# *Si necesita ayuda para comprender esta información, por favor llame 503-588-6173.*

#### RECOMMENDATION OF THE PLANNING COMMISSION CODE AMENDMENT CASE NO. CA16-01

# CODE AMENDMENT CASE NO. CA16-01

WHEREAS, on March 1, 2016, amendments to the Salem Revised Code (SRC) were initiated by the Planning Commission to receive testimony regarding Salem Revised Code Chapters 521 (CO - Commercial Office Zone), 522 (CR - Retail Commercial Zone), 523 (CG - General Commercial Zone), 551 (IC - Industrial Commercial Zone), 553 (IP - Industrial Park Zone), 554 (IG - General Industrial Zone), and 617 (Riverfront Overlay Zone). The proposed amendments would allow dance schools and similar instructional activities in the CO zone; allow the continued use of existing two family residential uses, such as duplexes, that are damaged or destroyed in the CR, CG, IC, IP, and IG zones; and allow self-service storage in the Riverfront Overlay Zone.

WHEREAS, after due notice, a public hearing on the proposed code amendments was held before the Planning Commission on May 3, 2016, at which time witnesses were heard and testimony received; and

WHEREAS, the Planning Commission having carefully considered the entire record of this proceeding, including the testimony presented at the hearing, and after due deliberation and being fully advised; NOW THEREFORE

BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF SALEM, OREGON:

Section 1. FINDINGS:

The Planning Commission hereby adopts as its findings of fact the staff report on this matter dated May 3, 2016, herewith attached and by this reference incorporated herein.

Section 2. ORDER:

Based upon the foregoing findings and conclusions, the Planning Commission RECOMMENDS the City Council take the following action:

Adopt the facts and findings of the staff report dated May 3, 2016, and recommend that the City Council accept first reading of an Ordinance Bill No. 7-16 for the purpose of amending Salem Revised Code Chapter 521, 522, 523, 551, 553, 554, and 617 to:

(1) Allow dance studios and similar physical fitness instructional activities in the Commercial Office (CO) zone;

PLANNING DIVISION 555 LIBERTY ST. SE, RM 305 SALEM, OREGON 97301 PHONE: 503-588-6173 FAX: 503-588-6005



Code Amendment Case No. CA16-01 May 3, 2016 Page 2

- (2) Allow the alteration, expansion, or rebuilding of existing two family residential uses, such as duplexes, in the Retail Commercial (CR), General Commercial (IC), Industrial Commercial (IC), and General Industrial (IG) zones; and
- (3) Allow self-service storage in the Riverfront Overlay Zone.

#### PLANNING COMMISSION VOTE

**YES** 7

NO 0

**ABSENT 2 (Levin, Palmateer)** 

Rich Fry, President Salem Planning Commission

Pursuant to SRC 300.1110(i), the City Council may proceed with adoption of an ordinance, hold a public hearing to receive additional evidence and testimony, refer the proposal back to the Planning Commission for additional deliberation, or abandon the proposal.

The City Council will make a final decision on the proposal. The appeal of the Council decision would be to the Oregon Land Use Board of Appeals. The appeal period is 21 days from the mailing date of the Council decision.

The case file and copies of the staff report are available upon request at Room 305, Civic Center, during City business hours, 8:00 a.m. to 5:00 p.m. Contact Bryan Colbourne, Case Manager, at 503-540-2363 or <u>bcolbourne@cityofsalem.net</u> to review the case file.

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To Learn More about Planning in Salem, visit our website: http://www.cityofsalem.net/planning FOR MEETING OF: AGENDA ITEM NO.: May 3, 2016 6.3

#### TO: PLANNING COMMISSION

FROM: LISA ANDERSON-OGILVIE, AICP

SUBJECT: PROPOSED AMENDMENTS TO THE SALEM REVISED CODE TO ALLOW PHYSICAL FITNESS INSTRUCTIONAL USES IN THE CO ZONE, ALLOW THE REBUILDING OF EXISTING DUPLEXES IN VARIOUS COMMERCIAL AND INDUSTRIAL ZONES, AND ALLOW SELF-SERVICE STORAGE IN THE RIVERFRONT OVERLAY ZONE. (CA 16-01)

#### ISSUE:

Should the City amend Salem Revised Code Chapters 521, 522, 523, 551, 553, 554, and 617 to:

- (1) Allow dance studios and similar physical fitness instructional activities in the Commercial Office (CO) zone;
- (2) Allow the alteration, expansion, or rebuilding of existing two family residential uses, such as duplexes, in the Retail Commercial (CR), General Commercial (CG), Industrial Commercial (IC), Industrial Park (IP), and General Industrial (IG) zones; and
- (3) Allow self-service storage in the Riverfront Overlay Zone?

#### **RECOMMENDATION:**

Adopt the facts and findings of this staff report and recommend that the City Council accept first reading of an ordinance bill for the purpose of amending Salem Revised Code Chapter 521, 522, 523, 551, 553, 554, and 617 to:

- (1) Allow dance studios and similar physical fitness instructional activities in the Commercial Office (CO) zone;
- (2) Allow the alteration, expansion, or rebuilding of existing two family residential uses, such as duplexes, in the Retail Commercial (CR), General Commercial (CG), Industrial Commercial (IC), Industrial Park (IP), and General Industrial (IG) zones; and
- (3) Allow self-service storage in the Riverfront Overlay Zone.

#### SUMMARY AND BACKGROUND:

This code amendment includes three changes to the Unified Development Code (UDC). Each of the code changes was requested by separate property owners with unique situations that warranted consideration.

In 2014, the UDC project was completed and adopted as part of the Salem Revised Code.

Proposed Amendments to the Salem Revised Code to Allow Physical Fitness Instructional Uses in the CO Zone, Allow the Rebuilding of Duplexes in Various Commercial and Industrial Zones, and Allow Self-Service Storage in the Riverfront Overlay Zone Planning Commission Meeting of May 3, 2016 Page 2

The UDC was a complete reorganization and update of Salem's development codes. The UDC was adopted with the expectation that periodic updates and amendments would be made to ensure that any unanticipated concerns with the provisions of the UDC are regularly reviewed and addressed.

The three amendments to the UDC that are included in this proposed ordinance are the result of three separate requests from property owners. In each case, the request for a code amendment was time sensitive with the requesting party asking for action in the near future. Therefore, these three pressing requests have been grouped together to be considered as a single ordinance now. City staff plans to bring other less pressing UDC amendments and updates forward in a separate larger ordinance this summer.

On March 1, 2016, the Planning Commission adopted Resolution 16-01, initiating these three proposed amendments to the Salem Revised Code.

# FACTS AND FINDINGS:

#### **Procedural Findings**

1. Under SRC 300.1100, legislative land use proceedings include proposals to amend the City's land use regulations and involve the creation, revision, or implementation of broad public policy generally affecting a large number of individual properties. The final decision in a legislative land use proceeding is an ordinance enacted by the City Council.

Under SRC 300.1110(a)(2), legislative land use proceedings may be initiated by the Planning Commission by adoption of a resolution. On March 1, 2016, the Planning Commission adopted Resolution 16-01, initiating the proposed amendment to the Salem Revised Code.

Planning Commission Resolution 16-01 also included the initiation of a fourth code amendment, regarding zoning for bottle exchanges, which staff later removed from the scope of this ordinance. Unlike the three items that are included in the proposed ordinance, there is no immediate need to address the bottle exchange regulations at this time. City staff plans to bring the bottle exchanges item back to the Planning Commission with the other, less urgent, UDC updates and amendments this summer. This will allow staff more time to develop appropriate zoning regulations for bottle exchanges.

2. SRC 300.1110(e)(1)(A) requires that the City mail notice of the first evidentiary public hearing in a legislative land use proceeding not more than 40 days, but not less than 20 days prior to the first hearing. This notice was sent on April 13, 2016, in compliance with this requirement.

ORS 197.610 and OAR 660-018-0020 require that notice be provided to the Department of Land Conservation and Development (DLCD) on any proposed amendment to a local land use regulation at least 35 days prior to the first public hearing. This notice was sent on March 29, 2016, in compliance with this rule.

Proposed Amendments to the Salem Revised Code to Allow Physical Fitness Instructional Uses in the CO Zone, Allow the Rebuilding of Duplexes in Various Commercial and Industrial Zones, and Allow Self-Service Storage in the Riverfront Overlay Zone Planning Commission Meeting of May 3, 2016 Page 3

#### **Proposed Code Amendments**

1. Allowing Small Dance Studios and Similar Instructional Activities in the CO Zone

A representative of the owner of the Commercial Office (CO) zoned property located at 1715 Capitol Street NE recently contacted the Planning Division requesting that the City consider amending the Salem Revised Code to allow dance studios in the CO Zone to accommodate a proposal for a dance studio at their site. (See Attachment A)

The CO zone is intended to allow office and professional services, along with a mix of housing and limited retail and personal services. Only a very limited number of personal services and commercial entertainment uses are allowed in the CO zone. Dance studios and similar uses such as yoga and karate schools are currently not permitted. The proposed amendments would allow dance studios and other physical fitness instructional activities like yoga and karate in the CO zone, provided that the individual instructional businesses do not exceed 2,500 square feet in building floor area. The floor area limit is intended to keep these businesses small in scale to promote compatibility with nearby residential neighborhoods. Much of the CO land in the City is located in close proximity to such neighborhoods. The code change does not allow non-instructional entertainment uses such as social dance halls or nightclubs in the CO zone.

#### 2. <u>Allowing the Continued Use of Existing Duplexes in the CR, CG, IC, IP, and IG</u> Zones

A representative of the owner of the Commercial Retail (CR) zoned duplex located at 1926 & 1928 McCoy Avenue NE recently contacted the Planning Division requesting that the City consider amending the Salem Revised Code to allow the rebuilding and continued use of duplexes that are damaged or destroyed in commercial zones to facilitate the mortgage financing and sale of their duplex property. (See Attachment B)

In most cases, residential uses are not permitted in Salem's commercial and industrial zones. However, there are code provisions to allow some types of residential use in certain situations. For example, the CR, CG, and IC zones allow multiple family residential (developments of three or more units) as a conditional use, requiring a public notice, hearing, and approval by a hearings officer. In addition, the CR, CG, IC, IP, and IG zones allow existing single family dwellings constructed prior to February 1, 1983 to be expanded, and rebuilt following damage or destruction under a "continued use" provision. This facilitates the mortgage financing and ongoing upkeep of these otherwise non-conforming dwellings.

While there are ways to allow multiple family residential use of three units or more and existing single family dwellings under these various code provisions, there is currently no provision addressing existing two family residential uses. Meaning that Proposed Amendments to the Salem Revised Code to Allow Physical Fitness Instructional Uses in the CO Zone, Allow the Rebuilding of Duplexes in Various Commercial and Industrial Zones, and Allow Self-Service Storage in the Riverfront Overlay Zone Planning Commission Meeting of May 3, 2016 Page 4

in most commercial and industrial zones, duplexes that are destroyed may not be rebuilt. This makes it difficult to provide mortgage financing for these existing duplexes and provide for their ongoing upkeep.

In some situations, the most feasible use of a piece of commercial or industrially zoned property into the foreseeable future may be the continuance of an already existing residential use, such as a pre-existing duplex. The proposed code amendments expand the continued use provision that already allows the rebuilding of single family dwellings in these situations to also allow the rebuilding of existing two family residential uses, such as duplexes, in most commercial and industrial zones.

The proposed changes also simplify the development standards for continued uses in an effort to remove unnecessarily complex requirements and confusing language.

#### 3. Allowing Self-Service Storage in the Riverfront Overlay Zone

The owner of the property located at 299 D Street NE, which is within the Riverfront Overlay Zone, recently contacted the Planning Division requesting that the City consider amending the Salem Revised Code to allow self-service storage at their site. (See Attachment C)

The purpose of the Riverfront Overlay Zone is to promote the development of a vibrant pedestrian friendly mixed-use residential and commercial district. More passive land uses such as self-service storage, which attract few regular walk-in customers and generate little employment or street life, are currently not allowed in the Riverfront Overlay Zone.

