Related Facilities	С	Solid waste transfer stations.		
10		N	All other Waste-Related Facilities.		
11	Mining and Natural Resource H	Extraction			
12	Petroleum and Natural Gas				
12	Production	С			
13	Surface Mining	N			
14	Farming, Forestry, and Animal	Services			
15		N	Marijuana Production		
15	Agriculture	P	All other Agriculture		
16	Forestry	P			
17	Agriculture and Forestry Services	P			
18 19 20 21	Keeping of Livestock and Other Animals	C	<ul> <li>The following Keeping of Livestock and Other Animal activities:</li> <li>Animal shelters.</li> <li>Boarding kennels.</li> <li>Animal training facilities.</li> <li>All other Keeping of Livestock and Other Animals.</li> </ul>		
		C	Wildlife rehabilitation facilities.		
22	Animal Services	P	All other Animal Services.		
23	Other Uses		An other Annual Services.		
	Home Occupations	S	Home Occupations, subject to SRC 700.020.		
24	Accessory Dwelling Units	S	Accessory Dwelling Units, subject to SRC 700.006.		
25	ricessory Dwennig ennis	2			
25 26	(b) Continued Uses	• Existing	single and two family uses, other than manufactured		
27	dwellings, within the	IC zone co	onstructed prior to February 1, 1983, but which would		
28	otherwise be made no	on-conform	ing by this Chapter, are hereby deemed continued uses.		
29					
30	ENGROSSED ORDINANCE	10-17 – Paş	ge 66 COUNCIL OF THE CITY OF		
	SALEM, OREGON				

1	(1) Building or str	uctures housing a c	continued use may be structurally altered or				
2	enlarged, or rebuilt	following damage	or destruction, provided such alteration,				
3	enlargement or rel	uilding complies y	with the standards set forth in SRC 551 $010(g)$				
	enlargement, or rebuilding complies with the standards set forth in SRC 551.010(g).						
4	(2) Cease of occupancy of a building or structure for a continued use shall not						
5	preclude future use of the building or structure for a residential use; provided,						
6	however, conversion of the building or structure to a non-residential use shall						
7	thereafter prevent of	conversion back to	a residential use.				
8	Section 1819. SRC 551.010 is a	amended to read as	follows:				
9	551.010. Development St	andards. Develop	nent within the IC zone must comply with the				
10	development standards set forth	in this section.					
11	-		one shall conform to the standards set forth in				
	Table 551-2.		one shan contorni to the standards set forth in				
12	Table 551-2.						
13		TABLE : LOT STAN					
14		Table 551-2: L					
15	Requirement	Standard	Limitations & Qualifications				
16	LOT AREA	Standaru					
17	All uses	None					
17	LOT WIDTH	1,0110					
18	All uses	None					
10	LOT DEPTH						
19	All uses	None					
20	STREET FRONTAGE						
21		Min. 40 ft.					
<ul><li>21</li><li>22</li><li>23</li><li>24</li></ul>	Single Family	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.				
25 26	All other uses	Min. 16 ft.	In no case shall the lot width be less than 40 ft. at the front building setback line.				
27		4					
28	(b) Setbacks. Setback	ks within the IC zo	ne shall be provided as set forth in Tables				
	551-3 and 551-4.						
29 30		TABLE SETBA					
	<i>ENGROSSED</i> ORDINANCE 10 SALEM, OREGON	)-17 – Page 67	COUNCIL OF THE CITY OF				

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

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	<b>Table 551-3:</b> \$	Setbacks
Requirement	Standard	Limitations & Qualifications
Accessory to Single	None	Applicable to accessory structures having at least one wall which is an integral part of a fence.
Family and Two Family	Min. 5 ft.	Applicable to all other accessory structures.
Accessory to Multiple Family	Min. 15 ft.	Required landscaping shall meet the Type C standard set forth in SRC Chapter 807.
Accessory to all other uses	Zone-to-Zone Setback (Table 551-4)	
Vehicle Use Areas		
Single Family and Two Family	Per SRC Chapter 806	
Multiple Family	Min. 15 ft.	Required landscaping shall meet the Type C standard set forth in SRC Chapter 807.
All other uses	Zone-to-Zone Setback (Table 551-4)	
NTERIOR REAR		
Buildings		
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)	
Accessory Structures		
	None	Applicable to accessory structures not more than 9 ft. in height.
Accessory to Single Family and Two Family	Min. one foot for each one-foot of height over 9 ft.	Applicable to accessory structures greater than 9 ft. in height.
	Min. 1 ft.	Applicable to accessory structures adjacent an alley, unless a greater setback is required based on the height of the accessory 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)	
Vehicle Use Areas		
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.

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Requirement	Table 551-3: SeStandard	Limitations & Qu	alifications
-	Zone-to-Zone Setback	Limitations & Qu	
All other uses	(Table 551-4)		
	( ,		
	TABLE 551 ZONE-TO-ZONE S		
	Table 551-4: Zone-to-2	Zone Setbacks	
Abutting Zone	Type of Impro		Landscaping & Screening
	Buildings and Access	-	
EFU	Structures	Min. 5 ft.	Type A
	Vehicle Use Areas		
Desidential 7	Buildings and Access		T C
Residential Zone	Structures Vehicle Use Areas	Min. 30 ft.	Type C
		2011	
Mixed-Use Zone	Buildings and Access Structures	Min. 5 ft.	Tuno A
Witzed-Ose Zolle	Vehicle Use Areas	IVIIII. J II.	Type A
	Buildings and Access	sorv	
Commercial Zone	Structures	Min. 5 ft.	Type A
	Vehicle Use Areas	IVIII. 5 It.	Type II
	Buildings and Access	sorv	
Public Zone	Structures	Min. 5 ft.	Type A
	Vehicle Use Areas		51
La deservisit and Encel serves and	Buildings and Access	sory	
Industrial and Employment Zone: EC, IC, IBC, and IP	Structures	None	N/A
Zolle. EC, IC, IBC, and IF	Vehicle Use Areas	Min. 5 ft.	Type A
Industrial and Employment	Buildings and Access		
Zone:	Structures	Min. 10 ft.	Type C
IG and II	Vehicle Use Areas		
	Limitations and Qua	<u>alifications</u>	
(1) Zone-to-Zone setbacks are	not required abutting an a	lley.	
	1 0	5	
(c) Lot Coverage; I	leight. Buildings and a	accessory structures withi	n the IC zone
shall conform to the	lot coverage and height	standards set forth in Tab	ale 551_5
shall comorni to the	iot coverage and neight	standards set fortil in Tac	JIC 331-3.
	m		
	TABLE 551		
	LOT COVERAGE;		
	Table 551-5:    Lot Cove	erage; Height	
Requirement	Standard	Limitations & Qu	alifications
LOT COVERAGE			
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Buildings and Accessory StructuresAll usesHEIGHTBuildingsAll usesAccessory StructuresAccessory to Single Family and Two FamilyAccessory to all other uses	No Max. Max. 70 ft. Max. 15 ft.	
All uses         HEIGHT         Buildings         All uses         Accessory Structures         Accessory to Single Family         and Two Family	Max. 70 ft.	
HEIGHT         Buildings         All uses         Accessory Structures         Accessory to Single Family         and Two Family	Max. 70 ft.	
BuildingsAll usesAccessory StructuresAccessory to Single Familyand Two Family		
All uses Accessory Structures Accessory to Single Family and Two Family		
Accessory Structures Accessory to Single Family and Two Family		
Accessory to Single Family and Two Family	Max. 15 ft.	
and Two Family	Max. 15 ft.	
	Max. 70 ft.	
(d) Landscaping.		
(1) Setbacks. Requi	red setbacks shall b	be landscaped. Landscaping shall conf
to the standards set for	orth in SRC Chapter	c 807.
(2) Vehicle Use Are	as. Vehicle use are	as shall be landscaped as provided un
SRC Chapter 806 and	l SRC Chapter 807.	
	-	15 percent of the development site sha
· · · · ·		
landscaped. Landsca	aping shall meet the	e Type A standard set forth in SRC Ch
807. Other required l	andscaping under t	he UDC, such as landscaping required
setbacks or vehicular	use areas, may cou	nt towards meeting this requirement.
(e) Industrial Performa	nce Standards. Wi	thin the IC zone, no land or structure s
be used or occupied unle	ss maintained and c	perated in continuing compliance with
*		
		Department of Environmental Quality
(DEQ), including the hole	ding of all licenses	and permits required by DEQ regulation
local ordinance, and state	and federal law.	
(f) Additional Standard	ls for Manufactur	ed Homes. Manufactured homes shal
addition to the development	ent standards gener	ally applicable in the IC zone, comply
the following:		
-	mes shall be multi-	sectional and enclose a space of not le
than 860 square feet.		1
-	maa ahall ha mlaard	on an avaguated and heat filled
(2) Wanufactured not	mes shan de 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) <b>Buildings.</b> 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
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Residential (DC	) zone set fo	rth in SRC 511.010(b).
Section 1920. SRC 553.005	is amended	to read as follows:
553.005. Uses. The permitt	ed (P), specia	al (S), conditional (C), and prohibited (N) uses in the
zone are set forth in Table 55	53-1.	
		TABLE 553-1
		USES
		USES
	1	able 553-1: Uses
Use	Status	Limitations & Qualifications
Household Living		
	Р	Dwelling unit for a caretaker on the premises being car for or guarded.
Single Family	S	Manufactured home as a dwelling for a caretaker, subj to SRC 700.030.
	N	All other Single Family.
Two Family	N	
Multiple Family	N	
Group Living		
Room and Board	N	
Residential Care	N	
Nursing Care	N	
Lodging		
Short-Term Commercial Lodging	Р	
Long-Term Commercial Lodging	Ν	
Non-Profit Shelters	N	
Retail Sales and Service		
Eating and Drinking Establishments	Р	
Retail Sales	Р	<ul> <li>The following Retail Sales activities:</li> <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	Р	Banks, credit unions, and other customer-oriented facilities for financial institutions.
Business and Professional Ser	Ν	All other Postal Services and Retail Financial Services

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	1	Cable 553-1: Uses
Use	Status	Limitations & Qualifications
Office	Р	<ul> <li>The following Office activities:</li> <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> </ul>
	N	Vocational trade schools.     All other Office.
Audio/Visual Media		All other office.
Production	Р	
Laboratory Research and Testing	Р	
Motor Vehicle, Trailer, and M	anufactured	1 Dwelling Sales and Services
Motor Vehicle and Manufactured Dwelling and Trailer Sales	Ν	
Motor Vehicle Services	Р	<ul><li>The following Motor Vehicle Services activities:</li><li>Motorcycle repair.</li><li>Gasoline service stations.</li></ul>
	N	All other Motor Vehicle Services.
Commercial Parking	P	
Park-and-Ride Facilities Taxicabs and Car Services	P N	
Heavy Vehicle and Trailer Sales	N N	
Heavy Vehicle and Trailer Service and Storage	Р	
Recreation, Entertainment, an	d Cultural S	Services and Facilities
Commercial Entertainment – Indoor	Р	Health clubs, gyms, and membership sports and recreation clubs.
	Ν	All other Commercial Entertainment – Indoor.
Commercial Entertainment – Outdoor	N	
Major Event Entertainment	Ν	

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3     Recreational and Cultural Community Services     N       4     Parks and Open Space     P       5     Non-Profit Membership Assembly     N       6     Religious Assembly     N       7     Health Services	& Qualifications
S     Community Services     N       4     Parks and Open Space     P       5     Non-Profit Membership Assembly     N       6     Religious Assembly     N       7     Health Services	
5     Non-Profit Membership Assembly     N       6     Religious Assembly     N       7     Health Services	
Assembly     N       6     Religious Assembly     N       7     Health Services	
7 Health Services	
Madical Cantons/Hearitals	
Medical Centers/Hospitals N	
8 Outpatient Medical Services N and Laboratories N	
Educational Services	
10   P   Child day care services.	
N All other Day Care.	
Dask Education N	
12 Post-Secondary and Adult P Vocational trade schools.	
Education     N     All other Post-Secondary at       13     Civic Services	nd Adult Education.
Civic bervices	
14 Governmental Services N	
Social Services         N           15         Governmental Maintenance	
15 Governmental Maintenance Services and Construction P	
16 Public Safety	
17   Emergency Services   P	
Detention Facilities N	
18     Military Installations     N	
19 Funeral and Related Services	
Cemeteries N	
20 Funeral and Cremation Services N	
21 Construction Contracting, Repair, Maintenance, and Industrial Servi	ces
General Repair Services P	
22 Building and Grounds Services P	
and Construction Contracting	
Cleaning Flains F	
24 Industrial Services P	
25 Whole Sales, Storage, and Distribution General Wholesaling P	
	legeling estimities.
26 The following Heavy Whol	um Products wholesalers.
27 C Chemicals and allied pr	
Heavy Wholesaling	roducts wholesulers.
<ul><li>Wood products and tim</li></ul>	ber wholesalers.
29 N All other Heavy Wholesalin	
Warehousing and Distribution P	
30 Self-Service Storage P	

