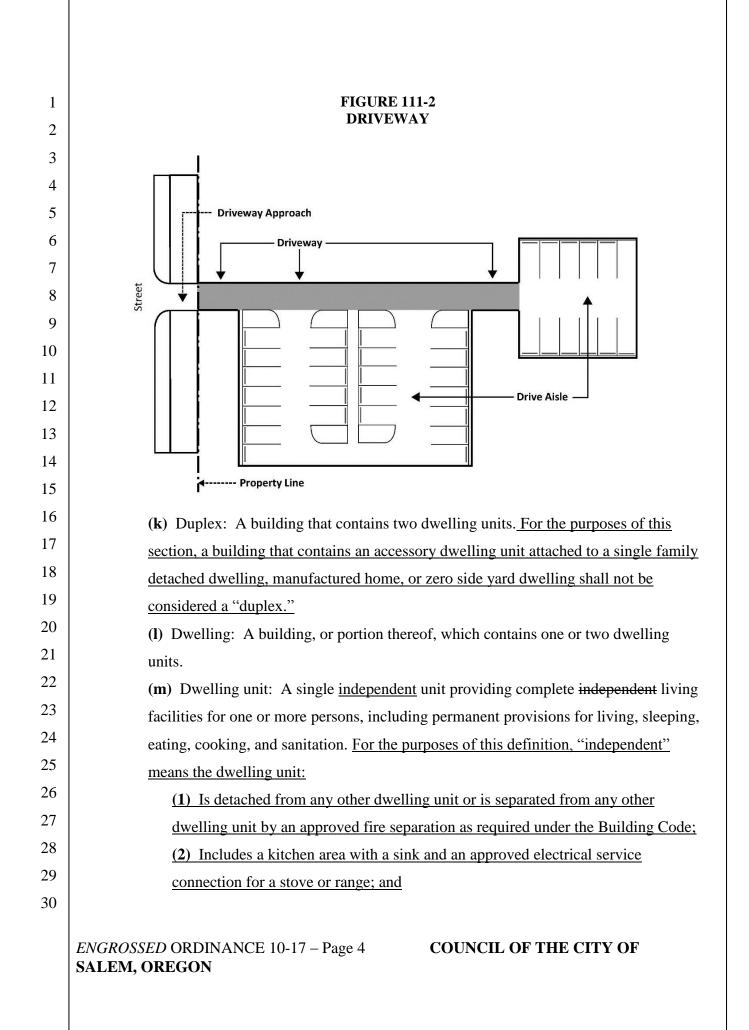
| 1 | ENGROSSED ORDINANCE BILL NO. 10-17 | | | | | | |
|----|---|--|--|--|--|--|--|
| 2 | AN ORDINANCE RELATING TO THE ALLOWANCE AND REGULATION OF | | | | | | |
| 3 | ACCESSORY DWELLING UNITS; CREATING NEW PROVISIONS; AND AMENDING | | | | | | |
| 4 | SRC 111.005, 111.020, 400.030, 510.005, 511.005, 512.010, 513.005, 514.005, 515.005, | | | | | | |
| 5 | 521.005, 522.005, 523.005, 524.005, 532.015, 532.020, 551.005, 553.005, 554.005, 700.005, | | | | | | |
| 6 | 700.035, 700.050, 700.055, 806.005, 806.015, 806.025, 806.055, AND 806.075. | | | | | | |
| 7 | The City of Salem ordains as follows: | | | | | | |
| 8 | Section 1. 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 | | | | | | | | |
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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) Examples. Duplex; two family shared dwelling; two dwellings units on one | | | | | | | |
| 20 | lot. | | | | | | | |
| 21 | (3) Exceptions. An accessory dwelling unit on the same lot as a single family | | | | | | | |
| 22 | detached dwelling unit, manufactured home, or zero side yard dwelling. An | | | | | | | |
| 23 | accessory dwelling unit is an accessory use to a single family detached dwelling, | | | | | | | |
| 24 | manufactured home, or zero side yard dwelling. | | | | | | | |
| 25 | (c) Multiple Family. | | | | | | | |
| 26 | (1) Characteristics. Multiple Family is characterized by the residential occupancy | | | | | | | |
| 27 | of three or more dwelling units on an individual lot by three or more families. | | | | | | | |
| 28 | (2) Examples. Apartments; court apartments; three or more dwelling units on one lot. | | | | | | | |
| 29 | Section 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 | The following Single Family activities: Single family detached dwelling. Residential Home, as defined under ORS 197.660 Manufactured dwelling park, subject to SRC Cha 235. |
| | S | The following Single Family activities: Manufactured home, subject to SRC 700.025. Townhouse, subject to SRC 700.080. Zero side yard dwelling, subject to SRC 700.090. |
| | N | All other Single Family. |
| Two Family | Р | The following Two Family activities: Duplex, when located on a corner lot. Duplex, when located on a lot whose side abuts property other than a street or alley in a Commerce (C) or Industrial (I) zone, and the entire lot is located within 165 feet of the C or I zone. |
| | S | Two family shared dwelling, subject to SRC 700.085 |
| | N | All other Two Family |
| Multiple Family | N | |
| Group Living | | - |
| Room and Board | N | |
| Residential Care | C | Residential Facility, as defined under ORS 197.660, 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 | The following Personal Services activities:Beauty salons.Barber shops. |
| | N | All other Personal Services. |
| Postal Services and Retail Financial Services | Ν | |
| Business and Professional Serv | | |
| 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 | Child day care home. |
| | | Adult day care home. |
| Day Care | | The following Day Care activities: |
| | С | Child day care center. |
| | | • Adult day care center. |
| | Ν | All other Day Care. |
| Basic Education | S | Basic Education, subject to SRC 700.010. |
| Post-Secondary and Adult | Ν | |
| Education | 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 | Ambulance stations. |
| | | Ambulance service facilities. |
| | 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 | The following Temporary Uses: Christmas tree sales, subject to SRC 701.015. Residential sales/development office, subject to SRC 701.030. Replacement single family dwelling, subject to SRC 701.025. |
| Home Occupations | S | Home Occupations, subject to SRC 700.020. |
| Guest Houses and Guest Quarters | 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 | TABLE 511-1 | | | | |
| | | | | | |
| 4 | | | USES | | |
| 5 | | I | Cable 511-1: Uses | | |
| 6 | Use | Status | Limitations & Qualifications | | |
| 7 | Household Living | | | | |
| 8 9 | Single Family | Р | The following Single Family activities: Single family detached dwelling. Residential Home, as defined under ORS 197.660. Manufactured dwelling park, subject to SRC Chapter | | |
| 0 1 2 | | S | 235. The following Single Family activities: Manufactured home, subject to SRC 700.025. Townhouse, subject to SRC 700.080. Zero side yard dwelling, subject to SRC 700.090. | | |
| 3 | | N | All other Single Family. | | |
| 4.5.6.7 | Two Family | Р | The following Two Family activities: Duplex, when located on a corner lot. Duplex, when located on a lot whose side abuts property other than a street or alley in a Commercial (C) or Industrial (I) zone, and the entire lot is located within 165 feet of the C or I zone. | | |
| / | | S | Two family shared dwelling, subject to SRC 700.085. | | |
| 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 | The following Personal Services activities:Beauty salons.Barber shops. |
| 7 | | N | All other Personal Services. |
| 8 | Postal Services and Retail Financial Services | N | |
| 9 | Business and Professional Serv | | |
| 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 | Adult day care home. |
| 10 | Day Care | | The following Day Care activities: |
| 10 | , | С | • Child day care center. |
| 11 | | | Adult day care center. |
| 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 | The following Emergency Services activities:Ambulance stations. |
| 19 | Emergency Services | | Ambulance stations. Ambulance service facilities. |
| 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: | | | | |
| | | Christmas tree sales, subject to SRC 701.015. | | | | |
| Temporary Uses | Р | Residential sales/development office, subject to SR | | | | |
| remporary Uses | L | 701.030. | | | | |
| | | Replacement single family dwelling, subject to SRC | | | | |
| | | 701.025. | | | | |
| Home Occupations | S | Home Occupations, subject to SRC 700.020. | | | | |