Although the Riverfront Overlay Zone has been in effect since 1998, the vision for the district has yet to be realized. The proposed amendments would allow property owners in the district to have self-service storage within portions of existing buildings that are away from the ground floor building street front (i.e. basements and upper floors). No more than 50 percent of the total building floor area may be occupied by self-service storage uses and no new construction of self-service storage buildings would be allowed. These requirements are intended to allow the productive use of underutilized portions of existing buildings in the Riverfront Overlay with self-service storage, while still allowing the most visible and accessible parts of the building to be utilized for more active uses that promote the mixed-use pedestrian oriented vision for the zone.

The proposed amendments are also in line with previous amendments that have been made to the Riverfront Overlay Zone, which allow industrial uses within existing industrial buildings located in the overlay to remain until the vision for the mixed-use overlay is achieved and the use of those buildings changes to a use allowed in the Riverfront Overlay Zone. Proposed Amendments to the Salem Revised Code to Allow Physical Fitness Instructional Uses in the CO Zone, Allow the Rebuilding of Duplexes in Various Commercial and Industrial Zones, and Allow Self-Service Storage in the Riverfront Overlay Zone Planning Commission Meeting of May 3, 2016 Page 5

#### **Testimony Received**

The Grant Neighborhood Association submitted a letter in support of allowing dance studios and similar instructional activities in the CO zone, with the understanding that such uses would be limited in size and exclude social dance halls and nightclubs. (See Attachment D)

**Staff Response:** The proposed code amendment allows dance studios and similar physical fitness instructional activities in the CO zone, and limits these individual uses to no more than 2,500 square feet floor area in size. Social dance halls and nightclubs are prohibited by the proposed code language.

#### Findings Addressing Approval Criteria

- 1. SRC 110.085 establishes the following approval criteria which must be met in order for a code amendment to be approved:
  - a) The amendment is in the best interest of the public health, safety, and welfare of the City; and

# Findings for Dance Studios in the CO Zone

Allowing small scale dance studios, yoga studios, and similar physical fitness instructional activities in the CO zone, where they are currently prohibited, will provide Salem residents with the option for new local services. CO zone districts are generally located near major road corridors in the area of transition between commercial and residential zoning. Therefore, this amendment could allow for these instructional services within walking distance of residential neighborhoods, thereby encouraging more convenient access to a wider array of local neighborhood services. The maximum 2,500 square foot floor space limitation will keep the size of these businesses of a scale appropriate to the typical mix of residential and small scale commercial buildings found in and around most CO zoned lands. The size limit will also prevent very large instructional businesses and protect neighborhood livability. For these reasons, the proposed amendment is consistent with the purpose of the CO zone and is in the best interest of the public health, safety, and welfare of the City.

# Findings for Duplexes in the CR, CG, IC, IP, and IG Zones

Residential uses are generally not permitted in Salem's commercial and industrial zones. However, there are provisions to allow some types of residential use in certain situations. For example, multiple family residential uses of three units or more are allowed as conditional uses in some commercial zones. Also, pre-existing single family dwellings may be rebuild as continued uses, which is intended to facilitate the mortgage financing and ongoing upkeep of these otherwise non-conforming dwellings. There are Proposed Amendments to the Salem Revised Code to Allow Physical Fitness Instructional Uses in the CO Zone, Allow the Rebuilding of Duplexes in Various Commercial and Industrial Zones, and Allow Self-Service Storage in the Riverfront Overlay Zone Planning Commission Meeting of May 3, 2016

Planning Commission Meeting of May 3, 2016 Page 6

> currently no code provisions addressing existing duplexes in these zones, however. This means that in most commercial and industrial zones, duplexes that are destroyed may not be rebuilt, making it difficult to provide mortgage financing for existing duplexes and provide for their ongoing upkeep.

> In some situations, the most feasible use of a piece of commercial or industrially zoned property into the foreseeable future may be the continuance of an already existing residential use, such as a pre-existing duplex. The proposed code amendments expand the continued use provision that already allows the rebuilding of single family dwellings in these situations, to also allow the rebuilding of existing two family residential uses, such as duplexes, in the CR, CG, IC, IP, and IG zones. The proposed code amendment is in the best interest of the public health, safety, and welfare of the City because it allows for the ongoing financing and maintenance of existing duplexes in these commercial and industrial zones until such time that it is truly feasible to convert the property to a productive commercial or industrial use.

# Findings for Self-Service Storage in the Riverfront Overlay Zone

The purpose of the Riverfront Overlay Zone is to promote the development of a vibrant pedestrian friendly mixed-use residential and commercial district. More passive land uses such as self-service storage are not currently allowed in the Riverfront Overlay. Although the Riverfront Overlay Zone has been in effect since 1998, the vision for the district has yet to be realized. Some properties within district are currently underutilized. The proposed amendments intend to promote the public health, safety, and welfare of this district by allowing the productive use and ongoing occupancy of presently vacant basements and upper floors of existing buildings, with self-service storage uses. No new construction of self-service storage buildings would be allowed. The amendments do not permit self-service storage on existing building floors with frontage along a street, thereby preserving these spaces for the more vibrant mix of uses envisioned in the overlay.

b) The amendment conforms with the Salem Area Comprehensive Plan, applicable Statewide Planning Goals, and applicable administrative rules adopted by the Department of Land Conservation and Development.

# Findings for Dance Studios in the CO Zone

Consistency with Salem Area Comprehensive Plan

<u>Section IV (E) Residential Development, Policy 8 – Protection of Residential</u> <u>Areas</u>

Residential areas shall be protected from more intensive land use activity in abutting zones.

Proposed Amendments to the Salem Revised Code to Allow Physical Fitness Instructional Uses in the CO Zone, Allow the Rebuilding of Duplexes in Various Commercial and Industrial Zones, and Allow Self-Service Storage in the Riverfront Overlay Zone

Planning Commission Meeting of May 3, 2016 Page 7

**Finding:** The code amendment proposes to allow dance studios and similar instructional activities in the CO zone provided that the individual instructional businesses do not exceed 2,500 square feet in building floor area. This standard will limit the size of these instructional businesses and their potential traffic impacts on surrounding neighborhoods, consistent with this policy.

Section IV(H) Economic Development, Goal 1

Strengthen the economic base of the Salem area to sustain the economic growth necessary to provide adequate employment opportunities and maintain community livability

**Finding:** By allowing appropriately scaled dance studios and similar instructional activities in commercial office districts, the proposed amendments will provide Salem with new business and employment opportunities and foster community livability.

Consistency with Statewide Planning Goals

#### Goal 9 - Economic Development

To provide adequate opportunities throughout the state for a variety of economic activities vital to the health, welfare, and prosperity of Oregon's citizens.

**Finding:** By allowing appropriately scaled dance studios and similar instructional activities in commercial office districts, the proposed amendments will provide Salem with new business opportunities and new services that improve the quality of life of local residents.

# Findings for Duplexes in the CR, CG, IC, IP, and IG Zones

Consistency with Salem Area Comprehensive Plan

SACP Section IV (B), General Development, Policy 7 – Optimal Use of Land Structures and their siting in all residential, commercial, and industrial developments shall optimize the use of land . . .

**Finding:** By allowing the continued use of two family residential uses, such as duplexes, the proposed amendments recognize that optimizing the use of land is an ongoing process. Redevelopment of certain commercially and industrially designated properties that have existing duplexes on them may not be possible or desirable in the short term. In the interim, before that land is ready to be redeveloped, the existing duplex could be the best use of the land and actually help meet the City's need for housing. Over time, however, the envisioned commercial or industrial redevelopment of the land may still occur.

Proposed Amendments to the Salem Revised Code to Allow Physical Fitness Instructional Uses in the CO Zone, Allow the Rebuilding of Duplexes in Various Commercial and Industrial Zones, and Allow Self-Service Storage in the Riverfront Overlay Zone

Planning Commission Meeting of May 3, 2016 Page 8

#### Consistency with Statewide Planning Goals

#### Goal 2 - Land Use Planning

To establish a land use planning process and policy framework as a basis for all decision and actions related to use of land and to assure an adequate factual base for such decisions and actions.

**Finding:** The proposed code changes provide additional flexibility to Salem's Unified Development Code, in response to the needs of owners of existing duplexes in commercial and industrial zones. These zones will remain committed to commercial and industrial development in the long term, but the amendment recognizes that land use planning practice and implementing ordinances should take unique situations into consideration and provide flexibility where necessary.

#### Findings for Self-Service Storage in the Riverfront Overlay Zone

#### Consistency with Salem Area Comprehensive Plan

#### <u>SACP Section IV (F) Mixed-Use Development, Goal</u> To provide a mixture of complementary land uses that may include housing, retail, offices, services, industrial and civic uses, to create economic and social vitality

**Finding:** Although the Riverfront Overlay Zone has been in effect since 1998, the pedestrian-oriented mixed-use redevelopment envisioned for the district has yet to be realized. The proposed amendments would allow property owners in the district to have self-service storage within portions of existing buildings that are away from the ground floor building street front (i.e. basements and upper floors). No new construction of self-service storage buildings would be allowed. These requirements are intended to allow the productive use of underutilized portions of existing buildings in the Riverfront Overlay with self-service storage, while still allowing the most visible and accessible parts of the building to be utilized for more active uses that promote the mixed-use pedestrian oriented vision for the zone. In this way, the amendments are consistent with the long-term goal for mixed-use development in Salem.

#### Consistency with Statewide Planning Goals

#### Goal 9 - Economic Development

To provide adequate opportunities throughout the state for a variety of economic activities vital to the health, welfare, and prosperity of Oregon's citizens.

Proposed Amendments to the Salem Revised Code to Allow Physical Fitness Instructional Uses in the CO Zone, Allow the Rebuilding of Duplexes in Various Commercial and Industrial Zones, and Allow Self-Service Storage in the Riverfront Overlay Zone

Planning Commission Meeting of May 3, 2016 Page 9

**Finding:** The proposed amendments will provide more options for owners of existing buildings in the Riverfront Overlay Zone by allowing the productive use and ongoing occupancy of presently vacant basements and upper floors of those buildings, with self-service storage uses. This will contribute towards the ongoing economic productivity of lands in the overlay zone prior to the eventual conversion of the district to a high value mixed-use neighborhood.

- Attachments: A. Letter from Jeffrey R. Tross, representing lan Levin, requesting code amendments allowing dance studios in the CO Zone
  - B. Letter from Winnie L. Hannon, requesting code amendments to allow the rebuilding of duplexes in commercial zones
  - C. Letter from Alan Mela, requesting code amendments to allow selfservice storage in the Riverfront Overlay Zone
  - D. Letter from Grant Neighborhood Association
  - E. Proposed Code Amendment Language

Prepared by Bryan Colbourne, AICP, Planner III

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COMMUNITY DEVELOPMENT

February 17, 2016

ATTACHMENT A

City of Salem Planning Commission c/o Lisa Anderson-Ogilvie, Planning Administrator City Hall, Room 305 555 Liberty Street SE Salem, Oregon 97301

RE: TEXT AMENDMENT TO SRC CHAPTER 521, COMMERCIAL OFFICE (CO) ZONE

Tross Consulting, Inc.

Jeffrey R. Tross Land Planning and Development Consultant 1720 Liberty St. SE, Salem, Oregon 97302

Phone (503) 370-8704 email jefftross@msn.com

Dear Commissioners:

I am writing on behalf of Ian Levin to express his support for a Text Amendment to SRC Chapter 521, the CO zone. The purpose of this Text Amendment is to include certain uses that are included in the "Commercial Entertainment-Indoor" category (SRC 400.060(a)), as Permitted uses in that zone. Specifically, examples of the types of uses that are proposed to become permitted are dance schools and studios, yoga studios, music and drama schools, martial arts studios/schools, and similar participant-oriented and instructional activities.

Mr. Levin owns a property at 1715 Capitol Street NE. This property is zoned CO. There is one building of approximately 2100 square feet on the property. At the time he acquired the property in 2008 the building was in a highly deteriorated condition due to an incomplete renovation by the previous owner, to an extent that prevented its use. In 2010 Mr. Levin completed an extensive remodel and update of the building. Since that time the building has had one tenant, which occupied the building from 2012 to 2013. It has been vacant since that time.