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3 - 4 - 5 -	Use Manufacturing	Status	
4 5			Limitations & Qualifications
4 5			
5	General Manufacturing	Р	
6		N	<ul><li>The following Heavy Manufacturing activities:</li><li>Petroleum and coal products manufacturing.</li><li>Primary metal manufacturing.</li></ul>
	Heavy Manufacturing	1	<ul><li>Cement and concrete product manufacturing.</li><li>Lime and gypsum product manufacturing.</li></ul>
7		С	All other Heavy Manufacturing activities.
8	Printing	Р	
	Transportation Facilities		
9 10	Aviation Facilities	С	Helicopter landing areas, with or without passenger and freight terminal facilities.
		Ν	All other Aviation Facilities.
10	Passenger Ground Transportation Facilities	Р	
	Marine Facilities	Ν	
	Utilities		
	Basic Utilities	Р	
15	Wireless Communication Facilities	Allowed	Wireless Communication Facilities are allowed, subject to SRC Chapter 703.
	Drinking Water Treatment Facilities	С	
	Power Generation Facilities	С	
_	Data Center Facilities	Р	
18	Fuel Dealers	Ν	
10		Р	Recycling depots.
19	Waste-Related Facilities	С	Solid waste transfer stations.
20		Ν	All other Waste-Related Facilities
	Mining and Natural Resource E	xtraction	
	Petroleum and Natural Gas Production	С	
	Surface Mining	Ν	
23	Farming, Forestry, and Animal	Services	
,₄ [	Agriculture	Ν	Marijuana Production
24	Agriculture	Р	All other Agriculture
-	Forestry	Р	
~	Agriculture and Forestry Services	Ν	
	Keeping of Livestock and Other Animals	С	
	Animal Services	С	
	Other Uses		
	Home Occupations	S	Home Occupations, subject to SRC 700.020.
	Accessory Dwelling Units	<u>S</u>	Accessory Dwelling Units, subject to SRC 700.006.

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1			
2	(b) Continued Uses.	Existing s	ingle family and two family uses, other than
3	manufactured dwellin	gs, within t	the IP zone constructed prior to February 1, 1983, but
4	which would otherwis	e be made	non-conforming by this Chapter, are hereby deemed
5	continued uses.		
6	(1) Building or st	ructures ho	using a continued use may be structurally altered or
7			g damage or destruction, provided such alteration,
8		C	omplies with the standards set forth in SRC 553.010(g).
9		-	
			building or structure for a continued use shall not
10	-		ilding or structure for a residential use; provided,
11	however, conversi	on of the b	uilding or structure to a non-residential use shall
12	thereafter prevent	conversion	back to a residential use.
13	Section 2021. SRC 554.005 is	amended t	o read as follows:
	554.005. Uses. The permitted	(P), specia	l (S), conditional (C), and prohibited (N) uses in the IG
14	1		
14 15	zone are set forth in Table 554-	1.	
	-		ГАВLЕ 554-1
15	-		TABLE 554-1 USES
15 16	-	]	USES
15 16 17	-	]	
15 16 17 18	zone are set forth in Table 554-	ן T	USES able 554-1: Uses Limitations & Qualifications
15 16 17 18 19	zone are set forth in Table 554- Use	ן T	USES able 554-1: Uses Limitations & Qualifications Dwelling unit for a caretaker on the premises being cared for or guarded.
15 16 17 18 19 20	zone are set forth in Table 554- Use	Ta Status	USES able 554-1: Uses Limitations & Qualifications Dwelling unit for a caretaker on the premises being cared
15 16 17 18 19 20 21	zone are set forth in Table 554- Use Household Living Single Family	Ta Status P S N	USES able 554-1: Uses Limitations & Qualifications Dwelling unit for a caretaker on the premises being cared for or guarded. Manufactured home as a dwelling for a caretaker, subject
<ol> <li>15</li> <li>16</li> <li>17</li> <li>18</li> <li>19</li> <li>20</li> <li>21</li> <li>22</li> </ol>	zone are set forth in Table 554- Use Household Living Single Family Two Family	Ta Status P S N N	USES able 554-1: Uses Limitations & Qualifications Dwelling unit for a caretaker on the premises being cared for or guarded. Manufactured home as a dwelling for a caretaker, subject to SRC 700.030.
<ol> <li>15</li> <li>16</li> <li>17</li> <li>18</li> <li>19</li> <li>20</li> <li>21</li> <li>22</li> <li>23</li> <li>24</li> </ol>	zone are set forth in Table 554- Use Household Living Single Family Two Family Multiple Family	Ta Status P S N	USES able 554-1: Uses Limitations & Qualifications Dwelling unit for a caretaker on the premises being cared for or guarded. Manufactured home as a dwelling for a caretaker, subject to SRC 700.030.
<ol> <li>15</li> <li>16</li> <li>17</li> <li>18</li> <li>19</li> <li>20</li> <li>21</li> <li>22</li> <li>23</li> <li>24</li> <li>25</li> </ol>	zone are set forth in Table 554- Use Household Living Single Family Two Family	Ta Status P S N N	USES able 554-1: Uses Limitations & Qualifications Dwelling unit for a caretaker on the premises being cared for or guarded. Manufactured home as a dwelling for a caretaker, subject to SRC 700.030.
<ol> <li>15</li> <li>16</li> <li>17</li> <li>18</li> <li>19</li> <li>20</li> <li>21</li> <li>22</li> <li>23</li> <li>24</li> </ol>	zone are set forth in Table 554- Use Household Living Single Family Two Family Multiple Family Group Living Room and Board Residential Care	Te Status P S N N N N N N N	USES able 554-1: Uses Limitations & Qualifications Dwelling unit for a caretaker on the premises being cared for or guarded. Manufactured home as a dwelling for a caretaker, subject to SRC 700.030.
<ol> <li>15</li> <li>16</li> <li>17</li> <li>18</li> <li>19</li> <li>20</li> <li>21</li> <li>22</li> <li>23</li> <li>24</li> <li>25</li> </ol>	zone are set forth in Table 554- Use Household Living Single Family Two Family Multiple Family Group Living Room and Board Residential Care Nursing Care	Te Status P S N N N N N	USES able 554-1: Uses Limitations & Qualifications Dwelling unit for a caretaker on the premises being cared for or guarded. Manufactured home as a dwelling for a caretaker, subject to SRC 700.030.
<ol> <li>15</li> <li>16</li> <li>17</li> <li>18</li> <li>19</li> <li>20</li> <li>21</li> <li>22</li> <li>23</li> <li>24</li> <li>25</li> <li>26</li> <li>27</li> </ol>	zone are set forth in Table 554- Use Household Living Single Family Two Family Multiple Family Group Living Room and Board Residential Care Nursing Care Lodging	Te Status P S N N N N N N N	USES able 554-1: Uses Limitations & Qualifications Dwelling unit for a caretaker on the premises being cared for or guarded. Manufactured home as a dwelling for a caretaker, subject to SRC 700.030.
<ol> <li>15</li> <li>16</li> <li>17</li> <li>18</li> <li>19</li> <li>20</li> <li>21</li> <li>22</li> <li>23</li> <li>24</li> <li>25</li> <li>26</li> <li>27</li> <li>28</li> </ol>	zone are set forth in Table 554- Use Household Living Single Family Two Family Multiple Family Group Living Room and Board Residential Care Nursing Care Lodging Short-Term Commercial	Te Status P S N N N N N N N	USES able 554-1: Uses Limitations & Qualifications Dwelling unit for a caretaker on the premises being cared for or guarded. Manufactured home as a dwelling for a caretaker, subject to SRC 700.030.
<ol> <li>15</li> <li>16</li> <li>17</li> <li>18</li> <li>19</li> <li>20</li> <li>21</li> <li>22</li> <li>23</li> <li>24</li> <li>25</li> <li>26</li> <li>27</li> </ol>	zone are set forth in Table 554- Use Household Living Single Family Two Family Multiple Family Group Living Room and Board Residential Care Nursing Care Lodging	T Status P S N N N N N N N N	USES able 554-1: Uses Limitations & Qualifications Dwelling unit for a caretaker on the premises being cared for or guarded. Manufactured home as a dwelling for a caretaker, subject to SRC 700.030.

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Use	Status	Limitations & Qualifications
Non-Profit Shelters Retail Sales and Service	N	
Eating and Drinking		
Establishments	Р	
		The following Retail Sales activities:
	Р	<ul> <li>Photocopying, duplicating, and blueprinting servic</li> </ul>
Retail Sales	1	<ul> <li>Retail nurseries and lawn and garden supply stores</li> </ul>
		• Lumber and other building materials dealers.
	N	All other Retail Sales.
	Р	The following Personal Services activities are permitted • Laundromats.
Personal Services	Г	<ul><li>Drycleaners.</li></ul>
	N	All other Personal Services.
		Banks, credit unions, and other customer-oriented
Postal Services and Retail Financial Services	Р	facilities for financial institutions.
Financial Services	Ν	All other Postal Services and Retail Financial Services.
<b>Business and Professional Servio</b>	ces	
		The following Office activities are permitted:
		Headquarters of banks and other financial institutio
		<ul> <li>Direct mail advertising services.</li> </ul>
		Commercial art and photography.
		<ul><li>Secretarial and court reporting services.</li><li>Photo finishing laboratories.</li></ul>
		<ul> <li>Management and public relations services.</li> </ul>
Office	Р	<ul> <li>Outdoor advertising services.</li> </ul>
		<ul> <li>Professional, business, or political membership</li> </ul>
		organizations.
		<ul> <li>Arrangement of transportation.</li> </ul>
		<ul> <li>Vocational trade schools.</li> </ul>
		• Research.
	N	Telecommunication services.
Audio/Visual Media Production	N P	All other Office.
Laboratory Research and	P P	
Testing	1	
Motor Vehicle, Trailer, and Mar	nufactured	Dwelling Sales and Services
		The following Motor Vehicle and Manufactured
		Dwelling and Trailer Sales activities:
Motor Vehicle and	Ν	<ul> <li>Automobile sales.</li> </ul>
Manufactured Dwelling and	T.N.	<ul> <li>Manufactured dwelling sales.</li> </ul>
Trailer Sales		• Recreational vehicle sales, when the sales display
		area is greater than 5 acres in size.
	Р	All other Motor Vehicle and Manufactured Dwelling an Trailer Sales.
Motor Vehicle Services	N	Gasoline service stations.
	1 N	Sussinie service stations.