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ENGROSSED ORDINANCE 10-17 – Page 14 SALEM, OREGON

| | 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 | | | | |
| | | TABLE 512-1 | | |
| | | 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 | The following Single Family activities: Single family detached dwelling. Residential Home, as defined under ORS 197.660 |
| Single Family | S | The following Single Family activities: Manufactured home, subject to SRC 700.025. Townhouse, subject to SRC 700.080. Zero side yard dwelling, subject to SRC 700.090. |
| | N | All other Single Family. |
| Two Family | Р | |
| 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. |
| Retail Sales and Service | | |
| Eating and Drinking Establishments | Ν | |
| Retail Sales | Ν | |
| Personal Services | N | |
| Postal Services and Retail Financial Services | Ν | |
| Business and Professional Serv | | |
| Office | N | |
| Audio/Visual Media Production | N | |
| Laboratory Research and Testing | Ν | |
| Motor Vehicle, Trailer, and M | anufactured | d Dwelling Sales and Services |
| Motor Vehicle and Manufactured Dwelling and Trailer Sales | Ν | |
| Motor Vehicle Services | N | |
| Commercial Parking | N | |

ENGROSSED ORDINANCE 10-17 – Page 16 COUNCIL OF THE CITY OF SALEM, OREGON

| 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 | The following Emergency Services activities:Ambulance stations.Ambulance service facilities. | | |
| | Р | All other Emergency Services. | | |
| Detention Facilities | N | | | |
| Military Installations | N | | | |

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

| | 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 | | | | | | |

ENGROSSED ORDINANCE 10-17 – Page 18 COUNCIL OF THE CITY OF SALEM, OREGON

| 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 | | | | |
| development standards set forth in this section.(a) Lot Standards. Lots within the RD zone shall conform to the standards set fort in Table 512-2. | | | | |
| | | 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 | |
| INTERIOR SIDE | | | |
| 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 new 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 new 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. | |
| INTERIOR REAR | | | |
| Buildings | | [| |
| | Min. 14 ft. | Applicable to any portion of a building not more than one-story in height. | |
| All Uses | Min. 20 ft. | Applicable to any portion of a building greater than one-story in height. | |
| Accessory Structures | | 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. | |
| NGROSSED ORDINANCE 10 | -17 – Page 22 | COUNCIL OF THE CITY OF |

| | 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 | 189. SRC 513.005 is amended to | | | | |
| 513.005. 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 | | | |
| | | | | | |
| | | | | | |
| ENCD | OSSED ORDINANCE 10-17 – Pa | age 23 COUNCIL OF THE CITY OF | | | |

| Use | Status | Cable 513-1: Uses Limitations & Qualifications |
|--|---------------------|--|
| | Btatus | Limitations & Quantications |
| Household Living Single Family | Р | The following Single Family activities are permitted: Single family detached dwelling. Townhouse. Residential Home, as defined under ORS 197.66 Manufactured dwelling park, subject to SRC Ch 235. |
| | S | The following Single Family activities: Manufactured home, subject to SRC 700.025. Zero side yard dwelling, subject to SRC 700.090. |
| | N | All other Single Family. |
| Two Family | Р | |
| Multiple Family | Р | |
| Group Living | | |
| | Р | Room and Board serving 5 or fewer persons. |
| Room and Board | 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. |
| Retail Sales and Service | | |
| Eating and Drinking Establishments | N | |
| Retail Sales | N | |
| Personal Services | N | |
| Postal Services and Retail Financial Services | Ν | |
| Business and Professional Ser | | 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. |
| | | | Adult day care home. |