Recently Mr. Levin has received a proposal to lease the building as a dance school/studio, for students of elementary to high school ages. Since this use is not currently allowed in the CO zone the property could not be leased for that purpose. However, the tenant expressed interest in the building at such time as the use could be allowed.

The uses that are proposed to be permitted are similar in character to other uses that are already permitted in the CO zone, such as day care, basic education, and beauty salons and barber shops (Table 521-1). Like those uses, the purpose of the activity is to provide a service to the participants, and all activity takes place within the building. Because it is similar in character to existing allowed uses, the proposed Text Amendment will be consistent with the purpose of the CO zone and will not have an adverse impact on its character or function.

Mr. Levin discussed the proposed use and the necessary Code Amendment with the Grant Neighborhood Association at its meeting on February 4, 2016, and following his presentation the Neighborhood Association voted to support the proposal.

We appreciate your favorable consideration to add these compatible activities to the CO zone.

Thank you.

Sincerely,

Jeffrey R. Tross cc: Ian Levin

#### ATTACHMENT B



ColdwellBankerMountainWest.com

235 UNION STREET NORTHEAST SALEM, OR 97301 BUS. (503) 364-9596 FAX (503) 588-3585

February 26, 2016

RECEIVED FEB 26 2016 COMMUNITY DEVELOPMENT

TO: City of Salem Planning Commission

RE: 1926-28 McCoy – duplex built 1965

The subject property was purchased by the current owner in 2008. The property was appraised on 7/8/2008. At that time it was zoned Commercial/Retail. The appraisal had the Zoning Description as follows – CR zoning allows for Special Uses pertaining to existing structures. There is no minimum parcel size in this zone. The subject is grandfathered and the dwelling could be replaced if destroyed.

The property is currently on the market with a pending sale. The current appraiser has also noted the zoning as Commercial/Retail, but has indicated the property cannot be rebuilt if destroyed. This means a lender will not approve a mortgage on the property.

I checked with the City of Salem and was referred to SRC Chapter 522 Section 18. In this Section an existing single family residential home is permitted and allowed as a continued use if constructed before February 1, 1983. Multiple family (3 or more units) is a Conditional use. Two family are listed as prohibited.

I would appreciate your help resolving this inconsistency.

Thank you,

Winnie Hanno

Winnie L. Hannon Licensed OR Real Estate Broker Coldwell Banker Mtn. West RE Inc.

February 25, 2016

Bryan Colbourne – Planning Salem Community Development Dept. 555 Liberty St SE / Room 305 Salem OR, 97301

RECEIVED COMMUNITY DEVELOPMENT

Dear Mr Colbourne,

This is to describe the situation at the Grocery Outlet property (299 D St NE at Commercial) and why allowing self-storage at this site in the Riverfront Overlay Zone could be appropriate & also help put the vacant 20,600 sq ft lower level to productive use.

Karen & I bought the property in 2011 - the 2-story building dating to 1948 is on the southeast corner of the squarish  $\sim$ 2-acre property, which slopes down to the northwest. Grocery Outlet has occupied the ground floor for decades, and there seems to have been retail use of the lower level in the past. The Lease flyer photos show the vacant storefront away from either D Street or Commercial, the interior, and exterior views of the property

The CB zoning allows storage if associated with an on-site business. Self-storage seems like an additional good use - with the location in an area targeted for eventual mixed-use at the edge of the downtown, easy below-street-level access away from public visibility, the existing wide-open sizeable space with plumbing & electricity (which need upgrading), and perceived need.

I have discussed this with CANDO at meetings over the last year Response has been quite favorable - with feedback regarding a lack of self-storage in the area. Examples of interest in self-storage at this site that have surfaced (from CANDO, broker & elsewhere) include archival storage for law firms or other businesses, residential self-storage units, and eBay dealer storage. This could be a place for winery storage (mostly below grade so a good constant temperature). It was even suggested for Capitol furniture in event the proposed restoration ever goes forward. Karen & I are retired after careers, respectively, in university administration and IT We have owned small income properties over many years - now this. Over the past 5 years we have torn off the old roofs and replaced with a new roof, replaced the large roof-top HVACs, repaired & replaced the exterior lighting, and repaired all the stairs, ramps, walkways, cart-storage and other non-parking surface area fronting the store. Hopefully, we'll put solar on the new roof soon.

Grocery Outlet is a downtown fixture and good business going forward at this site. It would be great to augment this with another business that's useful for this area.

Regards,

Dan Mala Alan Mela

ATTACHMENT D

# GRANT NEIGHBORHOOD ASSOCIATION

# SALEM PREGPN

March 1, 2016

Bryan Colbourne Community Development City of Salem 555 Liberty Street SE Salem, Oregon

Re: PROPOSED CODE AMENDMENT - CO ZONE

Dear Bryan,

Thank you for attending the Grant Neighborhood Association meeting in February and providing supporting information for Mr. Ian Levin's presentation on his ideas about a code amendment for the Commercial Office zone.

Mr. Levin is exploring a proposal to amend the CO zone language to add an additional use classification to the zone which, he believes, would be similar in impact to surrounding properties as the uses that are currently allowed in the CO zone. His proposal is to add *Limited Indoor Entertainment* which would break out a small portion of the indoor entertainment list. This would include things such as ballet studios, dance instruction, yoga classes, and tai chi classes – things that would be mostly instructional and consist of small groups. It is believed that these uses would require similar floor space, parking requirements, and hours of operations as current allowed CO uses and would not be detrimental to the surrounding uses or to the neighborhoods in which they might be sited. The proposed additional language would be tailored to specifically exclude such activities as clubs, dance halls, so-called "gentlemen's" clubs, and other high impact and high use facilities that would have a more significant impact.

By unanimous vote, Grant Neighborhood passed a motion for: "Grant Neighborhood to provide Ian Levin with a letter of support for starting the process towards a Code Amendment which would allow Limited Indoor Entertainment uses with specific parameters in the CO zone."

We would appreciate being kept abreast of the progress of this proposal and would like to provide comment, or input, as the code language is developed. If you have any questions, please feel free to contact me.

Sincerely,

/s/

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COMMUNITY DEVELOPMENT

Eric Bradfield, co-chair 503-508-7576 ebradfield@gmail.com

CC: Ian Levin

ATTACHMENT E

1		ORDINA	ANCE BILL NO. XX-16		
2	AN ORDINANCE TO ALLOW DANCE STUDIOS AND SIMILAR PHYSICAL FITNESS				
3	INSTRUCTIONAL ACTIVITIES IN THE COMMERCIAL OFFICE ZONE; ALLOW THE				
4			·		
	REBUILDING AND CONTINUED USE OF DUPLEXES THAT ARE DAMAGED OR DESTROYED IN THE RETAIL COMMERCIAL, GENERAL COMMERCIAL, INDUSTRIAL				
5					
6			, AND GENERAL INDUSTRIAL ZONES; AND		
7	ALLOW SELF-SERVICE ST	ORAGE IN	N THE RIVERFRONT OVERLAY ZONE;		
8	AMENDING SRC 521.005, 5	22.005, 52	2.010, 523.005, 523.010, 551.005, 551.010, 553.005,		
9	553.010, 554.005, 554.010, A	ND 617.01	5.		
0	The City of Salem ordains as j	follows:			
1	<b>Section 1.</b> SRC 521.005 is an	nended to r	ead as follows:		
2			al (S), conditional (C), and prohibited (N) uses in the		
2	CO zone are set forth in Table				
		521-1.			
4					
4 5			TABLE 521-1		
			TABLE 521-1 USES		
5					
5 6	Use		USES		
5 6 7	Use Household Living	- Marine Careeroon	USES Table 521-1: Uses Limitations & Qualifications		
5 6 7 8 9		Status	USES Table 521-1: Uses Limitations & Qualifications The following Single Family activities:		
5 6 7 8 9 0		- Marine Careeroon	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.		
5 6 7 8 9 0		Status	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.		
5 6 7 8 9 0 1 2	Household Living	Status	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.		
5 6 7 8 9 0	Household Living	Status       P       S	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. Zero side yard dwelling, subject to SRC 700.090.		
5 6 7 8 9 0 1 2	Household Living	StatusPSN	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. Zero side yard dwelling, subject to SRC 700.090. All other Single Family.		
5 6 7 8 9 0 1 2 3	Household Living	StatusPSNP	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. Zero side yard dwelling, subject to SRC 700.090. All other Single Family. Duplex.		
5 6 7 8 9 0 1 2 3 4	Household Living Single Family Two Family	StatusPSN	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. Zero side yard dwelling, subject to SRC 700.090. All other Single Family.		
5 6 7 8 9 0 1 2 3 4 5 6	Household Living Single Family	StatusPSNPN	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. Zero side yard dwelling, subject to SRC 700.090. All other Single Family. Duplex.		
5 6 7 8 9 0 1 2 3 4 5 6 7	Household Living Single Family Two Family Multiple Family	StatusPSNPNPNP	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. Zero side yard dwelling, subject to SRC 700.090. All other Single Family. Duplex. All other Two Family. Room and Board serving 5 or fewer persons.		
5 6 7 8 9 0 1 2 3 4 5 6	Household Living Single Family Two Family Multiple Family	StatusPSNPNPNPC	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.       • Zero side yard dwelling, subject to SRC 700.090.         All other Single Family.       Duplex.         All other Two Family.       • Room and Board serving 5 or fewer persons.         Room and Board serving 6 to 75 persons.       • One fewer persons.		
5 6 7 8 9 0 1 2 3 4 5 6 7	Household Living Single Family Two Family Multiple Family Group Living Room and Board	StatusPSNPNPNPCN	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. Zero side yard dwelling, subject to SRC 700.090. All other Single Family. Duplex. All other Two Family. Room and Board serving 5 or fewer persons.		
5 6 7 8 9 0 1 2 3 4 5 6 7 8	Household Living Single Family Two Family Multiple Family Group Living	StatusPSNPNPNPC	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.       • Zero side yard dwelling, subject to SRC 700.090.         All other Single Family.       Duplex.         All other Two Family.       • Room and Board serving 5 or fewer persons.         Room and Board serving 6 to 75 persons.       • One fewer persons.		

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1	Table 521-1: Uses				
2	Use	Status	Limitations & Qualifications		
3	Lodging				
_	Short-Term Commercial	Р	Bed and breakfast establishments.		
4	Lodging	N	All other Short-Term Commercial Lodging.		
5	Long-Term Commercial Lodging	Р			
6		Р	Non-Profit Shelters serving 5 or fewer persons.		
7		С	Non-Profit Shelters serving 6 to 75 persons.		
, 8 9	Non-Profit Shelters	Ν	All other Non-Profit Shelters.		
10	Retail Sales and Service				
			Eating places, located within buildings devoted principally		
11		D	to uses otherwise permitted in the CO Zone, provided that		
12	Eating and Drinking Establishments	Р	not more than 25 percent of the floor area of a one-story building, and not more than 50 percent of the floor area of a		
10	Establishments		two or more story building, is occupied by the eating place.		
13	-	N	All other Eating and Drinking Establishments.		
14		11	The following Retail Sales activities:		
15			• News dealers and newsstands.		
13	Retail Sales	Р	■ Caterers.		
16	Retail Sales		<ul> <li>Retail sales of agricultural products, when the sales</li> </ul>		
17			area does not exceed 1,000 square feet in size.		
		N	All other Retail Sales.		
18			The following Personal Services activities are permitted: • Beauty salons.		
19	Personal Services	Р	<ul> <li>Barber shops.</li> </ul>		
			Photographic portrait studios.		
20		Ν	All other Personal Services.		
21	Postal Services and Retail	Р			
22	Financial Services				
	Business and Professional Servi				
23	Office	P			
24	Audio/Visual Media Production Laboratory Research and Testing	<u>С</u> Р			
25	Motor Vehicle, Trailer, and Ma		Dwelling Sales and Sowige		
25	Motor Vehicle and	nuractureo	Dwenning bates and bervice		
26	Manufactured Dwelling and	Ν			
27	Trailer Sales	1,			
	Motor Vehicle Services	Ν			
28	Commercial Parking	Р	Commercial Parking is permitted, unless noted below.		
29		Ν	Parking structures.		
	Park-and-Ride Facilities	Р	Park-and-Ride Facilities are permitted, unless noted below.		
30		Ν	Parking structures.		