Use	Status	Limitations & Qualifications
	Р	All other Motor Vehicle Services.
Commercial Parking	Р	
Park-and-Ride Facilities	Р	
Taxicabs and Car Services	Р	
Heavy Vehicle and Trailer Sales	Р	
Heavy Vehicle and Trailer	Ν	Truck stops.
Service and Storage	Р	All other Heavy Vehicle and Trailer Service and Stora
Recreation, Entertainment, and	Cultural S	ervices and Facilities
	Р	Health clubs, gyms, and membership sports and
Commercial Entertainment -	Р	recreation clubs.
Indoor	Ν	All other Commercial Entertainment – Indoor.
Commercial Entertainment -	N	
Outdoor	Ν	
	С	Race tracks.
Major Event Entertainment	N	All other Major Event Entertainment.
Recreational and Cultural		
Community Services	Ν	
Parks and Open Space	Р	
Non-Profit Membership		
Assembly	Р	
Religious Assembly	Р	
Health Services		
Medical Centers/Hospitals	N	
Outpatient Medical Services and		
Laboratories	Ν	
Educational Services		
	Р	Child day care services.
Day Care	N	All other Day Care.
Basic Education	N	Thi other Duy cure.
Post-Secondary and Adult	P	Vocational trade schools.
Education	N I	All other Post-Secondary and Adult Education.
Civic Services	11	All other Post-Secondary and Adult Education.
	N	1
Governmental Services Social Services	N	
	Ν	
Governmental Maintenance	Р	
Services and Construction		
Public Safety	Л	
Emergency Services	P	
Detention Facilities	<u>N</u>	
Military Instillations	N	
Funeral and Related Services	<b>N</b> .T	
Cemeteries	N	
Funeral and Cremation Services	N	
<b>Construction Contracting, Repai</b>	ir, Maintei	nance, and Industrial Services
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	Ta	able 554-1: Uses
Use	Status	Limitations & Qualifications
General Repair Services	Р	
Building and Grounds Services	D	
and Construction Contracting	Р	
Cleaning Plants	Р	
Industrial Services	Р	
Wholesale Sales, Storage, and D	istribution	
General Wholesaling	Р	
	S	Scrap and waste material wholesalers, subject to SR 700.060.
Heavy Wholesaling	С	Chemicals and allied products wholesalers.
	Р	All other Heavy Wholesaling.
Warehousing and Distribution	Р	
	P	
Self-Service Storage	-	
Manufacturing		
General Manufacturing	Р	
Heavy Manufacturing	C	
Printing	P	
Transportation Facilities		
Transportation Facilities	1	Helicopter landing areas, with or without passenger and
Aviation Facilities	С	
Aviation Facilities	N	freight terminal facilities. All other Aviation Facilities.
Dessen con Crown d	IN	All other Aviation Facilities.
Passenger Ground	Р	
Transportation Facilities		The following Marine Facilities:
	Р	<ul> <li>Water transportation of passengers.</li> </ul>
Marine Facilities	1	<ul> <li>Services incidental to water transportation services.</li> </ul>
	N	All other Marine Facilities.
Utilities		The other islamic Fuendes.
Basic Utilities	Р	
Wireless Communication		Wireless Communication Facilities are allowed, subject
Facilities	Allowed	SRC Chapter 703.
Drinking Water Treatment		
Facilities	Р	
Power Generation Facilities	Р	
Data Center Facilities	P N	
Fuel Dealers	P N	
	P P	Decusing denote
Weste Delated E- differen		Recycling depots.
Waste-Related Facilities	C	Solid waste transfer stations.
	N	All other Waste-Related Facilities.
Mining and Natural Resource E	xtraction	
Petroleum and Natural Gas	С	
Production		
Surface Mining	С	

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	Т	able 554-1: Uses
Use	Status	Limitations & Qualifications
Farming, Forestry, and Animal S	Services	
Agriculture	S P	Marijuana Production subject to SRC 700.034
Forestry	Р Р	All other Agriculture
Agriculture and Forestry	Р	
Services	Ĩ	
Keeping of Livestock and Other Animals	С	
Animal Services	Р	
Other Uses	~	
Home Occupations Accessory Dwelling Units	<u>S</u>	Home Occupations, subject to SRC 700.020.Accessory Dwelling Units, subject to SRC 700.006.
Accessory Dwenning Onits	<u>5</u>	Accessory Dwenning Onits, subject to SRC 700.000.
(b) Continued Uses	Existing (	single family and two family uses, other than
	U	
		the IG zone constructed prior to February 1, 1983, bu
which would otherwise	be made	non-conforming by this Chapter, are hereby deemed
continued uses.		
(1) Building or stru	uctures ho	busing a continued use may be structurally altered or
enlarged, or rebuilt	following	g damage or destruction, provided such alteration,
enlargement, or reb	uilding co	omplies with the standards set forth in SRC 554.010(
(2) Cease of occup	ancy of a	building or structure for a continued use shall not
-	•	ilding or structure for a residential use; provided,
-		building or structure to a non-residential use shall
		n back to a residential use.
Ĩ		
Section 2122. SRC 700.005 is a		to read as follows:
700.005. Special Uses, General	lly.	
(a) A special use is a u	ise that, w	while allowed in certain zones and overlay zones, has
the potential for creatin	ig impacts	s that merit special standards beyond those that would
otherwise apply to uses	generall	y in that zone or overlay zone. A use that is designate
as a special use in one z	zone or o	verlay zone may be a permitted use in another zone o
overlay zone.		
-		

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1	(b) The special use standards set forth in this Chapter apply only where a use is
2	designated as a special use. and are in addition to the standards that apply to uses
3	generally within a zone or overlay zone.
4	(c) A special use that complies with the standards set forth in this Chapter and with the
5	applicable standards of the UDC does not require approval beyond that required for a
6	use that is a permitted use.
7	(d) The special use standards set forth in this Chapter may be modified, unless
8	otherwise specially provided in this Chapter. Modification to a special use standard
9	shall be made pursuant to Conditional Use approval, as provided in SRC Chapter 240.
10	In no case shall Conditional Use approval allow a standard that it less restrictive than
11	the development standards established in the zone or overlay zone.
12	(e) Notwithstanding SRC 700.005(d), modifications to a special use standard for
13	accessory dwelling units shall be made pursuant to Adjustment approval, as provided in
14	SRC Chapter 250, or Variance approval, as provided in SRC Chapter 245.
15	Section 2223. The following is added to and made part of the Salem Revised Code, Title III,
16	Chapter 700, as follows:
17	700.006. Accessory Dwelling Unit. Where designated as a special use, accessory dwelling
17	
17 18	units shall comply with the standards set forth in this section. Where the standards in this section
	units shall comply with the standards set forth in this section. Where the standards in this section conflict with other standards in the UDC, the standards in this section shall be the applicable
18	
18 19	conflict with other standards in the UDC, the standards in this section shall be the applicable
18 19 20	conflict with other standards in the UDC, the standards in this section shall be the applicable standard. Standards for accessory structures elsewhere in the UDC shall not apply to accessory
18 19 20 21	conflict with other standards in the UDC, the standards in this section shall be the applicable standard. Standards for accessory structures elsewhere in the UDC shall not apply to accessory dwelling units.
18 19 20 21 22	conflict with other standards in the UDC, the standards in this section shall be the applicable         standard. Standards for accessory structures elsewhere in the UDC shall not apply to accessory         dwelling units.         (a) All Accessory Dwelling Units. The standards set forth in this subsection shall
<ol> <li>18</li> <li>19</li> <li>20</li> <li>21</li> <li>22</li> <li>23</li> </ol>	conflict with other standards in the UDC, the standards in this section shall be the applicable         standard. Standards for accessory structures elsewhere in the UDC shall not apply to accessory         dwelling units.         (a) All Accessory Dwelling Units. The standards set forth in this subsection shall         apply to all accessory dwelling units.
<ol> <li>18</li> <li>19</li> <li>20</li> <li>21</li> <li>22</li> <li>23</li> <li>24</li> </ol>	conflict with other standards in the UDC, the standards in this section shall be the applicable         standard. Standards for accessory structures elsewhere in the UDC shall not apply to accessory         dwelling units.         (a) All Accessory Dwelling Units. The standards set forth in this subsection shall         apply to all accessory dwelling units.         (1) Number. Only one accessory dwelling unit shall be allowed per lot.
<ol> <li>18</li> <li>19</li> <li>20</li> <li>21</li> <li>22</li> <li>23</li> <li>24</li> <li>25</li> </ol>	conflict with other standards in the UDC, the standards in this section shall be the applicable         standard. Standards for accessory structures elsewhere in the UDC shall not apply to accessory         dwelling units.         (a) All Accessory Dwelling Units. The standards set forth in this subsection shall         apply to all accessory dwelling units.         (1) Number. Only one accessory dwelling unit shall be allowed per lot.         (2) Size. Accessory dwelling units shall not exceed 900 square feet, or 75 percent
<ol> <li>18</li> <li>19</li> <li>20</li> <li>21</li> <li>22</li> <li>23</li> <li>24</li> <li>25</li> <li>26</li> </ol>	<ul> <li>conflict with other standards in the UDC, the standards in this section shall be the applicable</li> <li>standard. Standards for accessory structures elsewhere in the UDC shall not apply to accessory</li> <li><u>dwelling units.</u></li> <li>(a) All Accessory Dwelling Units. The standards set forth in this subsection shall</li> <li>apply to all accessory dwelling units.</li> <li>(1) Number. Only one accessory dwelling unit shall be allowed per lot.</li> <li>(2) Size. Accessory dwelling units shall not exceed 900 square feet, or 75 percent</li> <li>of the main building gross area, whichever is less.</li> </ul>
<ol> <li>18</li> <li>19</li> <li>20</li> <li>21</li> <li>22</li> <li>23</li> <li>24</li> <li>25</li> <li>26</li> <li>27</li> </ol>	<ul> <li>conflict with other standards in the UDC, the standards in this section shall be the applicable</li> <li>standard. Standards for accessory structures elsewhere in the UDC shall not apply to accessory</li> <li>dwelling units.</li> <li>(a) All Accessory Dwelling Units. The standards set forth in this subsection shall</li> <li>apply to all accessory dwelling units.</li> <li>(1) Number. Only one accessory dwelling unit shall be allowed per lot.</li> <li>(2) Size. Accessory dwelling units shall not exceed 900 square feet, or 75 percent</li> <li>of the main building gross area, whichever is less.</li> <li>(3) Types of Structures Allowed. Accessory dwelling units shall only be allowed</li> </ul>
<ol> <li>18</li> <li>19</li> <li>20</li> <li>21</li> <li>22</li> <li>23</li> <li>24</li> <li>25</li> <li>26</li> <li>27</li> <li>28</li> </ol>	<ul> <li>conflict with other standards in the UDC, the standards in this section shall be the applicable standard. Standards for accessory structures elsewhere in the UDC shall not apply to accessory dwelling units.</li> <li>(a) All Accessory Dwelling Units. The standards set forth in this subsection shall apply to all accessory dwelling units.</li> <li>(1) Number. Only one accessory dwelling unit shall be allowed per lot.</li> <li>(2) Size. Accessory dwelling units shall not exceed 900 square feet, or 75 percent of the main building gross area, whichever is less.</li> <li>(3) Types of Structures Allowed. Accessory dwelling units shall only be allowed in lawfully-built dwelling units that meet building code requirements. Accessory</li> </ul>

	(B) A motor vehicle:	1	
	(C) Any structure no	t intended for perm	nanent human occupancy.
	(4) Condominium Own	ership. Accessory	dwelling units shall not be separated i
	ownership from the unde	rlying property on	which it and the main house to which
	is accessory are located.	Attached accessory	dwelling units shall not be separated
	ownership from the main	house to which it	is accessory.
	(5) Other Uses. Accesso	ory dwelling units s	hall be prohibited from being used as
	short-term rentals or acce	essory short-term re	entals.
		-	are exempt from the following
	standards required elsew		
			s, including requirements for a
	minimum or maxim		
			view guidelines, and design review
		-	new guidennes, and design review
	standards within ove	-	
	(C) Requirements to		
		-	standards set forth in this subsection
		cessory dwelling u	nits and are in addition to the standard
	in subsection 700.006(a).		
		accessory dwelling	units shall be located in the side yard
	<u>rear yard.</u>		
	(2) Setbacks. Setbacks	for detached access	sory dwelling units shall be provided a
	set forth in Table 700-1.		
		Table 700-1: Setba	
<b>A</b> 1	<u>Requirement</u>	<u>Standard</u>	Limitations & Qualifications
<u>A</u>	BUTTING STREET	Min. 12 ft.	Applicable along local streets.
De	etached Accessory Dwelling Unit		Applicable along collector or arteria
		<u>Min. 20 ft.</u>	streets.
-	NTERIOR SIDE		
	Deteched Accessory Drughting Hait		
	Detached Accessory Dwelling Unit NTERIOR REAR	<u>Min. 3 ft.</u>	