ENGROSSED ORDINANCE 10-17 – Page 25 COUNCIL OF THE CITY OF SALEM, OREGON

| 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 | Adult day care center.All other Day Care. |
| 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 | Ambulance stations. |
| | | Ambulance service facilities. |
| | 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 | Christmas tree sales, subject to SRC 701.015. Residential sales/development office, subject to SRC 701.030. |
| 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 | | | |
| | ENGROSSED ORDINANCE I SALEM, OREGON | 10-17 – Pag | ge 27 COUNCIL OF THE CITY OF |

| Use | Status | Limitations & Qualifications |
|---|--------|---|
| Household Living | | |
| Single Family | Р | The following Single Family activities: Replacement of existing single family detached dwelling. New single family detached dwelling on a non-conforming lot of record less than 6,000 square for in area. Townhouse. Residential Home, as defined under ORS 197.660 Manufactured dwelling park, subject to SRC Cha 235. |
| | | The following Single Family activities: |
| | G | Replacement of existing manufactured home, sub |
| | S | to SRC 700.025.Zero side yard dwelling, subject to SRC 700.090. |
| | | - 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 | Beauty salons. |
| Personal Services | - | Barber shops. |
| | 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 | |
| Business and Professional Serv | 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 | |
| Transportation Facilities | | |
| 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. |
| | | |
| | | |
| | | |
| <i>ENGROSSED</i> ORDINANCE SALEM, OREGON | 10-17 – Paş | ge 31 COUNCIL OF THE CITY OF |

| 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 | The following Single Family activities: Replacement of single family detached dwelling existing on October 23, 2013. Repidential Home, as defined under OPS 107 660 |
| Household Living | P C | Replacement of single family detached dwelling existing on October 23, 2013. Residential Home, as defined under ORS 197.660 New single family detached dwelling, other than the replacement of a single family detached dwelling existing |
| U | С | Replacement of single family detached dwelling existing on October 23, 2013. 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. |
| Single Family | C N | Replacement of single family detached dwelling existing on October 23, 2013. Residential Home, as defined under ORS 197.660 New single family detached dwelling, other than the replacement of a single family detached dwelling existing |
| U | С | Replacement of single family detached dwelling existing on October 23, 2013. 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. |
| Single Family Two Family | C N P | Replacement of single family detached dwelling existing on October 23, 2013. 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. |
| Single Family Two Family Multiple Family | C N P P P | Replacement of single family detached dwelling existing on October 23, 2013. 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. All other Single Family. |
| Single Family Two Family Multiple Family | C N P P P C | Replacement of single family detached dwelling existing on October 23, 2013. 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. All other Single Family. |
| Single Family Two Family Multiple Family Group Living Room and Board | C N P P P C N | Replacement of single family detached dwelling existing on October 23, 2013. 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. All other Single Family. |
| Single Family Two Family Multiple Family Group Living Room and Board Residential Care | C N P P P C N P | Replacement of single family detached dwelling existing on October 23, 2013. 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. All other Single Family. |
| Single Family Two Family Multiple Family Group Living Room and Board Residential Care Nursing Care | C N P P P C N | Replacement of single family detached dwelling existing on October 23, 2013. 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. All other Single Family. |
| 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 | Replacement of single family detached dwelling existing on October 23, 2013. 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. All other Single Family. 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. |
| 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 | Replacement of single family detached dwelling existing on October 23, 2013. 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. All other Single Family. 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 | Replacement of single family detached dwelling existing on October 23, 2013. 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. All other Single Family. 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. |

| 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 | Retail Sales and Service | | |
| 7 | Eating and Drinking | | |
| 8 | Establishments | Ν | |
| | Retail Sales | N | |
| 9 10 | Personal Services | С | The following Personal Services activities:Beauty salons.Barber shops. |
| 11 | | N | All Other Personal Services |
| 12 | Postal Services and Retail Financial Services | N | |
| 13 | Business and Professional Serv | 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 | Child day care home. |
| | | Adult day care home. |
| 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 |

ENGROSSED ORDINANCE 10-17 – Page 35 SALEM, OREGON

| 2 | | Т | able 515-1: Uses |
|---------------------------------------|---|--|---|
| ŀ | Use | Status | Limitations & Qualifications |
| } - - | Temporary Uses | Р | The following Temporary Uses: Christmas tree sales, subject to SRC 701.015. Residential sales/development office, subject to SRC 701.030. |
| 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 TABLE 521-1 |
| | 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 TABLE 521-1 |
| - | 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 TABLE 521-1 USES |
| - - - | 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 TABLE 521-1 USES Table 521-1: Uses 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 TABLE 521-1 USES Table 521-1: Uses <u>Limitations & 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 TABLE 521-1 USES Table 521-1: Uses <u>Limitations & 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 TABLE 521-1 USES Table 521-1: Uses Limitations & Qualifications 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 | | Retail sales of agricultural products, when the sales |
| 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 | - | Barber shops. |
| 25 | - | N | Photographic portrait studios. All other Personal Services. |
| 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 E | 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 | |
| Fransportation Facilities | | |
| Aviation Facilities | Ν | |
| Passenger Ground | Р | Transit stop shelters. |
| Fransportation Facilities | 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. |