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

30

Table 521-1: Uses					
Use	Status	Limitations & Qualifications			
Building and Grounds Services and Construction Contracting	Ν				
Cleaning Plants	Ν				
Industrial Services	Ν				
Wholesale Sales, Storage, and D	istribution	i I			
General Wholesaling	N				
Heavy Wholesaling	Ν				
Warehousing and Distribution	Ν				
Self-Service Storage	Ν				
Manufacturing		·			
General Manufacturing	N				
Heavy Manufacturing	Ν				
Printing	Ν				
Transportation Facilities					
Aviation Facilities	N				
Passenger Ground	Р	Transit stop shelters.			
Transportation Facilities	Ν	All other Passenger Ground Transportation Facilities			
Marine Facilities	Ν				
Utilities					
	С	Reservoirs; water storage facilities.			
Basic Utilities	Р	All other Basic Utilities.			
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	Ν				
Fuel Dealers	Ν				
Waste-Related Facilities	Ν				
Mining and Natural Resource H	Extraction				
Petroleum and Natural Gas	N				
Production	Ν				
Surface Mining	Ν				
Farming, Forestry, and Animal	Services				
Agriculture	Ν	Marijuana Production			
Agriculture	Р	All other Agriculture			
Forestry	Р				
Agriculture and Forestry Services	С				
Keeping of Livestock and Other Animals	Ν				
	S	Small animal veterinary services, subject to SRC 700.070.			
Animal Services	Ν	All other Animals Services.			

	Π	able 521-1: Uses
Use	Status	Limitations & Qualifications
Other Uses		
Temporary Uses	Р	Christmas tree sales, subject to SRC 701.015.
Home Occupations	S	Home Occupations, subject to SRC 700.020.
		Guest houses and guest quarters are permitted as an
Guest Houses and Guest	_	accessory use to Single Family, provided such houses and
Quarters	Р	quarters are dependent upon the main building for either
		kitchen or bathroom facilities, or both, and are used for temporary lodging and not as a place of residence.
		Taking of boarders or leasing of rooms by a resident fam
Taking of Borders or Leasing of	P	is permitted as an accessory use to Household Living,
Rooms by Resident Family	Р	provided the total number of boarders and roomers does
5		not exceed two in any dwelling unit.
Storage of Commercial Vehicle		Storage of a commercial vehicle as an accessory use to
as an Accessory Use to	Р	Household Living is permitted, provided no more than or
Household Living		commercial vehicle is stored per dwelling unit.
Historic Resource Adaptive Reuse pursuant to SRC Chapter	Allowed	Historic Resource Adaptive Reuse pursuant to SRC Chap
230	Anoweu	230 is allowed, subject to SRC 230.085.
	ise provide	ead as follows: d in this section, the permitted (P), special (S), N) uses in the CR zone are set forth in Table 522-1.
<b>522.005.</b> Uses. (a) Except as otherw	ise provide prohibited (	d in this section, the permitted (P), special (S), N) uses in the CR zone are set forth in Table 522-1.
<b>522.005.</b> Uses. (a) Except as otherw	ise provide prohibited (	d in this section, the permitted (P), special (S), N) uses in the CR zone are set forth in Table 522-1.
<b>522.005.</b> Uses. (a) Except as otherw	ise provide prohibited (	d in this section, the permitted (P), special (S), N) uses in the CR zone are set forth in Table 522-1.
<b>522.005.</b> Uses. (a) Except as otherw	ise provide prohibited (	d in this section, the permitted (P), special (S), N) uses in the CR zone are set forth in Table 522-1. <b>FABLE 522-1</b> <b>USES</b>
<b>522.005. Uses.</b> (a) Except as otherw conditional (C), and p	ise provide prohibited ( ]	d in this section, the permitted (P), special (S), N) uses in the CR zone are set forth in Table 522-1. TABLE 522-1 USES Table 522-1: Uses
522.005. Uses. (a) Except as otherw conditional (C), and p Use	ise provide prohibited ( 7 7 7 7 7 7 7 7 7 7 7	d in this section, the permitted (P), special (S), N) uses in the CR zone are set forth in Table 522-1. <b>TABLE 522-1</b> <b>USES</b> <b>Table 522-1: Uses</b> <b>Limitations &amp; Qualifications</b> Residential Home, as defined under ORS 197.660, with
522.005. Uses. (a) Except as otherw conditional (C), and p Use	ise provide prohibited ( ]	d in this section, the permitted (P), special (S), N) uses in the CR zone are set forth in Table 522-1. <b>TABLE 522-1</b> <b>USES</b> <b>Table 522-1: Uses</b> <b>Limitations &amp; Qualifications</b> Residential Home, as defined under ORS 197.660, with an existing single family dwelling allowed as a continue
522.005. Uses. (a) Except as otherw conditional (C), and p Use Household Living	ise provide prohibited ( 7 7 7 7 7 7 7 7 7 7 7	d in this section, the permitted (P), special (S), N) uses in the CR zone are set forth in Table 522-1. <b>TABLE 522-1</b> <b>USES</b> <b>Table 522-1: Uses</b> <b>Limitations &amp; Qualifications</b> Residential Home, as defined under ORS 197.660, with an existing single family dwelling allowed as a continue use pursuant to SRC 522.005(b).
522.005. Uses. (a) Except as otherw conditional (C), and p Use	ise provide prohibited ( 7 7 7 7 7 7 7 7 7 7 7	d in this section, the permitted (P), special (S), N) uses in the CR zone are set forth in Table 522-1. <b>TABLE 522-1</b> <b>USES</b> <b>Table 522-1: Uses</b> <b>Limitations &amp; Qualifications</b> Residential Home, as defined under ORS 197.660, with an existing single family dwelling allowed as a continue use pursuant to SRC 522.005(b). Secondary Dwellings and Guest Rooms, subject to SRC
522.005. Uses. (a) Except as otherw conditional (C), and p Use Household Living	ise provide prohibited ( 7 <b>Status</b> P S	d in this section, the permitted (P), special (S), N) uses in the CR zone are set forth in Table 522-1. <b>TABLE 522-1</b> <b>USES</b> <b>Table 522-1: Uses</b> <b>Limitations &amp; Qualifications</b> Residential Home, as defined under ORS 197.660, with an existing single family dwelling allowed as a continue use pursuant to SRC 522.005(b). Secondary Dwellings and Guest Rooms, subject to SRC 700.065.
<ul> <li>522.005. Uses. <ul> <li>(a) Except as otherw conditional (C), and p</li> </ul> </li> <li>Use <ul> <li>Household Living</li> </ul> </li> <li>Single Family</li> </ul>	ise provide prohibited ( 7 <b>Status</b> P S N	d in this section, the permitted (P), special (S), N) uses in the CR zone are set forth in Table 522-1. <b>TABLE 522-1</b> <b>USES</b> <b>Table 522-1: Uses</b> <b>Limitations &amp; Qualifications</b> Residential Home, as defined under ORS 197.660, with an existing single family dwelling allowed as a continue use pursuant to SRC 522.005(b). Secondary Dwellings and Guest Rooms, subject to SRC
<ul> <li>522.005. Uses. <ul> <li>(a) Except as otherw conditional (C), and p</li> </ul> </li> <li>Use <ul> <li>Household Living</li> </ul> </li> <li>Single Family</li> <li>Two Family</li> </ul>	ise provide prohibited ( 7 <b>Status</b> P S	d in this section, the permitted (P), special (S), N) uses in the CR zone are set forth in Table 522-1. <b>TABLE 522-1</b> <b>USES</b> <b>Table 522-1: Uses</b> <b>Limitations &amp; Qualifications</b> Residential Home, as defined under ORS 197.660, with an existing single family dwelling allowed as a continue use pursuant to SRC 522.005(b). Secondary Dwellings and Guest Rooms, subject to SRC 700.065.
<ul> <li>522.005. Uses. <ul> <li>(a) Except as otherw conditional (C), and p</li> </ul> </li> <li>Use <ul> <li>Household Living</li> </ul> </li> <li>Single Family</li> </ul>	ise provide prohibited ( Status P S N N	d in this section, the permitted (P), special (S), N) uses in the CR zone are set forth in Table 522-1. <b>TABLE 522-1</b> <b>USES</b> <b>Table 522-1: Uses</b> <b>Limitations &amp; Qualifications</b> Residential Home, as defined under ORS 197.660, with an existing single family dwelling allowed as a continue use pursuant to SRC 522.005(b). Secondary Dwellings and Guest Rooms, subject to SRC 700.065.
<ul> <li>522.005. Uses. <ul> <li>(a) Except as otherw conditional (C), and p</li> </ul> </li> <li>Use <ul> <li>Household Living</li> </ul> </li> <li>Single Family</li> <li>Two Family</li> <li>Multiple Family</li> </ul>	ise provide prohibited ( Status P S N N	d in this section, the permitted (P), special (S), N) uses in the CR zone are set forth in Table 522-1. <b>TABLE 522-1</b> <b>USES</b> <b>Table 522-1: Uses</b> <b>Limitations &amp; Qualifications</b> Residential Home, as defined under ORS 197.660, with an existing single family dwelling allowed as a continue use pursuant to SRC 522.005(b). Secondary Dwellings and Guest Rooms, subject to SRC 700.065.
<ul> <li>522.005. Uses. <ul> <li>(a) Except as otherw conditional (C), and p</li> </ul> </li> <li>Use <ul> <li>Household Living</li> </ul> </li> <li>Single Family</li> <li>Two Family</li> <li>Multiple Family</li> <li>Group Living</li> </ul>	ise provide prohibited ( 7 <b>Status</b> P S N N N C P	d in this section, the permitted (P), special (S), N) uses in the CR zone are set forth in Table 522-1. <b>TABLE 522-1</b> <b>USES</b> <b>Table 522-1: Uses</b> <b>Limitations &amp; Qualifications</b> Residential Home, as defined under ORS 197.660, with an existing single family dwelling allowed as a continue use pursuant to SRC 522.005(b). Secondary Dwellings and Guest Rooms, subject to SRC 700.065. All other Single Family.

		able 522-1: Uses
Use	Status	Limitations & Qualifications
	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	
	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.
<b>Retail Sales and Service</b>		
Eating and Drinking Establishments	Р	
Retail Sales	N	Used merchandise stores, where sales and storage of merchandise and equipment is not conducted entirely within a building.
	Р	All other Retail Sales.
Personal Services	Р	
Postal Services and Retail	Р	
Financial Services		
<b>Business and Professional Servio</b>		
Office	Р	
Audio/Visual Media Production	Р	
Laboratory Research and Testing	Р	
Motor Vehicle, Trailer, and Mar	nufactured	I Dwelling Sales and Service
Motor Vehicle and Manufactured Dwelling and Trailer Sales	С	
Motor Vehicle Services	Р	Gasoline service stations.
	С	All other Motor Vehicle Services
Commercial Parking	Р	
Park-and-Ride Facilities	Р	
Taxicabs and Car Services	Р	
Heavy Vehicle and Trailer Sales	С	Truck rental and leasing.
inter succession inter succession in the success	N	All other Heavy Vehicle and Trailer Sales.
	Р	Truck stops.
Heavy Vehicle and Trailer Service and Storage	С	<ul> <li>The following Heavy Vehicle and Trailer Service and Storage activities:</li> <li>Heavy vehicle and equipment operation instruction</li> <li>Tire retreading and tire repair shops.</li> </ul>
	Ν	All other Heavy Vehicle and Trailer Service and Storag