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		Table 700-1: Set	hacks
	<b>Requirement</b>	<u>Standard</u>	Limitations & Qualifications
		<u>Min. 1 ft.</u>	Applicable to detached accessory dwelling units adjacent to an alley
	(3) Lot Coverage. Th	e total lot coverage	e for buildings, accessory structures, an
	accessory dwelling uni	its shall not exceed	a maximum lot coverage of 60 percen
	(4) Height. Detached	accessory dwelling	gunits shall be no more than 25 feet in
	<u>height.</u>		
Section <del>2.</del>	<u>324.</u> SRC 700.035 is ame	nded to read as fol	lows:
700.035.	Non-Residential Uses in	a Mixed-Use Pro	ect. Where designated as a special use
non-reside	ential uses in a mixed-use	project shall comp	ly with the additional standards set for
this section	n.		
(	a) Additional Permitted	l Uses. Notwithsta	nding the permitted, special, condition
-			ntial uses set forth in Table 700-2+ are
a	-		
а	additional Permitted (P) us		
а	-	ses within a mixed	use project.
а	additional Permitted (P) us	ses within a mixed TABLE 700-	use project. 1 <u>2</u>
3	additional Permitted (P) us ADDITIONAL PERM	ses within a mixed TABLE 700- MITTED USES IN	1 <u>2</u> NA MIXED-USE PROJECT
	additional Permitted (P) us ADDITIONAL PERM	ses within a mixed TABLE 700- MITTED USES IN litional Permitted U	use project. 1 <u>2</u> NA MIXED-USE PROJECT Uses in a Mixed-Use Project
a Use Lodgi	additional Permitted (P) us ADDITIONAL PERM Table 700- <u>2</u> 1: Add	ses within a mixed TABLE 700- MITTED USES IN	use project. <del>12</del> I A MIXED-USE PROJECT
Use Lodgi Short-	ADDITIONAL PERN Table 700- <u>2</u> 1: Add	ses within a mixed TABLE 700- MITTED USES IN litional Permitted U	use project. 1 <u>2</u> NA MIXED-USE PROJECT Uses in a Mixed-Use Project
Use Lodgi Short- Lodgi	ADDITIONAL PERN Table 700- <u>2</u> 1: Add	ses within a mixed TABLE 700- MITTED USES IN litional Permitted U Status P	use project. 1 <u>2</u> NA MIXED-USE PROJECT Uses in a Mixed-Use Project
Use Lodgi Short- Lodgi Lodgi	ADDITIONAL PERN Table 700- <u>2</u> 1: Add ing -Term Commercial ing -Term Commercial ing	ses within a mixed TABLE 700- MITTED USES IN litional Permitted U Status	use project. 1 <u>2</u> NA MIXED-USE PROJECT Uses in a Mixed-Use Project
Use Lodgi Short- Lodgi Long- Lodgi <b>Retai</b>	ADDITIONAL PERM Table 700- <u>2</u> 1: Add ing -Term Commercial ing -Term Commercial ing I Sales and Service	ses within a mixed TABLE 700- MITTED USES IN litional Permitted U Status P P P	use project. 1 <u>2</u> NA MIXED-USE PROJECT Uses in a Mixed-Use Project
Use Lodgi Short- Lodgi Long- Lodgi Retai Estab	ADDITIONAL PERN Table 700- <u>2</u> 1: Add ing -Term Commercial ing -Term Commercial ing I Sales and Service g and Drinking lishments	Ses within a mixed	use project. 1 <u>2</u> NA MIXED-USE PROJECT Uses in a Mixed-Use Project
Use Lodgi Short- Lodgi Long- Lodgi Retai Estab Retail	ADDITIONAL PERN Table 700- <u>2</u> 1: Add ing -Term Commercial ing -Term Commercial ing I Sales and Service g and Drinking	ses within a mixed TABLE 700- MITTED USES IN litional Permitted U Status P P P	use project. 1 <u>2</u> NA MIXED-USE PROJECT Uses in a Mixed-Use Project
Use Lodgi Short Lodgi Long- Lodgi Retai Estab Retail Person Posta	ADDITIONAL PERN Table 700-21: Add ing -Term Commercial ing -Term Commercial ing I Sales and Service g and Drinking lishments I Sales nal Services I Services and Retail	Ses within a mixed TABLE 700- MITTED USES IN Itional Permitted U Status P P P P P P	use project. 1 <u>2</u> NA MIXED-USE PROJECT Uses in a Mixed-Use Project
Use Lodgi Short- Lodgi Lodgi Eating Estab Retail Persor Postal Finan	ADDITIONAL PERN ADDITIONAL PERN Table 700- <u>2</u> 1: Add ing -Term Commercial ing I Sales and Service g and Drinking lishments I Sales nal Services I Services and Retail cial Services	Ses within a mixed	use project. 1 <u>2</u> NA MIXED-USE PROJECT Uses in a Mixed-Use Project
Use Lodgi Short- Lodgi Lodgi Retai Eating Estab Retail Person Postal Finan	ADDITIONAL PERM Table 700- <u>2</u> 1: Add ing -Term Commercial ing -Term Commercial ing I Sales and Service g and Drinking lishments I Sales nal Services I Services and Retail cial Services I Services and Retail cial Services	Ses within a mixed	use project. 1 <u>2</u> NA MIXED-USE PROJECT Jses in a Mixed-Use Project

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Use	Status	Limitations & Qualifications		
Recreation, Entertainment, and	l Cultural S	Č		
Commercial Entertainment – Indoor	Р			
Recreational and Cultural Community Services	Р			
Health Services		I		
Outpatient Medical Services and Laboratories	Р			
( <b>b</b> ) A mix of residential a	nd non-res	idential uses shall be provided. A mixed-use		
project shall include a min		•		
1 0		floor area of each building within a mixed-use		
project shall include dwell	ing units; o	except that Eating and Drinking Establishment		
may be housed in a separa	te building	without dwelling units if the floor area of all		
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	s, all non-re	esidential uses shall be limited to the ground f		
of a building or buildings	of a building or buildings within a mixed-use project. Office uses may be located on			
upper floors.				
(e) Uses within a mixed-u	ise project	shall not include:		
(1) Rendering, processing, or cleaning of animals, fish, seafood, fowl, poultry,				
fruits, vegetables, or d	airy produc	cts 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.				
ction <u>2425.</u> SRC 700.050 is ame	ended to rea	ad as follows:		
<b>.</b>	C	ated as a special use, Religious Assembly shall		
mply with the additional standard	ls set forth	in this section.		
		ted in two or more zones, the entire developm		
site shall comply with the	more restri	ctive development standards of the zones		
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involved.

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(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 nonconforming 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 700-3**<sup>2</sup>

17	Table 700-32: Seating Capacity			
18	Zone Standard		Limitations & Qualifications	
19 20 21		Max. 375	<ul> <li>Applicable to:</li> <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>	
22	RA Zone		<ul> <li>Applicable to:</li> <li>Lots abutting a collector or arterial street with 250 fast or more of frontage on such street</li> </ul>	
23			<ul><li>feet or more of frontage on such street.</li><li>Lots located at the intersection of a collector and</li></ul>	
24		No Max.	arterial street, two collector streets, or two arterial streets.	
25			<ul> <li>Double frontage lots with both frontages on collector or arterial streets.</li> </ul>	
26 27	RS Zone	Max. 375	Applicable to lots abutting local, collector, and arterial streets.	
28	RD Zone	Max. 500	Applicable to lots abutting local, collector, and arterial streets.	
29	RM-I, RM-II, and RH Zones	Max. 500	Applicable to: • Lots abutting a local street.	

### SEATING CAPACITY

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Zone	Standard	Limitations & Qualifications
		• Lots abutting a collector or arterial street with less
		than 250 feet of frontage on such street. Applicable to:
		<ul> <li>Lots abutting a collector or arterial street with 250</li> </ul>
		feet or more of frontage on such street.
No Max.		• Lots located at the intersection of a collector and
		arterial street, two collector streets, or two arterial streets.
		<ul><li>Double frontage lots with both frontages on</li></ul>
		collector or arterial streets.
		Applicable to:
		<ul><li>Lots abutting a local street.</li><li>Lots abutting a collector or arterial street, but which</li></ul>
	Max. 500	are not located at the intersection of a collector and
CO Zone		arterial street, two collector streets, or two arterial
		streets.
	No Max.	Applicable to lots located at the intersection of a
	INO IVIAX.	collector and arterial street, two collector streets, or
( <b>d</b> ) <b>Locatio</b> in Table 700	)- <u>4</u> 3. TA	two arterial streets. gious assemblies shall be located on streets as set for BLE 700- <u>43</u> NAL STANDARDS
	)- <u>4</u> 3. TA LOCATIO	gious assemblies shall be located on streets as set for ABLE 700- <u>4</u> 3 ONAL STANDARDS
in Table 700	)- <u>4</u> 3. TA LOCATIO Table 700- <u>4</u> 4	gious assemblies shall be located on streets as set for ABLE 700- <u>4</u> 3 ONAL STANDARDS 3: Locational Standards
	D- <u>4</u> 3. TA LOCATIO Table 700- <u>4</u> Street Type	tious assemblies shall be located on streets as set for ABLE 700- <u>4</u> 3 ONAL STANDARDS 3: Locational Standards Standard
in Table 700	)- <u>4</u> 3. TA LOCATIO Table 700- <u>4</u> 4	gious assemblies shall be located on streets as set for BLE 700- <u>43</u> ONAL STANDARDS 3: Locational Standards Standard Allowed for seating capacity of 375 seats or less.
in Table 700	D- <u>4</u> 3. TA LOCATIO Table 700- <u>4</u> Street Type	gious assemblies shall be located on streets as set for ABLE 700- <u>4</u> 3 <b>NAL STANDARDS 3: Locational Standards Allowed for seating capacity of 375 seats or less.</b> Allowed for seating capacity of 375 seats or less, whe located on lot with less than 250 feet of frontage on a
in Table 700	D- <u>4</u> 3. TA LOCATIO Table 700- <u>4</u> Street Type	<ul> <li>gious assemblies shall be located on streets as set for</li> <li>ABLE 700-<u>4</u>3</li> <li>DNAL STANDARDS</li> <li>3: Locational Standards</li> <li>Standard</li> <li>Allowed for seating capacity of 375 seats or less.</li> <li>Allowed for seating capacity of 375 seats or less, whe located on lot with less than 250 feet of frontage on a collector or arterial street.</li> </ul>
in Table 700 Zone	D- <u>4</u> 3. TA LOCATIO Table 700- <u>4</u> : Street Type Local Street	ABLE 700- <u>43</u> ABLE 700- <u>43</u> DNAL STANDARDS 3: Locational Standards Allowed for seating capacity of 375 seats or less. Allowed for seating capacity of 375 seats or less, whe located on lot with less than 250 feet of frontage on a collector or arterial street. Allowed, regardless of seating capacity, when:
in Table 700	0- <u>43</u> . TA LOCATIO Table 700- <u>4</u> Street Type Local Street	ABLE 700- <u>43</u> ABLE 700- <u>43</u> DNAL STANDARDS 3: Locational Standards Allowed for seating capacity of 375 seats or less. Allowed for seating capacity of 375 seats or less, whe located on lot with less than 250 feet of frontage on a collector or arterial street. Allowed, regardless of seating capacity, when:
in Table 700 Zone	D- <u>4</u> 3. TA LOCATIO Table 700- <u>4</u> : Street Type Local Street	<ul> <li>gious assemblies shall be located on streets as set for</li> <li>ABLE 700-<u>4</u>3</li> <li>DNAL STANDARDS</li> <li>3: Locational Standards</li> <li>Standard</li> <li>Allowed for seating capacity of 375 seats or less.</li> <li>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.</li> <li>Allowed, regardless of seating capacity, when:         <ul> <li>Located on a lot with 250 feet or more of frontag on a collector or arterial street.</li> <li>Located at the intersection of a collector and</li> </ul> </li> </ul>
in Table 700 Zone	0- <u>43</u> . TA LOCATIO Table 700- <u>4</u> Street Type Local Street	<ul> <li>gious assemblies shall be located on streets as set for</li> <li>BLE 700-43</li> <li>DNAL STANDARDS</li> <li>3: Locational Standards</li> <li>Standard</li> <li>Allowed for seating capacity of 375 seats or less.</li> <li>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.</li> <li>Allowed, regardless of seating capacity, when:         <ul> <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 arteria</li> </ul> </li> </ul>
in Table 700 Zone	D- <u>43</u> . TA LOCATIO Table 700- <u>4</u> Street Type Local Street	<ul> <li>gious assemblies shall be located on streets as set for</li> <li>BLE 700-43</li> <li>DNAL STANDARDS</li> <li>3: Locational Standards</li> <li>Allowed for seating capacity of 375 seats or less.</li> <li>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.</li> <li>Allowed, regardless of seating capacity, when: <ul> <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 arteria streets.</li> </ul> </li> </ul>
in Table 700 Zone	D- <u>43</u> . TA LOCATIO Table 700- <u>4</u> Street Type Local Street	<ul> <li>assemblies shall be located on streets as set for</li> <li>BLE 700-43</li> <li>DNAL STANDARDS</li> <li>3: Locational Standards</li> <li>Allowed for seating capacity of 375 seats or less.</li> <li>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.</li> <li>Allowed, regardless of seating capacity, when:         <ul> <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</li> </ul> </li> </ul>
in Table 700 Zone	D- <u>43</u> . TA LOCATIO Table 700- <u>4</u> Street Type Local Street	<ul> <li>gious assemblies shall be located on streets as set for</li> <li>ABLE 700-43</li> <li>DNAL STANDARDS</li> <li>3: Locational Standards</li> <li>Standard</li> <li>Allowed for seating capacity of 375 seats or less.</li> <li>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.</li> <li>Allowed, regardless of seating capacity, when: <ul> <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 arteria streets.</li> <li>Double frontage lots with both frontages on</li> </ul> </li> </ul>
in Table 700 Zone	D- <u>4</u> 3. TA LOCATIO Table 700- <u>4</u> Street Type Local Street Collector or Arterial Street	<ul> <li>gious assemblies shall be located on streets as set for</li> <li>ABLE 700-<u>4</u>3</li> <li>ABLE TOD-<u>4</u>3</li> <li>Allowed Standards</li> <li>Allowed for seating capacity of 375 seats or less.</li> <li>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.</li> <li>Allowed, regardless of seating capacity, when: <ul> <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 arteria streets.</li> <li>Double frontage lots with both frontages on collector or arterial streets.</li> </ul> </li> </ul>