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| | 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 | Heavy vehicle and equipment operation instruc |
| Service and Storage | | Tire retreading and tire repair shops. |
| | 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 | Amusement parks. |
| | | Drive-in movie theaters. |
| | 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 | |
| Construction Contracting, Repa | air, Mainte | nance, and Industrial Services |
| General Repair Services | Р | |
| Building and Grounds Services | Р | The following Buildings and Grounds Services and Construction Contracting activities: Landscape, lawn, and garden services. Tree and shrub services. |
| 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 | The following General Manufacturing activities, whe exceeding 10,000 square feet of total floor area per development site: Industrial and institutional food service contractions. Costume jewelry and precious metals metalsmithing. Sundries and notions. Signs. |
| | Ν | All other General Manufacturing. |
| Heavy Manufacturing | N | |
| Printing | Р | |
| Transportation Facilities | | |
| Aviation Facilities | Ν | |

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| Use | Status | Limitations & Qualifications |
|---|------------|---|
| | Р | Transit stop shelters. |
| Passenger Ground Transportation Facilities | С | The following Passenger Ground Transportation Facilities: Local and suburban passenger transportation. Intercity and rural highway passenger transportation within 2,000 feet from the center point of an I-5 interchange and having direct at on to a major arterial. |
| | 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 | The following Waste-Related Facilities are allowed conditionally: Recycling depots. Solid waste transfer stations. |
| | 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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| | | Cable 522-1: Uses | | | |
|---|----------------|---|--|--|--|
| Use | Status | Limitations & Qualifications | | | |
| Temporary Uses | Р | The following Temporary Uses: Temporary motor vehicle and recreational vehicle sales, subject to SRC 701.035. | | | |
| Home Occupations | S | Home Occupations, subject to SRC 700.020. | | | |
| Accessory Dwelling Units | <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, | | | |
| C | U | nplies with the standards set forth in SRC 522.010(| | | |
| C | 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 ALEM, OREGON | 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 | |
| | | |
| | | |

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| | 1 | Cable 523-1: Uses |
|---|---------|--|
| Use | Status | Limitations & Qualifications |
| | | The following Heavy Wholesaling activities: |
| | Р | Nursery stock wholesalers. |
| | | Tractor and farm equipment wholesalers. |
| Heavy Wholesaling | | The following Heavy Wholesaling activities: |
| | C | Firearms wholesalers. |
| | | Wood products and timber wholesalers. |
| | N | All other Heavy Wholesaling. |
| | | The following Warehousing and Distribution activities: |
| | Р | Distribution centers for online, mail order, and |
| Warehousing and Distribution | Г | catalog sales. |
| | | Postal processing and distribution centers. |
| | 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 | Industrial and institutional food service contractors. |
| | | Costume jewelry and precious metals metalsmithing |
| | | Sundries and notions. |
| | | Signs. |
| | N | All other General Manufacturing. |
| Heavy Manufacturing | N | |
| Printing | 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. |

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| 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 | Temporary motor vehicle and recreational vehic |
| | ~ | 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 | 5. 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 | · · · · · · · · · · · · · · · · · · · |
| | 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 | The following Single Family activities:Single family detached dwelling.Residential Home, as defined under ORS 197.660. |
| | 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 | The following Room and Board activities: Room and Board serving 6 to 75 persons. Relocation of an existing Room and Board facility within the CB zone serving more than 75 persons, provided the facility has existed within the CB zon as of September 1, 1993, and there is no increase i bed capacity. All other Room and Board. |
| | | 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 | The following Non-Profit Shelters: Non-Profit Shelters serving 6 to 75 persons. Relocation of an existing Non-Profit Shelter within the CB zone serving more than 75 persons, provide the shelter has existed within the CB zone as of September 1, 1993, and there is no increase in bed capacity. |
| 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. |
| Retail Sales and Services | | |
| Eating and Drinking Establishments | Р | |
| Retail Sales | Р | |
| Personal Services | Р | |
| Postal Services and Retail Financial Services | Р | |
| Business and Professional Servi | ces | |
| Office | Р | |
| Audio/Visual Media Production | Р | |
| Laboratory Research and Testing | Р | |
| Motor Vehicle, Trailer, and Mar | nufactured | |
| 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 | | |
| Recreation, Entertainment, and | 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 | |
| Construction Contracting, Repair, | Maintenan | ce, and Industrial Services |
| General Repair Services | Р | |
| Building and Grounds Services and Construction Contracting | N | The following Building and Grounds Services and Construction Contracting activities: Building construction. Heavy construction. Disinfecting and pest control services. Building cleaning and maintenance services. All other Building and Grounds Services and Construct |
| 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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| | | Table 524-1: Uses |
|---|---------|---|
| Use | Status | Limitations & Qualifications |
| | С | The following Heavy Wholesaling activities, provided they are combined with retail sales in the same line of goods: Minerals and ore. Metal service centers and wholesalers. Firearms. |
| | N | Wood products and timber.All other Heavy Wholesaling. |
| 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 | The following General Manufacturing activities, when exceeding 10,000 square feet of total floor area per development site: Industrial and institutional food service contract Costume jewelry and precious metals metalsmithing. Sundries and notions Signs. All other General Manufacturing. |
| 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 | |