Table 522-1: Uses					
Use	Status	Limitations & Qualifications			
Recreation, Entertainment, and	Cultural S	ervices and Facilities			
Commercial Entertainment –	С	Nightclubs, located within 200 feet of a residential zo			
Indoor	Р	All other Commercial Entertainment – Indoor.			
	С	Privately owned camps, campgrounds, and recreations vehicle parks.			
Commercial Entertainment – Outdoor	Ν	<ul> <li>The following Commercial Entertainment – Outdoor activities:</li> <li>Amusement parks.</li> <li>Drive-in movie theaters.</li> </ul>			
	Р	All other Commercial Entertainment – Outdoor.			
Major Event Entertainment	С				
Recreational and Cultural Community Services	Р				
Parks and Open Space	Р				
Non-Profit Membership Assembly	Р				
Religious Assembly	Р				
Health Services					
Medical Centers/Hospitals	Ν				
Outpatient Medical Services and Laboratories	Р				
Education Services					
Day Care	Р				
Basic Education	Р				
Post-Secondary and Adult Education	Р				
Civic Services		·			
Governmental Services	Р				
Social Services	Р				
Governmental Maintenance	Ν				
Services and Construction					
Public Safety					
Emergency Services	P				
Detention Facilities	<u>N</u> P				
Military Installations	r				
Funeral and Related Services	NT				
Cemeteries Funeral and Cremation Services	<u>N</u> P				
Construction Contracting, Repa		nance and Industrial Services			
General Repair Services	P	hance, and muusu iai sei vices			

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	Status	Limitations & Qualifications
Puilding and Grounds Services	Р	The following Buildings and Grounds Services and Construction Contracting activities: • Landscape, lawn, and garden services.
Building and Grounds Services and Construction Contracting	C	<ul> <li>Tree and shrub services.</li> <li>Carpet and upholstery cleaning establishments.</li> </ul>
	N	All other Building and Grounds Services and Constru Contracting.
Cleaning Plants	N	
Industrial Services	Р	
Wholesale Sales, Storage, and Dist	ribution	
General Wholesaling	N	
Heavy Wholesaling	N	
	C	Distribution centers for online, mail order, and catalog sales
Warehousing and Distribution	N	All other Warehousing and Distribution.
Self-Service Storage Manufacturing	N	
	Р	General Manufacturing, provided the manufacturing d not exceed 10,000 square feet of total floor area per development site and retail sales of the products manufactured is provided on-site.
General Manufacturing	C	<ul> <li>The following General Manufacturing activities, when exceeding 10,000 square feet of total floor area per development site:</li> <li>Industrial and institutional food service contracte</li> <li>Costume jewelry and precious metals metalsmithing.</li> <li>Sundries and notions.</li> <li>Signs.</li> <li>All other General Manufacturing.</li> </ul>
	N	
Heavy Manufacturing	P	
¥		L
¥		
Heavy Manufacturing Printing Transportation Facilities Aviation Facilities	N	

Use	Status	Limitations & Qualifications
Transportation Facilities	С	<ul> <li>The following Passenger Ground Transportation Facilities:</li> <li>Local and suburban passenger transportation.</li> <li>Intercity and rural highway passenger transportation within 2,000 feet from the center point of an I-5 interchange and having direct acce on to a major arterial.</li> </ul>
	N	All other Passenger Ground Transportation Facilities.
Marine Facilities	N	
Utilities		
Basic Utilities	С	Reservoirs; water storage facilities.
	Р	All other Basic Utilities.
Wireless Communication Facilities	Allowed	Wireless Communication Facilities are allowed, subjecto SRC Chapter 703.
Drinking Water Treatment Facilities	С	
Power Generation Facilities	С	
Data Center Facilities	N	
Fuel Dealers	Ν	
Waste-Related Facilities	С	<ul> <li>The following Waste-Related Facilities are allowed conditionally:</li> <li>Recycling depots.</li> <li>Solid waste transfer stations.</li> </ul>
	Ν	All other Waste-Related Facilities.
Mining and Natural Resource H	Extraction	•
Petroleum and Natural Gas Production	Ν	
Surface Mining	Ν	
Farming, Forestry, and Animal	Services	
	N	Marijuana Production
Agriculture	P	All other Agriculture
Forestry	P	
Agriculture and Forestry Services	P	
Keeping of Livestock and Other Animals	Ν	
	Ν	New wildlife rehabilitation facility.
Animal Services	Р	All other Animal Services.
Other Uses		L
Temporary Uses	Р	<ul> <li>The following Temporary Uses:</li> <li>Temporary motor vehicle and recreational vehicle sale subject to SRC 701.035.</li> </ul>

	T	able 522-1	1: Uses			
Use	Status		Limitations & Qualifications			
Home Occupations	S	Home Oc	ccupations, subject to SRC 700.020.			
(b) Continued U	<b>ses.</b> Existing s	ingle fam	ily and two family uses detached dwellings,			
other than manufactured dwellings, within the CR zone constructed prior to February 1983, but which would otherwise be made non-conforming by this Chapter, are hereb						
(1) Building or str	ructures housin	ng a contir	nued use may be structurally altered or			
enlarged, or rebuil	lt following dar	nage or d	estruction, provided such alteration,			
enlargement, or re	building comp	lies with t	the standards set forth in SRC 522.010(e).			
-			tructure for a continued use shall not			
	1 2	C	ture for a residential use; provided, however			
-		-				
	C		non-residential use shall thereafter prevent			
conversion back to	o a residential u	ise.				
Section 3. SRC 522.010 is	amended to rea	ad as follo	DWS:			
522.010. Development Sta	andards. Deve	elopment	within the CR zone must comply with the			
development standards set f	forth in this sec	tion.				
1			one shall conform to the standards set forth i			
Table 522-2.						
	Т	TABLE 52	22-2			
	LU	Γ STANE	JANDS			
	Table	522-2: Lot	tStandards			
Requirement	Star	ndard	Limitations & Qualifications			
LOT AREA All Uses	N	one				
LOT WIDTH						
All Uses	No	one				
LOT DEPTH All Uses	N	one				
STREET FRONTAGE			1			
SIREEIFRUNIAGE	1	10 ft				
Single Family	Min.	30 ft.	Applicable to lots fronting on the turnaround of a			

Requirement	Standard	Limitations & Qualifications
		cul-de-sac street or the outside curve of a curved street having a radius of 200 feet or less and a direction change of 60 degrees or more.
		In no case shall the lot width be less than 40 ft. at
All Other Uses	Min. 16 ft.	the front building setback line.
All Other Uses	MIII. 10 It.	
(b) Setbacks. Set	backs within the CR zo	ne shall be provided as set forth in Tables
522-3 and 522-4.		
	TABLE 5	222.3
	SETBAC	CKS
	<b>Table 522-3:</b>	Setbacks
Requirement	Standard	Limitations & Qualifications
ABUTTING STREET		
Buildings		
All uses	Min. 5 ft.	
Accessory Structures		
Accessory to Single Family	None	Applicable to accessory structures not more than ft. in height.
and Multiple Family	Min. 5 ft.	Applicable to accessory structures greater than 4 in height.
Accessory to all other uses	Min. 5 ft.	Not applicable to transit stop shelters.
Vehicle Use Areas		I
All uses	Per SRC Chapter 806	
INTERIOR FRONT		
Buildings	Nama	
Single Family	None	Required landscaping shall meet the Type C
Multiple Family	Min. 10 ft.	standard set forth in SRC Chapter 807.
All other uses	Zone-to-Zone Setback (Table 522-4)	
Accessory Structures	· /	
Accessory to Single Family	Min. 5 ft.	
Accessory to Multiple	Min. 10 ft.	Required landscaping shall meet the Type C
Family	wiiii. 10 ft.	standard set forth in SRC Chapter 807.
	Zone-to-Zone Setback (Table 522-4)	
Accessory to all other uses	(10010-022-1)	
Accessory to all other uses Vehicle Use Areas	(14010 022 1)	

		<b>Table 522-3: </b> \$	Setbacks
	Requirement	Standard	Limitations & Qualifications
	All other uses	Zone-to-Zone Setback (Table 522-4)	
	INTERIOR SIDE		
	Buildings		
	Single Family	None	
	Multiple Family	Min. 10 ft.	Required landscaping shall meet the Type C standard set forth in SRC Chapter 807.
	All other uses	Zone-to-Zone Setback (Table 522-4)	
	Accessory Structures		
	Accessory to Single Family	None	Applicable to accessory structures having at least one wall which is an integral part of a fence.
_		Min. 5 ft.	Applicable to all other accessory structures.
	Accessory to Multiple Family	Min. 10 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 522-4)	
	Vehicle Use Areas		
	Multiple Family	Min. 10 ft.	Required landscaping shall meet the Type C standard set forth in SRC Chapter 807.
	All other uses	Zone-to-Zone Setback (Table 522-4)	
	INTERIOR REAR		•
	Buildings		
	Single Family	None	
	Multiple Family	Min. 10 ft.	Required landscaping shall meet the Type C standard set forth in SRC Chapter 807.
	All other uses	Zone-to-Zone Setback (Table 522-4)	
	Accessory Structures		Applicable to accessory structures not more than (
	-	None Min. one foot for each	Applicable to accessory structures not more than 9 ft. in height.
	Accessory to Single Family	one-foot of height over 9 ft.	Applicable to accessory structures greater than 9 f in height.
	-	Min. 1 ft.	Applicable to accessory structures adjacent to an alley, unless a greater setback is required based or the height of the accessory structure.
	Accessory to Multiple Family	Min. 10 ft.	Required landscaping shall meet the Type C standard set forth in SRC Chapter 807.
Accessory to all other uses Zone-to-Zone Setback		Zone-to-Zone Setback (Table 522-4)	

Requirement	Standard	Lim	itations & Quali	fications
Multiple Family	Min. 10 ft. Required landscaping shall meet the Typ standard set forth in SRC Chapter 807.			he Type C
All other uses	Zone-to-Zone Setback (Table 522-4)		007.	
	(14016 322-4)			
		222.4		
	TABLE 5			
	ZONE-TO-ZONE			
	Table 522-4: Zone-to	o-Zone Setback	S	<b>T</b> 1 ·
Abutting Zone	Type of Imp	rovement	Setback <sup>(1)</sup>	Landscaping Screening
EFU	Buildings and Accessor	ry Structures	None	N/A
	Vehicle Use Areas		Min. 5 ft.	Туре А
Residential Zone	Buildings and Accessor	ry Structures	Min. 15 ft.	Type C
	Vehicle Use Areas			
Mixed-Use Zone	Buildings and Accessor	ry Structures	None	N/A
	Vehicle Use Areas		Min. 5 ft.	Type A
Commercial Zone	Buildings and Accessor	ry Structures	None	N/A
	Vehicle Use Areas		Min. 5ft.	Type A
Public Zone	Buildings and Accessor	ry Structures	None	N/A
	Vehicle Use Areas		Min. 5ft.	Type A
Industrial and Employment Zone:	Buildings and Accessor	ry Structures	Min. 5 ft.	Type A
EC, IC, IBC, and IP	Vehicle Use Areas			51
Industrial and Employment Zone:	Buildings and Accessor	Min. 10 ft.	Type C	
IG and II	Vehicle Use Areas	14.04		~ 1
	Limitations and Q			
(1) Zone-to-Zone setbacks are not	required abutting an alley.			
(c) Lot Coverage:	<b>Height.</b> Buildings and	d accessory str	uctures within t	he CR zone
	J <b>J</b>	2		
shall conform to the	lot coverage and heig	ht standards se	t forth in Table	522-5.
	TABLE 5	22-5		
	LOT COVERAG	E; HEIGHT		
	Table 522-5: Lot Co	overage; <u>Heigh</u> t	t	
Requirement	Standard		itations & Qual	ifications
LOT COVERAGE	Stanual u			
Buildings and Accessory Struct	ures			
Bunungs and Accessory Struct				
	No Max.			
All uses				
All uses ORDINANCE XX-16 – Page	13	COUNCIL	OF THE CITY	