Zone	Street Type	Standard	
	Local Street	Allowed for seating capacity of 500 seats or less.	
RD Zone	Collector or		
	Arterial Street	Allowed for seating capacity of 500 seats or less.	
	Local Street	Allowed for seating capacity of 500 seats or less.	
		Allowed for seating capacity of 500 seats or less, w	
		located on lot with less than 250 feet of frontage on	
		collector or arterial street.	
DM I DM II and DU		Allowed, regardless of seating capacity, when:	
RM-I, RM-II, and RH Zones	Collector or	<ul> <li>Located on a lot with 250 feet or more of front on a collector or arterial street.</li> </ul>	
Zones	Arterial Street	<ul> <li>Located at the intersection of a collector and</li> </ul>	
		arterial street, two collector streets, or two arte	
		streets.	
		<ul> <li>Double frontage lots with both frontages on</li> </ul>	
		collector or arterial streets.	
	Local Street	Allowed for seating capacity of 500 seats or less.	
		Allowed for seating capacity of 500 seats or less, w	
~~ ~		not located at the intersection of a collector and arte	
CO Zone	Collector or	street, two collector streets, or two arterial streets	
	Arterial Street	Allowed, regardless of seating capacity, when locat	
		at the intersection of a collector and arterial street, t	
(e) Access. A	ccess to religious a	collector streets, or two arterial streets.	
	Access provided t	ssemblies may be provided from local, collector,	
arterial streets.	Access provided 1 700- <u>5</u> 4.	ssemblies may be provided from local, collector,	
arterial streets.	Access provided 1 700- <u>5</u> 4. <b>T</b> 4	ssemblies may be provided from local, collector, from a local street shall conform to the standards s	
arterial streets.	Access provided f 700- <u>5</u> 4. TA	ssemblies may be provided from local, collector, from a local street shall conform to the standards s ABLE 700- <u>5</u> 4	
arterial streets.	Access provided f 700- <u>5</u> 4. TA	ssemblies may be provided from local, collector, From a local street shall conform to the standards s ABLE 700- <u>5</u> 4 STREET ACCESS	
arterial streets. forth in Table 7	Access provided f 700- <u>5</u> 4. TA LOCAL Table 700-	ssemblies may be provided from local, collector, from a local street shall conform to the standards s ABLE 700- <u>5</u> 4 STREET ACCESS <u>5</u> 4: Local Street Access	
arterial streets. forth in Table 7 <b>Zone</b>	Access provided f 700- <u>5</u> 4. <b>TA</b> <b>LOCAL</b> <b>Table 700</b> -	ssemblies may be provided from local, collector, from a local street shall conform to the standards s ABLE 700- <u>5</u> 4 STREET ACCESS <u>5</u> 4: Local Street Access Standard	
arterial streets. forth in Table 7 Zone RA and RS Zones	Access provided f 700- <u>5</u> 4. <b>TA</b> <b>LOCAL</b> <b>Table 700-</b> <u>5</u> (, RH, and Access )	ssemblies may be provided from local, collector, from a local street shall conform to the standards s ABLE 700- <u>5</u> 4 STREET ACCESS <u>54: Local Street Access</u> <u>Standard</u> e access point allowed.	
arterial streets. forth in Table 7 Zone RA and RS Zones RD, RM-I, RM-II CO Zones	Access provided f 700- <u>5</u> 4. <b>TA</b> <b>LOCAL</b> <b>Table 700-</b> <u>5</u> (, RH, and Access ) from a c	ssemblies may be provided from local, collector, from a local street shall conform to the standards s ABLE 700-54 STREET ACCESS 54: Local Street Access Standard e access point allowed. points shall be located not more than 125 feet collector or arterial street.	
arterial streets. forth in Table 7 Zone RA and RS Zones RD, RM-I, RM-II CO Zones (f) Lot Standa	Access provided f 700- <u>5</u> 4. <b>Table 700-</b> <b>s</b> Only on 5, RH, and Access p from a c	ssemblies may be provided from local, collector, a from a local street shall conform to the standards s ABLE 700- <u>5</u> 4 STREET ACCESS <u>54: Local Street Access</u> <u>Standard</u> e access point allowed. points shall be located not more than 125 feet collector or arterial street.	
arterial streets. forth in Table 7 Zone RA and RS Zones RD, RM-I, RM-II CO Zones (f) Lot Standa religious assem	Access provided f 700- <u>5</u> 4. <b>Table 700-</b> <b>S</b> Only on 5, RH, and Access p from a c <b>ards.</b> Maximum le	ssemblies may be provided from local, collector, from a local street shall conform to the standards s ABLE 700-54 STREET ACCESS 54: Local Street Access Standard e access point allowed. points shall be located not more than 125 feet collector or arterial street. ot area and minimum street frontage requirements in Table 700- <u>65</u> . The lot standards identified in T	
arterial streets. forth in Table 7 Zone RA and RS Zones RD, RM-I, RM-II CO Zones (f) Lot Standa religious assem	Access provided f 700- <u>5</u> 4. <b>Table 700-</b> <b>S</b> Only on 5, RH, and Access p from a c <b>ards.</b> Maximum le	ssemblies may be provided from local, collector, of from a local street shall conform to the standards s ABLE 700- <u>5</u> 4 STREET ACCESS <u>5</u> 4: Local Street Access <u>Standard</u> e access point allowed. points shall be located not more than 125 feet	

TABLE 700- <u>6</u> 5 LOT STANDARDS				
Requirement	Standard	Limitations & Qualifications		
MAXIMUM LOT AREA				
	Max. 2 acres	<ul> <li>Applicable to:</li> <li>Lot abutting a local street.</li> <li>Lot abutting a collector or arterial street less than 250 feet of frontage on such str</li> </ul>		
RA Zone	No Max.	<ul> <li>Applicable to:</li> <li>Lot abutting a collector or arterial street 250 feet or more of frontage on such stree</li> <li>Lot located at the intersection of a collect and arterial street, two collector streets, of two arterial streets.</li> <li>Double frontage lot with both frontages collector or arterial streets.</li> </ul>		
RS Zone	Max. 2 acres			
RD Zone	Max. 3.5 acres			
	Max. 3.5 acres	<ul> <li>Applicable to:</li> <li>Lot abutting a local street.</li> <li>Lot abutting a collector or arterial street less than 250 feet of frontage on such str</li> </ul>		
RM-I, RM-II, and RH Zones	No Max.	<ul> <li>Applicable to:</li> <li>Lot abutting a collector or arterial street 250 feet or more of frontage on such stree</li> <li>Lot located at the intersection of a collect and arterial street, two collector streets, or two arterial streets.</li> <li>Double frontage lot with both frontages or collector or arterial streets.</li> </ul>		
CO Zone	Max. 3.5 acres	<ul> <li>Applicable to:</li> <li>Lot abutting a local street.</li> <li>Lot abutting a collector or arterial street, which is not located at the intersection or collector and arterial street, two collector streets, or two arterial streets.</li> </ul>		
	No Max.	Applicable to lot located at the intersection collector and arterial street, two collector streets, or two arterial streets.		
STREET FRONTAGE				

Requirement	Standard	Limitations & Qualifications
RA and RS Zones	Min. 100 ft. per	
	street	
RD, RM-I, RM-II, RH, and CO	Min. 150 ft. per	
Zones	street	
(g) Setbacks. Setbacks	s for religious asser	nblies shall be provided as set forth in 7
700- <u>7</u> <del>6</del> .		
	TABLE 70	0- <u>7</u> 6
	SETBAC	KS
	Table 700- <u>7</u> 6: \$	Setbacks
Requirement	Standard	Limitations & Qualifications
ABUTTING STREET		
<b>Buildings and Accessory Struct</b>	tures	
	Min. 12 ft.	Applicable to buildings and accessory structures not more than 25 ft. in height.
RA, RS, RD, RM-I, RM-II,	Min. 12 ft., plus	
and RH Zones	two feet for each	Applicable to building and accessory
	five feet of height	structures greater than 25 ft. in height.
	over 25 ft.	A 1' 1 1 1 1 1 '1 '1 '
CO 7		Applicable only where buildings and
CO Zone	Min. 20 ft.	accessory structures are located on a lot
Vehicle Use Areas		abutting a residential zone.
RA, RS, RD, RM-I, RM-II,		
RH, and CO Zones	Min. 12 ft.	
NTERIOR FRONT		
Buildings and Accessory Struct	tures	
		Applicable to buildings and accessory
	Min. 12 ft.	structures not more than 25 ft. in height.
RA, RS, RD, RM-I, RM-II,	Min. 12 ft., plus	
and RH Zones	two feet for each	Applicable to building and accessory
	five feet of height	structures greater than 25 ft. in height.
	over 25 ft.	-
		Applicable only where buildings and
CO Zone	Min. 50 ft.	accessory structures are located on a lot
		abutting a residential zone.
Vehicle Use Areas		Ι
RA, RS, RD, RM-I, RM-II,	Min. 5 ft.	
RH, and CO Zones	Min. 15 ft.	Applicable when abutting a residential z
INTERIOR SIDE		
Buildings and Accessory Struct	tures	

Requirement	Standard	Limitations & Qualifications
	Min. 12 ft.	Applicable to buildings and accessory
		structures not more than 25 ft. in height.
RA, RS, RD, RM-I, RM-II, and RH Zones	Min. 12 ft., plus two feet for each	Applicable to building and accordent
and KH Zolles	five feet of height	Applicable to building and accessory structures greater than 25 ft. in height.
	over 25 ft.	structures greater than 25 ft. In height.
		Applicable only where buildings and
CO Zone	Min. 50 ft.	accessory structures are located on a lot
		abutting a residential zone.
Vehicle Use Areas		
RA, RS, RD, RM-I, RM-II,	Min. 5 ft.	
RH, and CO Zones	Min. 15 ft.	Applicable when abutting a residential ze
INTERIOR REAR		
Buildings and Accessory Struct		Applicable to buildings and accessory
	Min. 12 ft.	structures not more than 25 ft. in height.
RA, RS, RD, RM-I, RM-II,	Min. 12 ft., plus	structures not more than 25 ft. in neight.
and RH Zones	two feet for each	Applicable to building and accessory
	five feet of height	structures greater than 25 ft. in height.
	over 25 ft.	
	Min. 50 ft.	Applicable only where buildings and
CO Zone		accessory structures are located on a lot
		abutting a residential zone.
Vehicle Use Areas		1
RA, RS, RD, RM-I, RM-II,	Min. 5 ft.	
RH, and CO Zones	Min. 15 ft.	Applicable when abutting a residential ze
(b) Lot Coverage: Hei	oht Buildings and	accessory structures for religious
	0	
assemblies shall conform	n to the lot coverag	e and height standards set forth in Tab
700- <u>8</u> 7.		
	TABLE 70	0- <u>8</u> 7
]	LOT COVERAGE	C; HEIGHT
	able 700-8 <del>7: Lot Co</del>	verage; Height
	able 700- <u>8</u> 7: Lot Co Standard	
Requirement		verage; Height Limitations & Qualifications
	Standard	
Requirement LOT COVERAGE Buildings and Accessory Struct	Standard	
Requirement LOT COVERAGE Buildings and Accessory Struct RA, RS, RD, RM-I, RM-II,	Standard	Limitations & Qualifications Applicable to an individual lot, or contig
Requirement LOT COVERAGE Buildings and Accessory Struct	Standard tures	Limitations & Qualifications