ENGROSSED ORDINANCE 10-17 – Page 53 COUNCIL OF THE CITY OF SALEM, OREGON

| | 1 | Table 524-1: Uses |
|--|------------|---|
| Use | Status | Limitations & Qualifications |
| Fuel Dealers | Ν | |
| | | The following Waste-Related Facilities: |
| Waste-Related Facilities | С | Recycling depots. |
| waste-Related Facilities | | Solid waste transfer stations. |
| | N | All other Waste-Related Facilities. |
| Mining and Natural Resource 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. |
| | | bood Center Master Plan. 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 | 1U Zone Us | es with Master Plan |
| | | atus | |
| Use | Inside Core | Outside Core | Limitations & Qualifications |
| Household Living | | - | |
| Single Family | N | Р | The following Single Family activities: Single family detached dwelling. Townhouse. Residential Home, as defined under ORS 197.660. |
| | 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 | |
| Retail Sales and Services | | | |
| Eating and Drinking Establishments | Р | N | |
| Retail Sales | Р | N | |
| Personal Services | Р | Ν | |
| Postal Services and Retail | Р | N | Retail Financial Services. |

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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 | The following Commercial Entertainm Indoor activities: Firing ranges. Theaters greater than 5,000 square Pool halls. Continuous entertainment activities such as bowling alleys, ice rinks, a game arcades. |
| | 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 |

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| | | 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 | |
| Construction Contracting, Repa | 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 | The following Basic Utilities: Pump stations. Reservoirs. Radio microwave relay stations. Telephone substations. Electric substations. |
| | Р | Р | All other Basic Utilities. |
| Wireless Communication Facilities | Allowed | Allowed | Wireless Communication Facilities are allowed, subject to SRC Chapter 703. |
| Drinking Water Treatment Facilities | 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 | The following Single Family activities: Single family detached dwelling. Residential Home, as defined under ORS 197.660 |
| 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 | |
| Business and Professional Se | 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 | |

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| 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 | |
| Transportation Facilities | | |
| Aviation Facilities | Ν | |
| Passenger Ground | | |
| Transportation Facilities | Ν | |
| Transportation Facilities | | |
| Marine Facilities | Ν | |
| Utilities | | |
| Utilities | | The following Desig Litilities: |
| | | The following Basic Utilities: |
| | | Pump stations. Recommodiate |
| Desis Hilities | С | Reservoirs. Badia microwaya ralay stations |
| Basic Utilities | | Radio microwave relay stations.Telephone substations. |
| | | 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 | Business and Professional Servi | 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 ' | - · · | | · |

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| | | 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 | |
| Wholesale Sales, Storage, and D | | |
| General Wholesaling | Р | |
| | | The following Heavy Wholesaling activities: |
| | С | Firearms wholesalers. |
| | | Wood products and timber wholesalers. |
| Heavy Wholesaling | | The following Heavy Wholesaling activities: |
| | Ν | Chemicals and allied products wholesalers. |
| | | Scrap dealers. |
| | Р | All other Heavy Wholesaling. |
| Warehousing and Distribution | Р | |
| Self-Service Storage | Р | |
| Janufacturing | | |
| | | |
| | | |
| | | |
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| | | |

| | 1 | Table 551-1: Uses |
|---|--------|---|
| Use | Status | Limitations & Qualifications |
| | Р | The following General Manufacturing activities: Industrial and institutional food service contractors. Sign Manufacturing. Fabrics, leather goods, footwear, and apparel manufacturing. EXCEPT rubber and plastic footwear manufacturing. General food manufacturing. General food manufacturing. Beverage and related products manufacturing. Tobacco products manufacturing. Cabinetry. Aircraft and aircraft parts manufacturing. Motor Vehicles and Motor Vehicle Equipment manufacturing. |
| | | Computer and electronics manufacturing.Paperboard containers and boxes manufacturing. |
| General Manufacturing | С | The following General Manufacturing activities: Rubber and plastic footwear manufacturing. Rubber and plastics products manufacturing. Costume jewelry and precious metals metalsmithing. Furniture manufacturing. Fabricated metal products manufacturing. Wood product manufacturing. Engineered wood product manufacturing. Wood preservation. Plastics and rubber products manufacturing. General chemical manufacturing. Leather tanning. Metal coating and engraving. Ship and boat building. Commercial and service industry machinery manufacturing. Metalworking machinery manufacturing. |
| | N | Sawmill and woodworking machinery manufacturing. All other General Manufacturing. |
| 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 | |