Requirement	Standard	Limitations & Qualifications
*		~
REAR YARD COVERAGE		
Buildings	27/4	
All uses	N/A	
Accessory Structures Accessory to all uses	No Max.	
HEIGHT	110 112011	
Buildings		
All uses	Max. 50 ft.	
Accessory Structures Accessory to Single Family and		
Multiple Family	Max. 15 ft.	
Accessory to all other uses	Max. 50 ft.	
(d) Londsooning		
(d) Landscaping.		
(1) Setbacks. Requ	uired setbacks shall b	e landscaped. Landscaping shall conform
to the standards set t	forth in SRC Chapter	807
	1	
(2) Vehicle Use Ar	eas. Vehicle use area	as shall be landscaped as provided under
SRC Chapter 806 ar	nd SRC Chapter 807.	
1	1	
(3) Development S	ite. A minimum of I	5 percent of the development site shall be
landscaped Lands	• • • • • •	
iundscuped. Dunds	caping shall meet the	Type A standard set forth in SRC Chapter
_		
807. Other required	landscaping under th	ne UDC, such as landscaping required for
807. Other required	landscaping under th	
807. Other required setbacks or vehicle u	landscaping under thuse areas, may count	ne UDC, such as landscaping required for
807. Other required setbacks or vehicle to (e) Development Stand	landscaping under thuse areas, may count lards for Continued	ne UDC, such as landscaping required for towards meeting this requirement. Uses. Buildings or structures housing a
807. Other required setbacks or vehicle u (e) Development Stand continued use may be st	l landscaping under th use areas, may count lards for Continued ructurally altered or o	ne UDC, such as landscaping required for towards meeting this requirement. Uses. Buildings or structures housing a enlarged, or rebuilt following damage or
807. Other required setbacks or vehicle u (e) Development Stand continued use may be st destruction, provided su	l landscaping under th use areas, may count lards for Continued ructurally altered or o	ne UDC, such as landscaping required for towards meeting this requirement. Uses. Buildings or structures housing a
807. Other required setbacks or vehicle u (e) Development Stand continued use may be st	l landscaping under th use areas, may count lards for Continued ructurally altered or o	ne UDC, such as landscaping required for towards meeting this requirement. Uses. Buildings or structures housing a enlarged, or rebuilt following damage or
807. Other required setbacks or vehicle of (e) Development Stand continued use may be st destruction, provided su following standards:	l landscaping under th use areas, may count lards for Continued ructurally altered or o the alteration, enlarge	towards meeting this requirement. Uses. Buildings or structures housing a enlarged, or rebuilt following damage or ement, or rebuilding complies with the
807. Other required setbacks or vehicle of (e) Development Stand continued use may be st destruction, provided su following standards: (1) <u>Buildings. Build</u>	l landscaping under th use areas, may count lards for Continued ructurally altered or o the alteration, enlarge dings housing a conti	towards meeting this requirement. Uses. Buildings or structures housing a enlarged, or rebuilt following damage or ement, or rebuilding complies with the nued use may be structurally altered or
807. Other required setbacks or vehicle of (e) Development Stand continued use may be st destruction, provided su following standards: (1) <u>Buildings. Build</u>	l landscaping under th use areas, may count lards for Continued ructurally altered or o the alteration, enlarge dings housing a conti	towards meeting this requirement. Uses. Buildings or structures housing a enlarged, or rebuilt following damage or ement, or rebuilding complies with the
807. Other required setbacks or vehicle of (e) Development Stand continued use may be st destruction, provided su following standards: (1) <u>Buildings.</u> Build enlarged, or rebuilt t	l landscaping under th use areas, may count <b>lards for Continued</b> <del>ructurally altered or o</del> <del>ich alteration, enlarge</del> <u>dings housing a conti</u> <u>following damage or</u>	the UDC, such as landscaping required for towards meeting this requirement. <b>Uses.</b> Buildings or structures housing a cenlarged, or rebuilt following damage or toment, or rebuilding complies with the nued use may be structurally altered or destruction, provided such alteration,
807. Other required setbacks or vehicle of (e) Development Stand continued use may be st destruction, provided su following standards: (1) <u>Buildings.</u> Build enlarged, or rebuilt to enlargement, or rebuilt	l landscaping under th use areas, may count <b>lards for Continued</b> <del>ructurally altered or o</del> <del>ich alteration, enlarge</del> <u>dings housing a conti</u> <u>following damage or</u> <u>uilding The altered, e</u>	the UDC, such as landscaping required for towards meeting this requirement. <b>Uses.</b> Buildings or structures housing a cenlarged, or rebuilt following damage or toment, or rebuilding complies with the nued use may be structurally altered or destruction, provided such alteration, nlarged, or rebuilt building or structure
807. Other required setbacks or vehicle of (e) Development Stand continued use may be st destruction, provided su following standards: (1) <u>Buildings.</u> Build enlarged, or rebuilt to enlargement, or rebuilt	l landscaping under th use areas, may count <b>lards for Continued</b> <del>ructurally altered or o</del> <del>ich alteration, enlarge</del> <u>dings housing a conti</u> <u>following damage or</u> <u>uilding The altered, e</u>	the UDC, such as landscaping required for towards meeting this requirement. <b>Uses.</b> Buildings or structures housing a cenlarged, or rebuilt following damage or toment, or rebuilding complies with the nued use may be structurally altered or destruction, provided such alteration,
807. Other required setbacks or vehicle of (e) Development Stand continued use may be st destruction, provided su following standards: (1) <u>Buildings.</u> Build enlarged, or rebuilt to enlargement, or rebuilt shall conforms to de	I landscaping under the use areas, may count lards for Continued cructurally altered or or the alteration, enlarged dings housing a conting following damage or uilding The altered, end evelopment standards	Uses. Buildings or structures housing a enlarged, or rebuilt following damage or ement, or rebuilding complies with the nued use may be structurally altered or destruction, provided such alteration, nlarged, or rebuilt building or structure
807. Other required setbacks or vehicle of (e) Development Stand continued use may be st destruction, provided su following standards: (1) <u>Buildings. Build</u> enlarged, or rebuilt to enlargement, or rebuilt shall conforms to de zone set forth in SR	I landscaping under the use areas, may count lards for Continued cructurally altered or or the alteration, enlarged dings housing a conting following damage or uilding The altered, end evelopment standards	he UDC, such as landscaping required for towards meeting this requirement. Uses. Buildings or structures housing a enlarged, or rebuilt following damage or oment, or rebuilding complies with the nued use may be structurally altered or destruction, provided such alteration, nlarged, or rebuilt building or structure of the Single Family Residential (RS) of the lot size and dimensions standards,

1	(2) Accessory Structures. Existing accessory structures to a continued use may be						
2	structurally altered	d or enlarg	ed, or rebuilt following damage or destruction, and new				
3	accessory structur	es to a con	tinued use may be constructed, provided such				
4	alteration, enlarge	<u>ment, rebu</u>	ilding, or new accessory structure construction				
5	conforms to the de	evelopmen	t standards of the Single Family Residential (RS) zone				
6	set forth in SRC C	Chapter 511	l, except the lot size and dimensions standards, and to				
7	all other applicabl	e provision	ns of the UDC.				
8	(2) Any building (	(2) Any building or structure altered or enlarged shall not exceed the square footage					
9	and height of the original building or structure by more than 20 percent.						
10	(3) Option to Rebuild in Same Location. Notwithstanding SRC						
11	522.010(e)(1)&(2), Aany building or accessory structure rebuilt following damage						
12	or destruction shall may either be located on the same location on the lot as the						
13	original building or structure, or in compliance with the setbacks of the Single						
14	Family Residentia	l (RS) zon	e set forth in SRC 511.010(b). The square footage and				
15	height of the rebuilt building or structure shall not exceed the square footage and						
16	height of the original building or structure by more than 20 percent.						
17							
18	SRC 523.005 is am	ended to re	ead as follows:				
19	523.005. Uses.						
20	(a) Except as otherwise	ise provide	ed in this section, the permitted (P), special (S),				
21	conditional (C), and p	rohibited (	N) uses in the CG zone are set forth in Table 523-1.				
22							
23		,	TABLE 523-1				
24			USES				
25		T	Table 523-1: Uses				
26	Use	Status	Limitations & Qualifications				
27	Household Living						
28	Single Family	Р	Residential Home, as defined under ORS 197.660, within an existing single family dwelling allowed as a continued				
29	Single Failing	N	use pursuant to SRC 523.005(b). All other Single Family				
30	Two Family	N	All other Shigle Falling				
		_					
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	Ί	Cable 523-1: Uses
Use	Status	Limitations & Qualifications
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	С	
Nursing Care	Р	
Lodging		
Short-Term Commercial Lodging	Р	
Long- Term Commercial Lodging	Р	
Non-Profit Shelters	Р	Non-Profit shelters serving 5 or fewer persons.
	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	Ν	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	
<b>Business and Professional Servi</b>	ces	
Office	Р	
Audio/Visual Media Production	Р	
Laboratory Research and Testing	Р	
Motor Vehicle, Trailer, and Ma	nufactured	Dwelling Sales and Service
Motor Vehicle and		
Manufactured Dwelling and Trailer 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	

	1	able 523-1: Uses
Use	Status	Limitations & Qualifications
Recreation, Entertainment, and	Cultural S	Services and Facilities
Commercial Entertainment -	С	Nightclubs, located within 200 feet of a residential zone
Indoor	Р	All other Commercial Entertainment – Indoor.
Commercial Entertainment -	С	Drive-in movie theaters.
Outdoor	Р	All other Commercial Entertainment – Outdoor.
Major Event Entertainment	С	Race Tracks.
-	Р	All other Major Event Entertainment.
Recreational and Cultural	Р	
Community Ser vices		
Parks and Open Space	Р	
Non-Profit Membership	Р	
Assembly Religious Assembly	Р	
Health Services	P	
Medical Centers/Hospitals	N	
Outpatient Medical Services	IN	
and Laboratories	Р	
Education Services		
	D	1
Day Care	<u>Р</u>	
Basic Education	Р	
Post-Secondary and Adult Education	Р	
Civic Services		
Governmental Services	Р	
Social Services	Р	
Governmental Maintenance	N	
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	Р	
<b>Construction Contracting, Repa</b>		nance, and Industrial Services
General Repair Services	Р	
Building and Grounds Services	Р	
and Construction Contracting		
Cleaning Plants	P	
Industrial Services	Р	
Wholesale Sales, Storage, and D	istribution	L

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

TI		Cable 523-1: Uses
Use	Status	Limitations & Qualifications
	C N	Solid waste transfer stations.         All other Waste-Related Facilities.
Mining and Natural Resource E		All other waste-Related Facilities.
Petroleum and Natural Gas Production	N	
Surface Mining	Ν	
Farming, Forestry, and Animal		
Agriculture	N P	Marijuana Production
Forestry	P P	All other Agriculture
Agriculture and Forestry Services	P	
Keeping of Livestock and Other Animals	С	
	С	Wildlife rehabilitation facilities.
Animal Services	Р	All other Animal Services.
Other Uses		
Tommonomi Llaga	Р	The following Temporary Uses:
Temporary Uses		<ul> <li>Temporary motor vehicle and recreational vehicle sales, subject to SRC 701.035.</li> </ul>
Home Occupations	S	Home Occupations, subject to SRC 700.020.
(b) Continued Uses.	Existing	single family and two family uses detached dwellings
other than manufactur	ed dwellin	ngs, within the CG zone constructed prior to February
1983, but which woul	d otherwis	e be made non-conforming by this Chapter, are hereb
deemed continued use	es.	
		housing a continued use may be structurally altered o
enlarged, or reb	uilt follow	ing damage or destruction, provided such alteration,
enlargement, or	rebuilding	complies with the standards set forth in SRC
enlargement, or 523.010(e).	rebuilding	complies with the standards set forth in SRC
523.010(e).	C	-
523.010(e). (2) Cease of occupancy of a b	uilding or	-
<ul><li>523.010(e).</li><li>(2) Cease of occupancy of a b use of the building or structure</li></ul>	uilding or for a resid	structure for a continued use shall not preclude future
<ul><li>523.010(e).</li><li>(2) Cease of occupancy of a b use of the building or structure</li></ul>	uilding or for a resid	structure for a continued use shall not preclude future ential use; provided, however, conversion of the