HEIGHT Buildings and Accessory		development. For the purpose of this	
HEIGHT Buildings and Accessory		requirement, contiguous shall include lots that are separated by an alley	
Buildings and Accessory			
	Structures Max. 35 ft.		
RA and RS Zones	Max. 50 ft.	Applicable to spires, steeples, and towers without usable floor space.	
(i) Off-Street Pa	rking.		
(1) Location.			
(A) Off-st	reet parking may be lo	cated on-site or off-site. When parking is	
	ff-site, it shall be locat		
-		ontiguous to the lot containing the main	
		shugdous to the for containing the main	
building or use; or			
(ii) Within 600 feet of the lot containing the main building or use, on a lot of			
lots w	lots within a non-residential zone.		
( <b>B</b> ) For th	(B) For the purposes of this paragraph, contiguous shall include a lot or lots that		
are separat	are separated from the lot containing the main building or use by an alley.		
(2) Screening	(2) Screening. Off-street parking areas shall be screened from abutting residential		
zoned property	<i>.</i>		
(j) Landscaping.	All lot area not develo	oped for buildings, structures, parking, loadin	
	or driveways shall be landscaped as provided in SRC Chapter 807.		
(k) <b>Related Uses.</b> Schools, day care facilities, kindergartens, meeting facilities for			
(k) Kelated 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			
0 0	•	such activities are not operated primarily for	
the purpose of religious instruction, worship, government of the church, or the			
fellowship of its c	ongregation, the activit	ties shall be allowed only if they are an allow	
use in the zone.			
Section 2526. SRC 700.05	5 is amended to read as	s 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 700-9<del>8</del>.

## **TABLE 700-98** SETBACKS

Table 700- <u>9</u> 8: Setbacks					
Requirement	Standard	Limitations & Qualifications			
ABUTTING STREET					
Buildings and Accessory Structures	Min. 20 ft.				
Vehicle Use Areas	Per SRC Chapter 806				
INTERIOR FRONT					
Buildings and Accessory Structures	Min. 20 ft.				
Vehicle Use Areas	Min. 5 ft.				
INTERIOR SIDE					
Buildings and Accessory Structures	Min. 20 ft.				
Vehicle Use Areas	Min. 5 ft.				
INTERIOR REAR					
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

22 sight-obscuring fence, wall, or hedge.

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23 Section 2627. SRC 806.005 is amended to read as follows:

- 24 806.005. 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.

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1	(b) Applicability	y to Downtown Parking District. Withi	n the Downtown Parking			
2	District, off street	parking shall only be required and main	tained for uses or activities			
3	falling under Household Living.					
4	(c) Applicability to Nonconforming Off-Street Parking Areas.					
5	(1) When off-street parking is required to be added to an existing off-street					
6	parking area	parking area that has a nonconforming number of spaces, the number of spaces				
7	1 0	der this Chapter for any new use or activi	L L			
8	-	any intensification, expansion, or enlarge				
9	-		-			
10	be provided, in addition to the number of spaces required to remedy the existing					
11	deficiency.					
12	(2) Notwithstanding subsection (1) of this section, when a property is changed in					
12	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-					
14	street parking spaces shall not be required to be remedied and only those					
15	additional spaces required for the change of use or addition of the new use shall					
16	be required:					
17	(A) Accessory dwelling unit.					
18	Section <u>2728.</u> SRC 806.01	5 is amended to read as follows:				
19	806.015. Amount Off-Str	eet Parking.				
20	(a) Minimum R	equired Off-Street Parking. Unless oth	erwise provided under the			
21	UDC, off-street p	arking shall be provided in amounts not l	ess than those set forth in			
22	Table 806-1.					
23		<b>TABLE 806-1</b>				
24		MINIMUM OFF-STREET PARKIN	G			
25		Table 806-1: Minimum Off-Street Parki	ng			
26	Use	Minimum Number of Spaces Required (	1) Limitations &			
27	Household Living		Qualifications			
28	Household Living	2	Applicable to all Single			
29	Single Family		Family, unless noted below.			
30		1	Applicable to Single Family located within the CSDP area.			

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1		g	
2	Use	Minimum Number of Spaces Required <sup>(1)</sup>	Limitations &
3		Similar (univer of Spaces Required	Qualifications
5		2 per dwelling unit	Applicable to all Two Family, unless noted below.
4			Applicable to Two Family
5	Two Family	1 per dwelling unit	located within the CSDP area.
6		3	Applicable to Two family
6		5	shared dwellings.
7		2 per dwelling unit	Applicable to Multiple Family
8			consisting of 3 dwelling units. Applicable to Multiple Family
0		1 per dwelling unit	consisting of 3 dwelling units
9		i por attening unit	located within the CSDP area.
10			Applicable to Multiple Family
11	Multiple Family	1.5 per dwelling unit	consisting of 4 or more
	in an apro i an any		dwelling units.
12			Applicable to Multiple Family consisting of 4 or more
13		1 per dwelling unit	dwelling units located within
14			the CSDP area.
14		1 per 4 dwelling units	Applicable to low income
15		i per 4 dwennig units	elderly housing.
16	Group Living		
17	Room and Board Facilities Residential Care	1 per guest room or suite	
17	Nursing Care	1 per 350 sq. ft. 1 per 3 beds	
18	Lodging	I per 5 beus	
19	Short-Term Commercial		
	Lodging	1 per guest room or suite	
20	Long-Term Commercial	i per guest toom of suite	
21	Lodging	1	
22	Non-Profit Shelters Retail Sales and Service	1 per 350 sq. ft.	L
	Eating and Drinking		
23	Establishments	1 per 250 sq. ft.	
24			
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29			
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Use	Minimum Number of Spaces Required <sup>(1)</sup>	g Limitations & Qualifications
Retail Sales	1 per 900 sq. ft.	<ul> <li>Applicable to the followi Retail Sales activities:</li> <li>Building materials, hardware, nurseries, an lawn and garden suppl stores.</li> <li>Auto supply stores.</li> <li>Furniture and home furnishing stores.</li> <li>Household appliance a radio, television, musi and consumer electron stores.</li> </ul>
	1 per 250 sq. ft.	Applicable to all other Re Sales.
Personal Services	1 per 1,000 sq. ft.	Applicable to laundry, dr 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</b>	Services	
Office Audio/Visual Media Production Laboratory Research and Testing Office Complex	- 1 per 350 sq. ft.	
Motor Vehicle, Trailer, an		
Motor Vehicle and Manufactured Dwelling and Trailer Sales Motor Vehicle Services Taxicabs and Car Services Heavy Vehicle and Trailer Sales Heavy Vehicle and Trailer		
Service and Storage		
Commercial Parking	N/A	

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Use	Minimum Number of Spaces Required <sup>(1)</sup>	Limitations & Qualifications	
Park-and-Ride Facilities			
Recreation, Entertainment,	and Cultural Services and Facilities		
	1 per 5 seats or 10 feet of bench length	Applicable to theaters.	
Commercial Entertainment – Indoor	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 Entertainmen Indoor.	
	3 per court, plus additional 1 per 5 seats or 10 feet of bench length	Applicable to tennis, racquetball, and handball courts.	
Commercial Entertainment – Outdoor	4 per tee	Applicable to golf courses	
	1 per 2,000 sq. ft. of gross site area	Applicable to all other Commercial Entertainmen 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.		
	4 per tee	Applicable to golf courses	
Recreational and Cultural	1 per 350 sq. ft.	Applicable to all other inde Recreational and Cultural Community Services.	
Community Services	1 per 2,000 sq. ft. of gross site area	Applicable to all other outdoor Recreational and Cultural Community Servi	
Parks and Open Space	None		
Non-Profit Membership Assembly	1 per 350 sq. ft.		
	1 per 5 seats or 10 feet of bench length within the principle worship area; or		
Religious Assembly	1 per 80 sq. ft. within the principal worship area, when no fixed seating or benches are		
TL141- C	provided.		
Health Services	1.5 per bed		
Medical Centers/Hospitals Outpatient Medical Services	1.5 per bed 1 per 350 sq. ft.		
and Laboratories Education Services	r · · · · · · · ·		
Education Scivices			

Use	Table 806-1: Minimum Off-Street Parking         Minimum Number of Spaces Required <sup>(1)</sup>	Limitations &
		Qualifications
	1 Day Care serving 1 to 12	
	2 Day Care serving 13 to	Parking requirement appl
Day Care	18 persons	in addition to spaces
	3 Day Care serving 19 to 26 persons	required for any dwelling
	4 Day Care serving 27 or more persons	
	2 per classroom	Applicable to elementary schools.
		Applicable to secondary
		schools.
Basic Education		The number of students s
	1 per 6 students	be calculated based on the
		total number of students t
		school is designed to
		accommodate.
	1 per 350 sq. ft.	Applicable to vocational trade schools.
		Applicable to all other Po
		Secondary and Adult
Post-Secondary and Adult		Education.
Education		
20000000	1 per 4 students	The number of students s
		be calculated based on the total number of students t
		school is designed to
		accommodate.
Civic Services		
Governmental Services	1 per 500 sq. ft.	
Social Services	1 per 350 sq. ft.	
	The greater of the following:	
	0.75 per employee; or 1 per 5,000 sq. ft. (Less than 50,000 sq. ft.)	
Governmental Maintenance	1 per 10,000 sq. ft. (Less than 50,000 sq. ft.) 1 per 10,000 sq. ft. (50,000 to	
Services and Construction	100,000 sq. ft.)	
	1 per 15,000 sq. ft. (Greater than	
	100,000 sq. ft.)	
Public Safety		A 1' 1 1
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.

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	Table 806-1: Minimum Off-Street Parking			
Use	Minimum Number of Spaces Required <sup>(1)</sup>	Limitations & Qualifications		
Detention Facilities				
Military Installations	1 per 500 sq. ft.			
Funeral and Related Servi	ces			
Cemeteries	1per 350 sq. ft.			
Funeral and Cremation	1 per 5 seats or 10 feet of bench length in			
Services	the chapel			
Construction Contracting,	Repair, Maintenance, and Industrial Services			
Building and Grounds	The greater of the following:			
Services and Construction	0.75 per employee; or			
Contracting	1 per 5,000 sq. ft. (Less than			
	50,000 sq. ft.)			
	1 per 10,000 sq. ft. (50,000 to			
Industrial Services	100,000 sq. ft.)			
	1 per 15,000 sq. ft. (Greater than			
	100,000 sq. ft.)			
General Repair Services	1 per 350 sq. ft.			
Cleaning Plants	1 per 1,000 sq. ft.			
Wholesale Sales, Storage, a	and Distribution			
General Wholesaling	1 per 1,500 sq. ft.			
Heavy Wholesaling	1 per 1,500 sq. tt.			
Warehousing and	The greater of the following:			
Distribution	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.			
Self Service Storage	ft.)			
2000	1 per 15,000 sq. ft. (Greater than 100,000			
	sq. ft.)			
Manufacturing				
General Manufacturing	The greater of the following:			
Heavy Manufacturing	- 0.75 per employee or: 1 per 5,000, sq. ft. (Less than 50,000 sq. ft.)			
	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.)			
Printing	1 per 15,000 sq. ft. (Greater than			
	100,000 sq. ft.)			
<b>Transportation Facilities</b>				
Aviation Facilities	The greater of the following:			
	0.75 per employee or:			

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Use	Minimum Number of Spaces Required (1)	Limitations & Qualifications
Passenger Ground Transportation Facilities;	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.)	Quantitations
	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.)	
Marine Facilities	1 per 10,000 sq. ft. (50,000 to 100,000 sq. ft.)	Applicable to all other Marine Facilities.
	1 per 15,000 sq. ft. (Greater than	
	100,000 sq. ft.)	
Utilities		
Basic Utilities	The greater of the following:	
Drinking Water Treatment Facilities	0.75 per employee or: 1 per 5,000 sq. ft. (Less than 50,000 sq. ft.)	
Power Generation Facilities	1 per 10,000 sq. ft. (50,000 to	
Data Center Facilities	100,000 sq. ft.) 1 per 15,000 sq. ft. (Greater than	
Waste Related Facilities	100,000 sq. ft.)	
Wireless Communication Facilities	None	
Fuel Dealers1 per 200 sq. ft.		
Mining and Natural Resour		
Petroleum and Natural Gas Production	The greater of the following: 0.75 per employee or: 1 per 5,000 sq. ft. (Less than 50,000 sq. ft.)	
	1 per 10,000 sq. ft. (50,000 to	
Surface Mining	100,000 sq. ft.) 1 per 15,000 sq. ft. (Greater than	
	100,000 sq. ft.)	
Farming, Forestry, and Ani	mal Services	Applicable to (1)
Agriculture Forestry	5	Applicable when retail sal are involved.