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| 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 | The following Keeping of Livestock and Other Animal activities: Animal shelters. Boarding kennels. Animal training facilities. All other Keeping of Livestock and Other Animals. | | |
| | | 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. | | | | | |
| 21222324 | 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) | ^ |
| 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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| | Table 551-3: \$ | 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) Buildings. Buildings housing a continued use may be structurally altered or |
| 17 | enlarged, or rebuilt following damage or destruction, provided such alteration, |
| 18 | enlargement, or rebuilding conforms to development standards of the Single Family |
| 19 | Residential (RS) zone set forth in SRC Chapter 511 and to all other applicable |
| 20 | provisions of the UDC, except the lot size and dimensions standards in SRC |
| 21 | Chapter 511. |
| 22 | (2) Accessory Structures. Existing accessory structures to a continued use may be |
| 23 | structurally altered or enlarged, or rebuilt following damage or destruction, and new |
| 24 | accessory structures to a continued use may be constructed, provided such |
| 25 | alteration, enlargement, rebuilding, or new accessory structure construction |
| 26 | conforms to the development standards of the Single Family Residential (RS) zone |
| 27 | set forth in SRC Chapter 511, except the lot size and dimensions standards, and to |
| 28 | all other applicable provisions of the UDC. |
| 29 | (3) Option to Rebuild in Same Location. Notwithstanding SRC |
| 30 | 551.010(g)(1)&(2), any building or accessory structure rebuilt following damage or |
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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 | The following Retail Sales activities: News dealers and newsstands. Tobacco stores and stands. Caterers. |
| | N | All other Retail Sales. |
| Personal Services | N | |
| Postal Services and Retail 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 | The following Office activities: Photofinishing laboratories. Headquarters of banks and other financial institutions Insurance carriers and brokers. Real estate. Communication services. Engineering, architectural, and surveying services. Accounting services. Management and public relations services. Technical services provided by independent authors and artists. Research. Music publishing. Actuarial consulting. Environmental consultants. Call centers. |
| | N | Vocational trade schools. All other Office. |
| Audio/Visual Media | | 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 | The following Motor Vehicle Services activities:Motorcycle repair.Gasoline service stations. |
| | 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. |
| Wood products and tim | 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 | The following Heavy Manufacturing activities:Petroleum and coal products manufacturing.Primary metal manufacturing. |
| | Heavy Manufacturing | 1 | Cement and concrete product manufacturing.Lime and gypsum product manufacturing. |
| 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 |
| 15 16 17 18 19 20 21 22 | 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. |
| 15 16 17 18 19 20 21 22 23 24 | 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. |
| 15 16 17 18 19 20 21 22 23 24 25 | 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. |
| 15 16 17 18 19 20 21 22 23 24 | 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. |
| 15 16 17 18 19 20 21 22 23 24 25 | 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. |
| 15 16 17 18 19 20 21 22 23 24 25 26 27 | 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. |
| 15 16 17 18 19 20 21 22 23 24 25 26 27 28 | 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. |
| 15 16 17 18 19 20 21 22 23 24 25 26 27 | 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 | Photocopying, duplicating, and blueprinting servic |
| Retail Sales | 1 | Retail nurseries and lawn and garden supply stores |
| | | • Lumber and other building materials dealers. |
| | N | All other Retail Sales. |
| | Р | The following Personal Services activities are permitted • Laundromats. |
| Personal Services | Г | Drycleaners. |
| | 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. |
| Business and Professional Servio | ces | |
| | | The following Office activities are permitted: |
| | | Headquarters of banks and other financial institutio |
| | | Direct mail advertising services. |
| | | Commercial art and photography. |
| | | Secretarial and court reporting services.Photo finishing laboratories. |
| | | Management and public relations services. |
| Office | Р | Outdoor advertising services. |
| | | Professional, business, or political membership |
| | | organizations. |
| | | Arrangement of transportation. |
| | | Vocational trade schools. |
| | | • 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 | Automobile sales. |
| Manufactured Dwelling and | T.N. | Manufactured dwelling sales. |
| 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 | N .T | |
| Cemeteries | N | |
| Funeral and Cremation Services | N | |
| Construction Contracting, Repai | 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 | Water transportation of passengers. |
| Marine Facilities | 1 | Services incidental to water transportation services. |
| | 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. | | |
| - | | |
| | | |

| 1 | |
|--|---|
| 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 |
| 18 19 20 21 22 23 | 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. |
| 18 19 20 21 22 23 24 | 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. |
| 18 19 20 21 22 23 24 25 | 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 |
| 18 19 20 21 22 23 24 25 26 | 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 <u>dwelling units.</u> (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 of the main building gross area, whichever is less. |
| 18 19 20 21 22 23 24 25 26 27 | 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 of the main building gross area, whichever is less. (3) Types of Structures Allowed. Accessory dwelling units shall only be allowed |
| 18 19 20 21 22 23 24 25 26 27 28 | 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 of the main building gross area, whichever is less. (3) Types of Structures Allowed. Accessory dwelling units shall only be allowed in lawfully-built dwelling units that meet building code requirements. Accessory |

| | (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 | |
| A 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 |
|---|---|---|---|
| | Requirement | <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 2. | <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. 12 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 Retai | 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) 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: | | |
| . | 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 | | |
| <i>GROSSED</i> ORDINANCE 10-17 LEM, OREGON | ′ – Page 85 | COUNCIL OF THE CITY OF | | |