1						
1						
2	Section 5. SRC 523.010 is amended to read as follows:					
3	<b>523.010. Development Standards.</b> Development within the CG zone must comply with the					
4	development standards set forth in this section.					
5	(a) Lot Standards.	Lots within the CG	zone shall conform to the standards set forth			
6	in Table 523-2.					
7		TABLE	523-2			
8		LOT STAN	DARDS			
9						
10	Descriptions	Table 523-2: Lo				
-	Requirement	Standard	Limitations & Qualifications			
11	LOT AREA All Uses	None				
12	LOT WIDTH	None				
12	All Uses	None				
13	LOT DEPTH	1,0110				
14	All Uses	None				
14	STREET FRONTAGE					
15		Min. 40 ft.				
16	Single Family		Applicable to lots fronting on the turnaround of a cul-de-sac street or the outside curve of a curved street having a radius of 200 feet or less and a			
17	Single I uning	Min. 30 ft.	direction change of 60 degrees or more.			
18 19			In no case shall the lot width be less than 40 ft. at the front building setback line.			
•••	All Other Uses	Min. 16 ft.				
<ul><li>20</li><li>21</li><li>22</li><li>23</li></ul>	( <b>b</b> ) <b>Setbacks.</b> Setba 523-3 and 523-4.		one shall be provided as set forth in Tables			
		TABLE				
24		SETBA	UKS			
25 26		<b>Table 523-3</b> :	Setbacks			
26	Requirement	Standard	Limitations & Qualifications			
27	ABUTTING STREET					
•••	Buildings					
28	All uses	Min. 5 ft.				
29	Accessory Structures					
30	Accessory to Single Family and Multiple Family	None	Applicable to accessory structures not more than 4 ft. in height.			
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		<b>Table 523-3: Se</b>	etbacks	
	Requirement	Standard	Limitations & Qualifications	
		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	None		
	Multiple Family	Min. 10 ft.	Required landscaping shall meet the Type C standard set forth in SRC Chapter 807.	
	All other uses	Zone-to-Zone Setback (Table 523-4)		
	Accessory Structures			
	Accessory to Single Family	Min. 5 ft.		
	Accessory to Multiple Family	Min. 10 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 523-4)		
	Vehicle Use Areas		Dequired landscoring shall start the Tart C	
	Multiple Family	Min. 10 ft.	Required landscaping shall meet the Type C standard set forth in SRC Chapter 807.	
All other uses Zone-to-Zone Setback (Table 523-4)				
	INTERIOR SIDE			
	Buildings			
	Single Family	None		
	Multiple Family	Min. 10 ft.	Required landscaping shall meet the Type C standard set forth in SRC Chapter 807.	
	All other uses	Zone-to-Zone Setback (Table 523-4)		
	Accessory Structures			
	Accessory to Single Family	None	Applicable to accessory structures having at least one wall which is an integral part of a fence.	
		Min. 5 ft.	Applicable to all other accessory structures.	
	Accessory to Multiple Family	Min. 10 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 523-4)		
	Vehicle Use Areas			
	Multiple Family	Min. 10 ft.	Required landscaping shall meet the Type C standard set forth in SRC Chapter 807.	
	All other uses Zone-to-Zone Setback (Table 823-4)			

Requirement	Standard	Lim	nitations & Qua	lifications
INTERIOR REAR				
Buildings				
Single Family	None			
Multiple Family	Min. 10 ft.		dscaping shall mee forth in SRC Chapt	
All other uses	Zone-to-Zone Setback (Table 523-4)			
Accessory Structures				
_	None	Applicable to 9 ft. in height	accessory structu	res not more than
Accessory to Single Family	Min. one foot for each one-foot of height over 9 ft.	Applicable to ft. in height.	accessory structu	res greater than 9
-	Min. 1 ft.	alley, unless a	accessory structure a greater setback is of the accessory s	s required based
Accessory to Multiple Family	Min. 10 ft.	Required land	dscaping shall mee forth in SRC Chapt	t the Type C
Accessory to all other uses	Zone-to-Zone Setback (Table 523-4)		•	
Vehicle Use Areas		•		
Multiple Family	Min. 10 ft.		dscaping shall mee forth in SRC Chapt	
All other uses	Zone-to-Zone Setback (Table 523-4)			
	TABLE 523 ZONE-TO-ZONE SI			
	ZONE-10-ZONE SI			
Abutting Zone	Table 523-4: Zone-to-Z     Type of Impro		Setback <sup>(1)</sup>	
C C		ovement		Landscaping Screening N/A
Abutting Zone	Type of Impro Buildings and Accessory Vehicle Use Areas	y Structures	Setback <sup>(1)</sup>	Screening
C C	Type of Impro Buildings and Accessory	y Structures	Setback <sup>(1)</sup> None	Screening N/A
EFU Residential Zone	Type of ImproBuildings and AccessoryVehicle Use AreasBuildings and AccessoryVehicle Use AreasBuildings and AccessoryBuildings and Accessory	y Structures	Setback <sup>(1)</sup> None Min. 5 ft. Min. 15 ft. None	Screening N/A Type A Type C N/A
EFU	Type of ImproBuildings and AccessoryVehicle Use AreasBuildings and AccessoryVehicle Use AreasBuildings and AccessoryVehicle Use AreasBuildings and AccessoryVehicle Use Areas	y Structures y Structures y Structures	Setback (1)NoneMin. 5 ft.Min. 15 ft.NoneMin. 5 ft.	Screening N/A Type A Type C N/A Type A
EFU Residential Zone Mixed-Use Zone	Type of ImproBuildings and AccessoryVehicle Use AreasBuildings and Accessory	y Structures y Structures y Structures	Setback <sup>(1)</sup> None Min. 5 ft. Min. 15 ft. None Min. 5 ft. None	Screening N/A Type A Type C N/A Type A N/A
EFU Residential Zone	Type of ImproBuildings and AccessoryVehicle Use AreasBuildings and AccessoryVehicle Use Areas	y Structures y Structures y Structures y Structures	Setback <sup>(1)</sup> None Min. 5 ft. Min. 15 ft. None Min. 5 ft. None Min. 5 ft.	Screening N/A Type A Type C N/A Type A N/A Type A
EFU Residential Zone Mixed-Use Zone	Type of ImproBuildings and AccessoryVehicle Use AreasBuildings and Accessory	y Structures y Structures y Structures y Structures	Setback <sup>(1)</sup> None Min. 5 ft. Min. 15 ft. None Min. 5 ft. None Min. 5 ft. None	Screening N/A Type A Type C N/A Type A N/A Type A N/A
EFU Residential Zone Mixed-Use Zone Commercial Zone Public Zone	Type of ImproBuildings and AccessoryVehicle Use AreasBuildings and AccessoryVehicle Use Areas	y Structures y Structures y Structures y Structures y Structures y Structures	Setback <sup>(1)</sup> None Min. 5 ft. Min. 15 ft. None Min. 5 ft. None Min. 5 ft.	Screening N/A Type A Type C N/A Type A N/A Type A
EFU Residential Zone Mixed-Use Zone Commercial Zone	Type of ImproBuildings and AccessoryVehicle Use AreasBuildings and Accessory	y Structures y Structures y Structures y Structures y Structures y Structures y Structures	Setback <sup>(1)</sup> None Min. 5 ft. Min. 15 ft. None Min. 5 ft. None Min. 5 ft. None	N/A Type A Type C N/A Type A N/A Type A N/A

	T	able 523-4: Zone-t	o-Zone Setbacks				
2	Abutting Zone	Type of Im	provement	Setback <sup>(1)</sup>	Landscaping & Screening		
3	Limitations and Qualifications						
1	(1) Zone-to-Zone setbacks are not required abutting an alley.						
_			-				
5	(c) Lot Coverage; Hei	<b>ght.</b> Buildings an	d accessory stru	ctures within t	he CG zone		
5		•	2				
7	shall conform to the lot	coverage and nerg	gint standards set		525-5.		
3							
)		TABLE S	523-5				
)	J	LOT COVERAG	E; HEIGHT				
L	T	able 523-5: Lot C	overage; Height				
2	Requirement	Standard	Limi	tations & Qual	ifications		
	LOT COVERAGE	~ ~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~		Yuui			
3	Buildings and Accessory Structures						
1	All uses	No Max.					
5	REAR YARD COVERAGE Buildings						
,	All uses	N/A					
5	Accessory Structures						
7	Accessory to all uses	No Max.					
	HEIGHT Buildings						
3	All uses	Max. 70 ft.					
)	Accessory Structures						
)	Accessory to Single Family and	Max. 15 ft.					
ŀ	Multiple Family Accessory to all other uses	Max. 70 ft.					
	Accessory to an other uses	WidA. 70 It.					
,	(d) Landscaping.						
;	(1) Setbacks. Re	quired setbacks sh	all be landscape	ed. Landscapin	ng shall		
ŀ	conform to the star	ndards set forth in	SRC Chapter 8	07.			
5	(2) Vehicle Use A	reas. Vehicle us	e areas shall be	landscaped as	provided under		
5	SRC Chapter 806	and SRC Chapter	807.				
7	(3) Development	Site. A minimum	n of 15 percent of	of the develop	nent site shall		
3	be landscaped. La		-	_			
)	Chapter 807. Othe	1 0					
)			uping under the	ODC, such as	ianusvaping		
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1	required for setbacks or vehicular use areas, may count towards meeting this
2	requirement.
3	(e) Development Standards for Continued Uses. Buildings or structures housing a
4	continued use may be structurally altered or enlarged, or rebuilt following damage or
5	destruction, provided such alteration, enlargement, or rebuilding complies with the
6	following standards:
7	(1) <b>Buildings.</b> Buildings housing a continued use may be structurally altered or
8	enlarged, or rebuilt following damage or destruction, provided such alteration,
9	enlargement, or rebuilding The altered, enlarged, or rebuilt building or structure
10	shall conforms to development standards of the Single Family Residential (RS)
11	zone set forth in SRC Chapter 511, except the lot size and dimensions standards,
12	and to all other applicable provisions of the UDC.
13	(2) Accessory Structures. Existing accessory structures to a continued use may be
14	structurally altered or enlarged, or rebuilt following damage or destruction, and new
15	accessory structures to a continued use may be constructed, provided such
16	alteration, enlargement, rebuilding, or new accessory structure construction
17	conforms to the development standards of the Single Family Residential (RS) zone
18	set forth in SRC Chapter 511, except the lot size and dimensions standards, and to
19	all other applicable provisions of the UDC.
20	(2) Any building or structure altered or enlarged shall not exceed the square footage
21	and height of the original building or structure by more than 20 percent.
22	(3) Option to Rebuild in Same Location. Notwithstanding SRC
23	523.010(e)(1)&(2), Aany building or accessory structure rebuilt following damage
24	or destruction shall may either be located on the same location on the lot as the
25	original building or structure, or in compliance with the setbacks of the Single
26	Family Residential (RS) zone set forth in SRC 511.010(b). The square footage and
27	height of the rebuilt building or structure shall not exceed the square footage and
28	height of the original building or structure by more than 20 percent.
29	
30	Section 6. SRC 551.005 is amended to read as follows:
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1	551.005. Uses.				
2	(a) Except as otherwise provided in this section, the permitted (P), special (S),				
3	conditional (C), and prohibited (N) uses in the IC zone are set forth in Table 551-1.				
	conditional (C), and promoted (17) uses in the re-zone are set for an in ruble 551 1.				
4					
5			TABLE 551-1		
6			USES		
7		1	Table 551-1: Uses		
8	Use	Status	Limitations & Qualifications		
9	Household Living				
10			<ul> <li>The following Single Family activities:</li> <li>Residential Home, as defined under ORS 197.660, within an existing single family dwelling allowed as a</li> </ul>		
11 12		Р	<ul> <li>ontinued use pursuant to SRC 551.005(b).</li> <li>Dwelling unit for a caretaker on the premises being cared for or guarded.</li> </ul>		
13 14	Single Family	S	Manufactured home as a dwelling for a caretaker, subject to SRC 700.030.		
15 16		С	<ul> <li>The following Single Family activities:</li> <li>Single family detached dwelling.</li> <li>Residential Home, as defined under ORS 197.660.</li> <li>Manufactured home.</li> </ul>		
17 18		N	All other Single Family.		
	Two Family	С	Duplex.		
19	•	N C	All other Two Family.		
20	Multiple Family Group Living				
21	• •	C	Room and Board serving up to 75 persons.		
	Room and Board	N	All other Room and Board.		
22	Residential Care	С			
23	Nursing Care	Р			
	Lodging				
24 25	Short-Term Commercial Lodging	Р			
26	Long- Term Commercial Lodging	C			
27	Non-Profit Shelters	C N	Non-Profit Shelters serving up to 75 persons. All other Non-Profit Shelters.		
28	Retail Sales and Service	,			
28 29	Eating and Drinking Establishments	Р			
30	Retail Sales	Р			
50					