Use			mum Off-Street Parking r of Spaces Required <sup>(1)</sup>	Limitations &
			of the following:	Qualifications
			employee or:	
			Less than 50,000 sq. ft.)	
•	and Forestry		sq. ft. (50,000 to	
Services			00 sq. ft.)	
			q. ft. (Greater than 00 sq. ft.)	
Other Anim		-	400 sq. ft.	
Animal Ser		1 per	400 sq. ft.	
Other Uses	5			
Temporary	Uses	Per SRC	Chapter 701	
Home Occu	pations	1 per non-re	sident employee	Parking requirement appli in addition to spaces required for the dwelling unit.
Accessory l	Dwelling Units	1	None	
<ul> <li>(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.</li> </ul>				
	b) Compact Pa	<b>rking.</b> Up to 75 pe	cent of the minimum of	off-street parking spaces
	-		ompact parking spaces.	
	•			ith 60 or more required o
s	treet parking spa	aces, and falling with	nin the Public Services	and Industrial use
c	lassifications, ar	nd the Business and	Professional Services u	se category, shall design
a	minimum of 5	percent of their total	off-street parking spac	es for carpool or vanpool
p	arking.			
(	d) Maximum (	Off-Street Parking.	Unless otherwise prov	ided under the UDC, off
street parking shall not exceed the amounts set forth in Table 806-2.				
<b>TABLE 806-2</b>				
		MAXIMUM OFF	-STREET PARKING	-
		Table 806-2: Max	imum Off-Street Parking	
	·	of Off-Street uired (From Table	Maximum Number of Spaces A	e
	SED ORDINAN	CE 10.15 D 10		OF THE CITY OF

1	20 Spaces or Less 2.5 times minimum number of spaces required.
2 3	More than 20 Spaces 1.75 times minimum number of spaces required.
4	(e) Reductions to Required Off-Street Parking through Alternative Modes of
5	Transportation.
6	(1) Construction of Transit Related Improvements. When adjacent to transit
7	service, minimum required off-street parking may be reduced by up to 10 percent
8	for redevelopment of an existing off-street parking area for transit-related
9	improvements, including transit stops, pullouts and shelters, park and ride lots,
10	transit-oriented developments, and similar facilities.
11	(2) Satisfaction of Off-Street Parking through Implementation of a Plan for
12	Alternative Modes of Transportation. Minimum required off-street parking for
13	uses or activities other than Household Living may be reduced through
14	implementation of a plan providing for the use of alternative modes of
15	transportation to decrease the need for off-street parking. The plan shall be
16	reviewed as a Class 2 Adjustment under SRC Chapter 250.
17	Section 2829. SRC 806.025 is amended to read as follows:
18	806.025. Off-Street Parking and Vehicle Storage Area Development Standards for Single
19	Family and Two Family Uses or Activities. Unless otherwise provided under the UDC, off-
20	street parking and vehicle storage areas for Single Family and Two Family uses or activities shall
21	be developed and maintained as provided in this section.
22	(a) Location within Yards.
23	(1) Front Yard Abutting Street. Within a front yard abutting a street, off-street
24	parking and vehicle storage shall be allowed only:
25	(A) Within a garage or carport; or
26	( <b>B</b> ) On a driveway leading to:
27	(i) A garage or carport;
28	(ii) A garage that has been legally converted to another use subsequent to
29	its construction as a garage
30	(ii)(iii) A screened off-street parking area; or
	<i>ENGROSSED</i> ORDINANCE 10-17 – Page 102 COUNCIL OF THE CITY OF SALEM, OREGON

1	(iii)(iv) A screened vehicle storage area.
2	(2) Side and Rear Yards Abutting Street. Within side and rear yards abutting a
3	street, off-street parking and vehicle storage shall be allowed only:
4	(A) Within a garage or carport;
5	(B) Within an off-street parking area or vehicle storage area that is screened as
6	set forth in SRC 806.025(f); or
7	(C) On a driveway leading to:
8	(i) A garage or carport;
9	(ii) A garage that has been legally converted to another use subsequent to
10	its construction as a garage
11	(ii)(iii) A screened off-street parking area; or
12	(iii)(iv) A screened vehicle storage area.
13	(3) Interior Front, Side, and Rear Yards. Within interior front, side, and rear
14	yards, off-street parking and vehicle storage shall be allowed only:
15	(A) Within a garage or carport;
16	(B) Within an off-street parking area or vehicle storage area that is screened as
17	set forth in SRC 806.025(f); or
18	(C) On a driveway leading to:
19	(i) A garage or carport;
20	(ii) A garage that has been legally converted to another use subsequent to
21	its construction as a garage
22	(ii)(iii) A screened off-street parking area; or
23	(iii)(iv) A screened vehicle storage area.
24	(b) Garage or Carport Vehicle Entrance Setback Abutting Street or Flag Lot
25	Accessway. The vehicle entrance of a garage or carport facing a street or flag lot
26	accessway shall be setback a minimum of 20 feet.
27	(c) Dimensions. Off-street parking spaces shall conform to the minimum dimensions
28	set forth in Table 806-3.
29	<b>TABLE 806-3</b>
30	MINIMUM OFF-STREET PARKING SPACE DIMENSIONS
	<i>ENGROSSED</i> ORDINANCE 10-17 – Page 103 COUNCIL OF THE CITY OF SALEM, OREGON

	Type of Space	Width	Depth	
	Compact	8 ft.	15 ft.	
	Standard	9 ft.	19 ft.	
(d) Mane	uvering. Where acces	ss to off-street park	ting is taken fro	om an alley, a
minimum	maneuvering depth of	24 feet shall be pro-	ovided between	n the back of the
parking spa	ace and the opposite s	ide of the alley.		
(e) Surfac	<b>ing.</b> Any area that is	used for off-street	parking shall b	e paved with a hard
	terial meeting the Pub			-
	d to be paved.			
-	ing. Off-street parkir	a areas and vahial	a storaga araas	shall be sereened as
	ing. On-succe parkin	ig areas and venier	e storage areas	shan be screened as
follows:				
	f-street parking areas	e	0 1	•
not req	uired to be screened.	All other off-street	t parking areas	shall be screened
from al	l public areas, public	streets, and abuttin	g residential us	ses by a minimum 6
foot-tal	ll sight-obscuring fenc	ce, wall, or hedge.		
(2) Ve	hicle storage areas wi	thin an enclosed st	ructure or on a	driveway are not
require	d to be screened. All	other vehicle stora	ge areas shall b	be screened from all
public	areas, public streets, a	nd abutting resider	ntial uses by a 1	minimum 6-foot-tall
sight-o	bscuring fence, wall,	or hedge.		
Section 2930. SRC	806.055 is amended t	to read as follows:		
806.055. Amount of	of Bicycle Parking. U	Jnless otherwise pr	ovided under t	he UDC, bicycle
	vided in amounts not			
		ГАВLE 806-8		
		I BICYCLE PAR	KINC	
		Minimum Bicycle		Limitations &
Use	Minimum Nu	mber of Spaces Re	quired <sup>(1)</sup>	Qualifications
Household Living				
Single Family Two Family		None		
1 wo Panniy				
ENGROSSED ORD	INANCE 10 17 Dec		DUNCIL OF 1	

	Table 806-8: Minimum Bicycle Parking	Limitations &
Use	Minimum Number of Spaces Required <sup>(1)</sup>	Qualifications
Multiple Family	The greater of 4 spaces or 0.1 spaces per dwelling unit.	
Group Living		
Room and Board Facilities	The greater of 4 spaces or 1 space per 50 rooms.	
	The greater of the following:	
	4 spaces; or 1 per 3,500 sq. ft. for first 50,000 sq. ft.;	
	plus	
Residential Care	1 per 7,000 sq. ft. for 50,000 to 100,000 sq. ft.;	
	plus 1 per 14,000 sq. ft. for remaining square	
	footage over 100,000 sq. ft.	
Nursing Care	1 per 30 beds	
Lodging		
Short-Term Commercial		
Lodging	The greater of 4 spaces or 1 space per 50	
Long-Term Commercial Lodging	rooms.	
	The greater of the following:	
	4 spaces; or 1 per 3,500 sq. ft. for first 50,000 sq. ft.;	
	plus	
Non-Profit Shelters	1 per 7,000 sq. ft. for 50,000 to 100,000 sq.	
	ft.;	
	plus	
	1 per 14,000 sq. ft. for remaining square	
	footage over 100,000 sq. ft.	
Retail Sales and ServiceEating and Drinking	The greater of 4 spaces or 1 space per 1,000	
Establishments	sq. ft.	
	The greater of the following:	
	4 spaces; or	
	1 per 10,000 sq. ft. for first 50,000 sq. ft.;	
Detail Cale	plus	
Retail Sales	1 per 20,000 sq. ft. for 50,000 to 100,000 sq. ft.;	
	plus	
	1 per 30,000 sq. ft. for remaining square	
	footage over 100,000 sq. ft.	
Personal Services	1 per 10,000 sq. ft.	Applicable to laundry, dry cleaning, and garment

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Use	Minimum Number of Spaces Required <sup>(1)</sup>	Limitations & Qualifications	
	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</b>			
Office	The greater of the following: 4 spaces; or		
Laboratory Research and Testing;	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.		
Office Complex	ft.; plus 1 per 14,000 sq. ft. for remaining square footage over 100,000 sq. ft.		
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, an	d Manufactured Dwelling Sales and Service		
<i>ENGROSSED</i> ORDINAN SALEM, OREGON	NCE 10-17 – Page 106 COUNCIL	OF THE CITY OF	

	Table 806-8: Minimum Bicycle Parking	<b>T I I I</b>
Use	Minimum Number of Spaces Required <sup>(1)</sup>	Limitations & Qualifications
Motor Vehicle and Manufactured Dwelling and Trailer Sales		
Motor Vehicle Services		
Taxicabs and Car Services	1 per 9,000 sq. ft.	
Heavy Vehicle and Trailer Sales		
Heavy Vehicle and Trailer Service and Storage		
Commercial Parking;	1 mm 20 m 1 ' 1 m 1 '	
Park-and-Ride Facilities	de Facilities 1 per 30 vehicle parking spaces	
Recreation, Entertainment,	and Cultural Services and Facilities	
	The greater of 4 spaces or 1space per 50 seats or 100 feet of bench length	Applicable to theaters.
Commercial Entertainment – Indoor	The greater of 4 spaces or 1 space per court.	Applicable to tennis, racquetball, and handball courts.
	The greater of 4 spaces or 1 space per 500 sq. ft.	Applicable to all other Commercial Entertainmen – Indoor.
	The greater of 4 spaces or 1 space per court	Applicable to tennis, racquetball, and handball courts.
Commercial Entertainment	4	Applicable to golf courses
– Outdoor	None	Applicable to drive-in mo theaters.
	The greater of 4 spaces or 1 space per 30 vehicle parking spaces	Applicable to all other Commercial Entertainmen – Outdoor.
Major Event Entertainment	The greater of 4 spaces or 1 space per 50 seats or 100 ft. of bench length	
	4	Applicable to golf courses
<i>ENGROSSED</i> ORDINANC	CE 10-17 – Page 107 COUNCIL	OF THE CITY OF

2	Lico	Table 806-8: Minimum Bicycle Parking         Minimum Number of Spaces Baggingd (1)	Limitations &
	Use	Minimum Number of Spaces Required <sup>(1)</sup>	Qualifications
3 4 5 7 8	Recreational and Cultural Community Services	The greater of the following: 4 spaces; or 1 per 3,500 sq. ft. for first 50,000 sq. ft.; plus 1 per 7,000 sq. ft. for 50,000 to 100,000 sq. ft.; plus 1 per 14,000 sq. ft. for remaining square footage over 100,000 sq. ft.	Applicable to all other indoo Recreational and Cultural Community Services.
9		The greater of 4 spaces or 1 space per 30 vehicle parking spaces.	Applicable to all other outdoor Recreational and Cultural Community Services.
1 2	Parks and Open Space	The greater of 4 spaces or 1 space per 30 vehicle parking spaces.	
3	Non-Profit Membership Assembly Religious Assembly	1 per 30 vehicle parking spaces.	
1	Health Services		
5	Medical Centers/Hospitals	The greater of 4 spaces or 1 per 30 beds	
5	Outpatient Medical Services and Laboratories	The greater of 4 spaces or 1 per 3,500 sq. ft.	
7	<b>Education Services</b>		
3	Day Care	4	
)	Basic Education	2 per classroom	Applicable to Elementary Schools
)		4 per classroom	Applicable to all other Basic Education.
l		The greater of the following: 4 spaces; or	
2		1 per 3,500 sq. ft. for first 50,000 sq. ft.;	
3	Post-Secondary and Adult Education	plus 1 per 7,000 sq. ft. for 50,000 to 100,000 sq.	Applicable to vocational and trade schools.
1		ft.; plus	trade senoois.
5		1 per 14,000 sq. ft. for remaining square footage over 100,000 sq. ft.	
7		The greater of 4 spaces or 1 per 10,000 sq. ft.	Applicable to all other Post- Secondary and Adult Education.
2	Civic Services		
8 9	Governmental Services	1 per 5,000 sq. ft.	