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 700-3²

| 17 | Table 700-32: Seating Capacity | | | |
|----------------|--------------------------------|----------|---|--|
| 18 | Zone Standard | | Limitations & Qualifications | |
| 19 20 21 | | Max. 375 | Applicable to: Lots abutting a local street. Lots abutting a collector or arterial street with less than 250 feet of frontage on such street. | |
| 22 | RA Zone | | Applicable to: Lots abutting a collector or arterial street with 250 fast or more of frontage on such street | |
| 23 | | | feet or more of frontage on such street.Lots located at the intersection of a collector and | |
| 24 | | No Max. | arterial street, two collector streets, or two arterial streets. | |
| 25 | | | Double frontage lots with both frontages on collector or arterial streets. | |
| 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: |
| | | Lots abutting a collector or arterial street with 250 |
| | | 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. |
| | | Double frontage lots with both frontages on |
| | | collector or arterial streets. |
| | | Applicable to: |
| | | Lots abutting a local street.Lots abutting a collector or arterial street, but which |
| | 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 |
| (d) Locatio 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 NAL 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 |
| 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 DNAL STANDARDS 3: Locational Standards Standard 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. |
| 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 | gious assemblies shall be located on streets as set for ABLE 700-<u>4</u>3 DNAL STANDARDS 3: Locational Standards Standard Allowed for seating capacity of 375 seats or less. Allowed for seating capacity of 375 seats or less, when located on lot with less than 250 feet of frontage on a collector or arterial street. Allowed, regardless of seating capacity, when: Located on a lot with 250 feet or more of frontag on a collector or arterial street. Located at the intersection of a collector and |
| in Table 700 Zone | 0- <u>43</u> . TA LOCATIO Table 700- <u>4</u> Street Type Local Street | gious assemblies shall be located on streets as set for BLE 700-43 DNAL STANDARDS 3: Locational Standards Standard Allowed for seating capacity of 375 seats or less. Allowed for seating capacity of 375 seats or less, when located on lot with less than 250 feet of frontage on a collector or arterial street. Allowed, regardless of seating capacity, when: Located on a lot with 250 feet or more of frontage on a collector or arterial street. Located at the intersection of a collector and arterial street, two collector streets, or two arteria |
| in Table 700 Zone | D- <u>43</u> . TA LOCATIO Table 700- <u>4</u> Street Type Local Street | gious assemblies shall be located on streets as set for BLE 700-43 DNAL STANDARDS 3: Locational Standards Allowed for seating capacity of 375 seats or less. Allowed for seating capacity of 375 seats or less, when located on lot with less than 250 feet of frontage on a collector or arterial street. Allowed, regardless of seating capacity, when: Located on a lot with 250 feet or more of frontage on a collector or arterial street. Located at the intersection of a collector and arterial street, two collector streets, or two arteria streets. |
| in Table 700 Zone | D- <u>43</u> . TA LOCATIO Table 700- <u>4</u> Street Type Local Street | assemblies shall be located on streets as set for BLE 700-43 DNAL STANDARDS 3: Locational Standards Allowed for seating capacity of 375 seats or less. Allowed for seating capacity of 375 seats or less, when located on lot with less than 250 feet of frontage on a collector or arterial street. Allowed, regardless of seating capacity, when: Located on a lot with 250 feet or more of frontage on a collector or arterial street. Located at the intersection of a collector and arterial street, two collector streets, or two arterial |
| in Table 700 Zone | D- <u>43</u> . TA LOCATIO Table 700- <u>4</u> Street Type Local Street | gious assemblies shall be located on streets as set for ABLE 700-43 DNAL STANDARDS 3: Locational Standards Standard Allowed for seating capacity of 375 seats or less. Allowed for seating capacity of 375 seats or less, when located on lot with less than 250 feet of frontage on a collector or arterial street. Allowed, regardless of seating capacity, when: Located on a lot with 250 feet or more of frontage on a collector or arterial street. Located at the intersection of a collector and arterial street, two collector streets, or two arteria streets. Double frontage lots with both frontages on |
| in Table 700 Zone | D- <u>4</u> 3. TA LOCATIO Table 700- <u>4</u> Street Type Local Street Collector or Arterial Street | gious assemblies shall be located on streets as set for ABLE 700-<u>4</u>3 ABLE TOD-<u>4</u>3 Allowed Standards Allowed for seating capacity of 375 seats or less. Allowed for seating capacity of 375 seats or less, when located on lot with less than 250 feet of frontage on a collector or arterial street. Allowed, regardless of seating capacity, when: Located on a lot with 250 feet or more of frontage on a collector or arterial street. Located at the intersection of a collector and arterial street, two collector streets, or two arteria streets. Double frontage lots with both frontages on collector or arterial streets. |

| 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 | Located on a lot with 250 feet or more of front on a collector or arterial street. | |
| Zones | Arterial Street | Located at the intersection of a collector and | |
| | | arterial street, two collector streets, or two arte | |
| | | streets. | |
| | | Double frontage lots with both frontages on | |
| | | 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. T 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 Zone | 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 Standard | |
| arterial streets. forth in Table 7 Zone RA and RS Zones | Access provided f 700- <u>5</u> 4. TA LOCAL Table 700- <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. TA LOCAL Table 700- <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. Table 700- s 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. Table 700- S Only on 5, RH, and Access p from a c ards. 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. Table 700- S Only on 5, RH, and Access p from a c ards. 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 | Applicable to: Lot abutting a local street. Lot abutting a collector or arterial street less than 250 feet of frontage on such str | | |
| RA Zone | No Max. | Applicable to: Lot abutting a collector or arterial street 250 feet or more of frontage on such stree Lot located at the intersection of a collect and arterial street, two collector streets, of two arterial streets. Double frontage lot with both frontages collector or arterial streets. | | |
| RS Zone | Max. 2 acres | | | |
| RD Zone | Max. 3.5 acres | | | |
| | Max. 3.5 acres | Applicable to: Lot abutting a local street. Lot abutting a collector or arterial street less than 250 feet of frontage on such str | | |
| RM-I, RM-II, and RH Zones | No Max. | Applicable to: Lot abutting a collector or arterial street 250 feet or more of frontage on such stree Lot located at the intersection of a collect and arterial street, two collector streets, or two arterial streets. Double frontage lot with both frontages or collector or arterial streets. | | |
| CO Zone | Max. 3.5 acres | Applicable to: Lot abutting a local street. 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. | | |
| | 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> 6 . | | |
| | TABLE 70 | 0- <u>7</u> 6 |
| | SETBAC | KS |
| | Table 700- <u>7</u> 6: \$ | Setbacks |
| Requirement | Standard | Limitations & Qualifications |
| ABUTTING STREET | | |
| Buildings and Accessory Struct | 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 7: Lot Co | 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) 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) Related Uses. 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 700-98.