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Use	Minimum Number of Spaces Required <sup>(1)</sup>	Limitations & Qualifications
	The greater of the following:	Zuminumono
	4 spaces; or	
	1 per 3,500 sq. ft. for first 50,000 sq. ft.;	
Social Services	plus 1 per 7,000 sq. ft. for 50,000 to 100,000 sq.	
Social Scivices	ft.;	
	plus	
	1 per 14,000 sq. ft. for remaining square	
	footage over 100,000 sq. ft.	
Governmental Maintenance	4	
Services and Construction		
Public Safety		Applicable to ambulance
	None	stations.
Emergency Services	1 5000 5	Applicable to all other
	1 per 5,000 sq. ft.	Emergency Services.
Detention Facilities	1 per 50 beds.	
Military Installations	1 per 5,000 sq. ft.	
Funeral and Related Servio		
	The greater of the following:	
	4 spaces; or 1 per 3,500 sq. ft. for first 50,000 sq. ft.;	
	plus	
Cemeteries	1 per 7,000 sq. ft. for 50,000 to 100,000 sq.	
	ft.;	
	plus	
	1 per 14,000 sq. ft. for remaining square	
Funeral and Cremation	footage over 100,000 sq. ft. 1 per 50 seats or 100 feet of bench length in	
Services	the chapel.	
	Repair, Maintenance, and Industrial Services	
Building and Grounds		
Services and Construction	4	
Contracting;		
	The greater of the following:	
	4 spaces; or 1 per 3,500 sq. ft. for first 50,000 sq. ft.;	
	1 per 5,500 sq. ft. for first 50,000 sq. ft.; plus	
General Repair Services	1 per 7,000 sq. ft. for 50,000 to 100,000 sq.	
1	ft.;	
	plus	
	1 per 14,000 sq. ft. for remaining square	
Cleaning Plants	footage over 100,000 sq. ft. 1 per 10,000 sq. ft.	
Civaling I failts	1 per 10,000 sy. It.	
ENGROSSED ORDINAN	ICE 10-1 / – Page 109 COUNCIL (	OF THE CITY OF

Use	Table 806-8: Minimum Bicycle ParkingMinimum Number of Spaces Required <sup>(1)</sup>	Limitations & Qualifications					
	The greater of the following:						
	4 spaces; or						
	1 per 10,000 sq. ft. for first 50,000 sq. ft.; plus						
Industrial Services	1 per 20,000 sq. ft. for 50,000 to 100,000 sq.						
	ft.;						
	plus						
	1 per 30,000 sq. ft. for remaining square footage over 100,000 sq. ft.						
Wholesale Sales, Storag							
General Wholesaling;	1 per 15,000 sq. ft.						
Heavy Wholesaling							
	The greater of the following:						
	4 spaces; or: 1 per 10,000 sq. ft. for first 50,000 sq. ft.;						
Waashansing and	plus						
Warehousing and Distribution	1 per 20,000 sq. ft. for 50,000 to 100,000 sq.						
	ft.;						
	plus 1 per 30,000 sq. ft. for remaining square						
	footage over 100,000 sq. ft.						
Self Service Storage	None						
Manufacturing							
General Manufacturing							
General Manufacturing							
	The greater of the following:						
	4 spaces; or: 1 per 10,000 sq. ft. for first 50,000 sq. ft.;						
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 Facilitie	nortation Facilities						
Transportation Facilitie							
Aviation Facilities	The greater of the following:						
Aviation Facilities	4 spaces; or: 1 per 10,000 sq. ft. for first 50,000 sq. ft.;						
	r						
<i>ENGROSSED</i> ORDINANCE 10-17 – Page 110 COUNCIL OF THE CITY OF							

Use	Minimum Number of Spaces Required <sup>(1)</sup>	Limitations & Qualifications
	plus	
	1 per 20,000 sq. ft. for 50,000 to 100,000 sq.	
e	ft.; plus	
ransportation racinities	1 per 30,000 sq. ft. for remaining square	
	footage over 100,000 sq. ft.	
Marine Facilities	2	Applicable to marinas
	The greater of the following:	
	4 spaces; or:	
	1 per 10,000 sq. ft. for first 50,000 sq. ft.;	
	plus 1 per 20,000 sq. ft. for 50,000 to 100,000 sq.	Applicable to all other
	ft.;	Marine Facilities.
	plus	
	1 per 30,000 sq. ft. for remaining square	
	footage over 100,000 sq. ft.	
Utilities		
Basic Utilities	The greater of the following:	
	4 spaces; or:	
Facilities	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.	
Data Center Facilities Waste Related Facilities	ft.;	
aste Refated i defitties	plus	
Fuel Dealers	1 per 30,000 sq. ft. for remaining square	
	footage over 100,000 sq. ft.	
Wireless Communication	None	
Facilities		
Mining and Natural Resour	ce Extraction	[
Petroleum and Natural Gas		
Production;		
	4	
Surface Mining		
Farming, Forestry, and Ani	mal Services	
Agriculture	2	

	Table 806-8: Minimum Bicycle Parking								
Use	Minimum Number of Spaces Required <sup>(1)</sup>	Limitations & Qualifications							
Forestry		Applicable when retail sale are involved.							
	The greater of the following:								
	4 spaces; or: 1 per 10,000 sq. ft. for first 50,000 sq. ft.;								
Agriculture and Forestry Services	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		are involved.							
Other Uses									
Temporary Uses	None								
Home Occupations	None								
Accessory Dwelling Unit	None								
	l, when required bicycle parking is expressed in terms footage shall equal the gross floor area	s of a number of spaces per a							
square footage, the square footage shall equal the gross floor area. Section 3031. SRC 806.075 is amended to read as follows:									
	-Street Loading. Unless otherwise provided	d under the UDC, off-street							
loading shall be provided in amounts not less than those set forth in Table 806-9.									
	<b>TABLE 806-9</b>								
MINI	MINIMUM OFF-STREET LOADING; DIMENSIONS								
<i>ENGROSSED</i> ORDINAN <b>SALEM, OREGON</b>	NCE 10-17 – Page 112 COUNCIL	OF THE CITY OF							

Ugo Cotogowy/Ugo	Single FamilySingle FamilyTwo FamilyCommercial ParkingPark-and-Ride FacilityParks and Open SpaceCemeteriesBasic UtilitiesNoneWireless CommunicationFacilitiesAgricultureForestryTemporary UsesHome Occupations		Di	imensio	Limitations &		
Use Category/Use			Width Length Heigh		Height		
Use: Single Family Two Family Commercial Parking Park-and-Ride Facility Parks and Open Space Cemeteries Basic Utilities Wireless Communication Facilities Agriculture Forestry Temporary Uses Home Occupations Accessory Dwelling Units			N/A	N/A	N/A		
	None	0 to 49 dwelling units	N/A	N/A	N/A		
<u>Use:</u> ■ Multiple Family	1	50 to 99 dwelling units	12 ft.	19 ft.	12 ft.	If a recreational or service building is	
	2	100 to 199 dwelling units	12 ft.	19 ft.	12 ft.	provided, at least one the required loading	
	3	200 or more dwelling units	12 ft.	19 ft.	12 ft.	spaces shall be locate in conjunction with the recreational or service building.	
Use Category:	None	Less than 5,000 sq. ft.	N/A	N/A	N/A		
<ul> <li>Business and Professional Services</li> </ul>	1	5,000 to 60,000 sq. ft.	12 ft.	19 ft.	12 ft.		
<u>Use:</u> • Outpatient Medical Services and Laboratories	2	60,001 to 250,000 sq. ft.	12 ft.	19 ft.	12 ft.		
<ul><li>Governmental Services</li><li>Social Services</li></ul>	Additional Spaces Required		12 ft.	19 ft.	12 ft.	For each additional 100,000 square feet, of any portion thereof, o building area over 250,000 sq. ft., one additional loading spa is required.	
Use Category: Group Living Lodging	None	Less than 5,000 sq. ft.	N/A	N/A	N/A		

# *ENGROSSED* ORDINANCE 10-17 – Page 113 COUNCIL OF THE CITY OF SALEM, OREGON

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

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## *ENGROSSED* ORDINANCE 10-17 – Page 114 COUNCIL OF THE CITY OF SALEM, OREGON

Use Cotegowy/Use	Minimu	m Number of	D	imensio	ns	Limitations &	
Use Category/Use	Spaces Required <sup>(1)</sup>		Width Length Heigh		Height		
Maintenance Services and	0	580,001 to	10.6	40.6	14.0		
Construction <ul> <li>Detention Facilities</li> </ul>	9	670,000 sq. ft.	12 ft.	40 ft.	14 ft.		
<ul> <li>Military Installations</li> </ul>	10	670,001 to	12 ft.	40 ft.	14 ft.		
<ul> <li>Building and Grounds Services and Construction</li> </ul>	10	760,000 sq.	12 10	10 10.	1110		
Contracting							
<ul><li>Cleaning Plants</li><li>Industrial Services</li></ul>						For each additional	
<ul> <li>Industrial Services</li> <li>Drinking Water</li> </ul>	Additional	Buildings				100,000 square feet, or any portion thereof, of	
Treatment	Spaces	greater than	12 ft.	40 ft.	14 ft.	building area over	
<ul> <li>Power Generation Facilities</li> </ul>	Required	760,000 sq. ft.				760,000 sq. ft., one additional loading	
<ul> <li>Data Center Facilities</li> </ul>						space is required.	
<ul><li>Fuel Dealers</li><li>Waste-Related Facilities</li></ul>							
(1) Unless otherwise provided,	when require	ed loading is exp	ressed in	terms of	a number	of spaces per a square	
footage, the square footage	shall equal th	ne gross floor are	a.				
(a) Off-Street Parking Us	ed for Lo	ading. An off	-street j	parking	area me	eting the requirement	
of this Chapter may be used in place of a required off-street loading space when the use or							
activity does not require a delivery vehicle which exceeds a maximum combined vehicle and							
load rating of 8,000 pounds and the off-street parking area is located within 25 feet of the							
building or the use or activi	ty that it s	erves.					
Section <u>3132.</u> 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 section	ons;						
(c) Change reference numbers to agree with renumbered chapters, sections or other parts;							
(d) Delete reference	es to repea	led 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	or purpose	s of grouping l	ike sec	tions to	gether f	or ease of reference;	
and							

1	(h) Correct manifest clerical, gramm	atical or typographical erro	ors.					
2	Section 3233. Severability. Each section of this ordinance, and any part thereof, is severable,							
3	and if any part of this ordinance is held invalid by a court of competent jurisdiction, the							
4	remainder of this ordinance shall remain in full force and effect.							
5								
6	PASSED by the City Council this	_day of	, 2017.					
7	ATTES	ST:						
8								
9	City Re	corder						
10	Approv	ed by City Attorney:						
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12	Checked by: E. Kim							
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	ENGROSSED ORDINANCE 10-17 – Page 1 SALEM, OREGON	.16 COUNCIL C	OF THE CITY OF					