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 | | TABLE 806-1 | | | | |
| 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 ⁽¹⁾ | 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 | | | |
| 25 | | | |
| | | | |
| 26 | | | |
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| | | | |

| Use | Minimum Number of Spaces Required ⁽¹⁾ | g Limitations & Qualifications |
|---|--|--|
| Retail Sales | 1 per 900 sq. ft. | Applicable to the followi Retail Sales activities: Building materials, hardware, nurseries, an lawn and garden suppl stores. Auto supply stores. Furniture and home furnishing stores. Household appliance a radio, television, musi and consumer electron stores. |
| | 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. | |
| Business and Professional | 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 ⁽¹⁾ | 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 ⁽¹⁾ | 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 ⁽¹⁾ | 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.) | | | |
| Transportation Facilities | | | | |
| 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 ⁽¹⁾ | 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 | |
| (1) Unless otherwise provided, when required off-street parking is expressed in terms of a number of spaces per a square footage, the square footage shall equal the gross floor area. | | | | |
| | b) Compact Pa | rking. 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. | | | | |
| TABLE 806-2 | | | | |
| | | 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) 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 | TABLE 806-3 |
| 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 | ing. 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 ⁽¹⁾ | 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 ⁽¹⁾ | 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 ⁽¹⁾ | 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. | | |
| Business and Professional | | | |
| 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 | T I I I |
|---|---|--|
| Use | Minimum Number of Spaces Required ⁽¹⁾ | 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 ⁽¹⁾ | 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 | Education Services | | |
| 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. | |

ENGROSSED ORDINANCE 10-17 – Page 108 COUNCIL OF THE CITY OF SALEM, OREGON

| Use | Minimum Number of Spaces Required ⁽¹⁾ | 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 ⁽¹⁾ | 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 | | | | | | |
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| | | | | | | | |
| <i>ENGROSSED</i> ORDINANCE 10-17 – Page 110 COUNCIL OF THE CITY OF | | | | | | | |

| Use | Minimum Number of Spaces Required ⁽¹⁾ | 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 ⁽¹⁾ | 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. | | | | | | | | | |
| | | | | | | | | | |
| | TABLE 806-9 | | | | | | | | |
| MINI | MINIMUM OFF-STREET LOADING; DIMENSIONS | | | | | | | | |
| | | | | | | | | | |
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| <i>ENGROSSED</i> ORDINAN SALEM, OREGON | 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 | | |
| Business and Professional Services | 1 | 5,000 to 60,000 sq. ft. | 12 ft. | 19 ft. | 12 ft. | | |
| <u>Use:</u> • Outpatient Medical Services and Laboratories | 2 | 60,001 to 250,000 sq. ft. | 12 ft. | 19 ft. | 12 ft. | | |
| Governmental ServicesSocial Services | 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 | | |

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| Use Cotegor-/Use | Minimum Number of | | Dimensions | | | Limitations & |
|---|--------------------------------------|----------------------------------|------------|--------|--------|---|
| Use Category/Use | Spaces | Required ⁽¹⁾ | Width | Length | Height | Qualifications |
| Retail Sales and ServiceEducation Services | 1 | 5,000 to 60,000 sq. ft. | 12 ft. | 30 ft. | 14 ft. | |
| <u>Use:</u> Commercial Entertainment – Indoor Commercial Entertainment – Outdoor Major Event Entertainment | 2 | 60,001 to 250,000 sq. ft. | 12 ft. | 30 ft. | 14 ft. | |
| Recreation and Cultural Community Services Non-Profit Membership Assembly | | | | | | For each additional |
| Religious Assembly Medical Centers/Hospitals Emergency Services Funeral and Cremation Services Centers! Remain Services | 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. |
| General Repair Services Agriculture and Forestry Services | | x 1 | | | | - |
| Use Category: ■ Wholesale Sales, Storage, | None | Less than 5,000 sq. ft. | N/A | N/A | N/A | |
| and DistributionManufacturingTransportation Facilities | 1 | 5,000 to 100,000 sq. ft. | 12 ft. | 40 ft. | 14 ft. | |
| Mining and Natural Resource Extraction | 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. | |
| and Trailer Sales;Motor Vehicle Services;Taxicabs and Car | 6 | 320,001 to 400,000 sq. ft. | 12 ft. | 40 ft. | 14 ft. | |
| Services; Heavy Vehicle and Trailer Sales; | 7 | 400,000 to 490,000 sq. ft. | 12 ft. | 40 ft. | 14 ft. | |
| Heavy Vehicle and Trailer Service and StorageGovernmental | 8 | 490,001 to 580,000 sq. ft. | 12 ft. | 40 ft. | 14 ft. | |

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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 ⁽¹⁾ | | Width Length Heigh | | Height | | |
| Maintenance Services and | 0 | 580,001 to | 10.6 | 40.6 | 14.0 | | |
| Construction Detention Facilities | 9 | 670,000 sq. ft. | 12 ft. | 40 ft. | 14 ft. | | |
| Military Installations | 10 | 670,001 to | 12 ft. | 40 ft. | 14 ft. | | |
| Building and Grounds Services and Construction | 10 | 760,000 sq. | 12 10 | 10 10. | 1110 | | |
| Contracting | | | | | | | |
| Cleaning PlantsIndustrial Services | | | | | | For each additional | |
| Industrial Services Drinking Water | Additional | Buildings | | | | 100,000 square feet, or any portion thereof, of | |
| Treatment | Spaces | greater than | 12 ft. | 40 ft. | 14 ft. | building area over | |
| Power Generation Facilities | Required | 760,000 sq. ft. | | | | 760,000 sq. ft., one additional loading | |
| Data Center Facilities | | | | | | space is required. | |
| Fuel DealersWaste-Related Facilities | | | | | | | |
| (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: | | | | | | |
| 11 | | | | | | | | |
| 12 | Checked by: E. Kim | | | | | | | |
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| | ENGROSSED ORDINANCE 10-17 – Page 1 SALEM, OREGON | .16 COUNCIL C | OF THE CITY OF | | | | | |