1		1	Table 551-1: Uses
2	Use	Status	Limitations & Qualifications
3	Personal Services	Р	
_	Postal Services and Retail	n	
4	Financial Services	Р	
5	<b>Business and Professional Servi</b>	ces	
U	Office	Р	
6	Audio/Visual Media Production	Р	
7	Laboratory Research and Testing	Р	
8	Motor Vehicle, Trailer, and Ma	nufactured	Dwelling Sales and Service
9 10	Motor Vehicle and Manufactured Dwelling and Trailer Sales	Р	
10	Motor Vehicle Services	Р	
11	Commercial Parking	P	
12	Park-and-Ride Facilities	Р	
12	Taxicabs and Car Services	Р	
13	Heavy Vehicle and Trailer Sales	Р	
14 15	Heavy Vehicle and Trailer Service and Storage	Р	
	Recreation, Entertainment, and	Cultural S	Services and Facilities
16	Commercial Entertainment -	С	Night clubs, located within 200 feet of a residential zone.
17	Indoor	Р	All other Commercial Entertainment – Indoor .
18	Commercial Entertainment - Outdoor	Р	
19	Major Event Entertainment	Ν	Race tracks.
19	Major Event Entertainment	Р	All other Major Event Entertainment.
20	Recreational and Cultural Community Services	Р	
21	Parks and Open Space	Р	
22	Non-Profit Membership Assembly	Р	
23	Religious Assembly	Р	
24	Health Services		
<u> </u>	Medical Centers/Hospitals	N	
25	Outpatient Medical Services	Р	
26	and Laboratories Education Services	1	
27	Day Care	Р	
	Basic Education	Р	
28	Post-Secondary and Adult	л	
29	Education	Р	
20	Civic Services	D	
30	Governmental Services	Р	

Table 551-1: Uses				
Use	Status	Limitations & Qualifications		
Social Services	Р			
Governmental Maintenance	р			
Services and Construction	Р			
Public Safety				
Emergency Services	Р			
Detention Facilities	Ν			
Military Installations	Р			
Funeral and Related Services				
Cemeteries	Ν			
Funeral and Cremation Services	Р			
Construction Contracting, Repa		nance, and Industrial Services		
General Repair Services	Р			
Building and Grounds Services	Р			
and Construction Contracting				
Cleaning Plants	P			
Industrial Services	P			
Wholesale Sales, Storage, and D				
General Wholesaling	Р	The fellowing Heavy Whelesslive estimition		
	С	The following Heavy Wholesaling activities: • Firearms wholesalers.		
	C			
Heavy Wholesaling		<ul> <li>Wood products and timber wholesalers.</li> <li>The following Heavy Wholesaling activities:</li> </ul>		
Heavy wholesamig	Ν	<ul> <li>Chemicals and allied products wholesalers.</li> </ul>		
	1	<ul> <li>Scrap dealers.</li> </ul>		
-	Р	All other Heavy Wholesaling.		
Warehousing and Distribution	P			
Self-Service Storage	P			
Manufacturing	-			
		The following General Manufacturing activities:		
		<ul> <li>Industrial and institutional food service contractors.</li> </ul>		
		<ul> <li>Sign Manufacturing.</li> </ul>		
		• Fabrics, leather goods, footwear, and apparel		
		manufacturing. EXCEPT rubber and plastic		
		footwear manufacturing.		
	-	<ul> <li>General food manufacturing.</li> </ul>		
General Manufacturing	Р	<ul> <li>Beverage and related products manufacturing.</li> </ul>		
		<ul> <li>Tobacco products manufacturing.</li> </ul>		
		<ul> <li>Cabinetry.</li> <li>A incredit and aircredit parts manufacturing.</li> </ul>		
		<ul> <li>Aircraft and aircraft parts manufacturing.</li> <li>Motor Vahiala Equipment</li> </ul>		
		<ul> <li>Motor Vehicles and Motor Vehicle Equipment manufacturing.</li> </ul>		
		<ul> <li>Computer and electronics manufacturing.</li> </ul>		
		<ul> <li>Paperboard containers and boxes manufacturing.</li> </ul>		
		r upercoura containers and coxes manufacturing.		

	1	Cable 551-1: Uses
Use	Status	Limitations & Qualifications
	С	<ul> <li>The following General Manufacturing activities:</li> <li>Rubber and plastic footwear manufacturing.</li> <li>Rubber and plastics products manufacturing.</li> <li>Costume jewelry and precious metals metalsmithing.</li> <li>Furniture manufacturing.</li> <li>Fabricated metal products manufacturing.</li> <li>Wood product manufacturing.</li> <li>Engineered wood product manufacturing.</li> <li>Wood preservation.</li> <li>Plastics and rubber products manufacturing.</li> <li>General chemical manufacturing.</li> <li>Leather tanning.</li> <li>Metal coating and engraving.</li> <li>Ship and boat building.</li> <li>Commercial and service industry machinery manufacturing.</li> <li>Metalworking machinery manufacturing.</li> <li>Sawmill and woodworking machinery manufacturing.</li> </ul>
	N	All other General Manufacturing.
Heavy Manufacturing Printing	N P	
Transportation Facilities	1	
Aviation Facilities	C	Helicopter landing areas, with or without passenger and freight terminal facilities. All other Aviation Facilities.
Passenger Ground	P	
Transportation Facilities Marine Facilities	Р	
Utilities		
Basic Utilities	Р	
Wireless Communication Facilities	Allowed	Wireless Communication Facilities are allowed, subject to SRC Chapter 703.
Drinking Water Treatment Facilities	С	
Power Generation Facilities	С	
Data Center Facilities	Р	
Fuel Dealers	Р	
	Р	Recycling depots.
Waste-Related Facilities	С	Solid waste transfer stations.
	Ν	All other Waste-Related Facilities.

Use	Status	Limitations & Qualifications
Petroleum and Natural Gas	Status	
Production	С	
Surface Mining	Ν	
Farming, Forestry, and Animal	Services	
Agriculture	N	Marijuana Production
0	P	All other Agriculture
Forestry Agriculture and Forestry	Р	
Services	Р	
		The following Keeping of Livestock and Other Animal
Kaaning of Livestock and Other	С	activities:
Keeping of Livestock and Other Animals	C	<ul><li>Animal shelters.</li><li>Boarding kennels.</li></ul>
Annuais		<ul><li>Animal training facilities.</li></ul>
	N	All other Keeping of Livestock and Other Animals.
Animal Services	С	Wildlife rehabilitation facilities.
	Р	All other Animal Services.
Other Uses Home Occupations	S	Home Occupations, subject to SRC 700.020.
	red dwelli	ngs, within the IC zone constructed prior to February 1
<ul> <li>1983, but which would deemed continued use</li> <li>(1) Building or steenlarged, or rebuil enlargement, or refution of the building or structure</li> </ul>	red dwelli ld otherwi es. tructures h lt followir ebuilding or for a resid	ngs, within the IC zone constructed prior to February 1 se be made non-conforming by this Chapter, are hereby housing a continued use may be structurally altered or ng damage or destruction, provided such alteration, complies with the standards set forth in SRC 551.010(g structure for a continued use shall not preclude future dential use; provided, however, conversion of the
<ul> <li>1983, but which would deemed continued use (1) Building or steenlarged, or rebuil enlargement, or residential use.</li> <li>(2) Cease of occupancy of a building or structure building or structure to a non-residential use.</li> <li>Section 7. SRC 551.010 is amagenet.</li> </ul>	red dwelli ld otherwi es. tructures h lt followir ebuilding or for a resid esidential	ng damage or destruction, provided such alteration, complies with the standards set forth in SRC 551.010(g structure for a continued use shall not preclude future dential use; provided, however, conversion of the use shall thereafter prevent conversion back to a

development standards set for	orth in this section.					
(a) Lot Standards. Lots within the IC zone shall conform to the standards set forth in						
Table 551-2.						
10010 551 2.						
	TABLE 5	51-2				
LOT STANDARDS						
	<b>Table 551-2:</b> Lo	ot Standards				
Requirement	Standard	Limitations & Qualifications				
LOT AREA		·				
All uses	None					
LOT WIDTH	N	T				
All uses LOT DEPTH	None					
All uses	None					
STREET FRONTAGE	Ivone					
	Min. 40 ft.					
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.				
		In no case shall the lot width be less than 40 ft. a the front building setback line.				
All other uses	Min. 16 ft.					
551-3 and 551-4.	TABLE 5					
	SETBAC	CKS				
	Table 551-3:	Setbacks				
Requirement	Table 551-3:Standard	Setbacks Limitations & Qualifications				
ABUTTING STREET						
ABUTTING STREET Buildings	Standard					
ABUTTING STREET Buildings All uses						
ABUTTING STREET Buildings	Standard	Limitations & Qualifications				
ABUTTING STREET Buildings All uses	Standard	Limitations & Qualifications         Applicable to accessory structures not more than ft. in height.				
ABUTTING STREET Buildings All uses Accessory Structures Accessory to Single Family, Two Family, and Multiple Family	Standard Min. 5 ft. None Min. 5 ft.	Limitations & Qualifications         Applicable to accessory structures not more than ft. in height.         Applicable to accessory structures greater than 4 in height.				
ABUTTING STREET Buildings All uses Accessory Structures Accessory to Single Family, Two Family, and Multiple Family Accessory to all other uses	Standard Min. 5 ft. None	Limitations & Qualifications         Applicable to accessory structures not more than ft. in height.         Applicable to accessory structures greater than 4				
ABUTTING STREET Buildings All uses Accessory Structures Accessory to Single Family, Two Family, and Multiple Family Accessory to all other uses Vehicle Use Areas	Standard         Min. 5 ft.         None         Min. 5 ft.         Min. 5 ft.	Limitations & Qualifications         Applicable to accessory structures not more than ft. in height.         Applicable to accessory structures greater than 4 in height.				
ABUTTING STREET         Buildings         All uses         Accessory Structures         Accessory to Single         Family, Two Family, and         Multiple Family         Accessory to all other uses         Vehicle Use Areas         All uses	Standard Min. 5 ft. None Min. 5 ft.	Limitations & Qualifications         Applicable to accessory structures not more than ft. in height.         Applicable to accessory structures greater than 4 in height.				
ABUTTING STREET Buildings All uses Accessory Structures Accessory to Single Family, Two Family, and Multiple Family Accessory to all other uses Vehicle Use Areas	Standard         Min. 5 ft.         None         Min. 5 ft.         Min. 5 ft.	Limitations & Qualifications         Applicable to accessory structures not more than ft. in height.         Applicable to accessory structures greater than 4 in height.				

	<b>Table 551-3:</b>	Setbacks				
Requirement	Standard	Limitations & Qualifications				
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						
Accessory to Single Family and Two Family	Min. 5 ft.					
Accessory to Multiple Family	Min. 15 ft.	Required landscaping shall meet the Type C standard set forth in SRC Chapter 807.				
Accessory to all other uses	Zone-to-Zone Setback (Table 551-4)					
Vehicle Use Areas		1				
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)						
INTERIOR SIDE						
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						
Accessory to Single Family	None	Applicable to accessory structures having at least one wall which is an integral part of a fence.				
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 uses	Zone-to-Zone Setback (Table 551-4)					

	Table 551-3:	Setbacks			
Requirement	Standard	Limita	tions & Quali	ifications	
INTERIOR REAR		Į.	~		
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		1			
_	None	Applicable to accept. in height.	essory structure	s not more than 9	
Accessory to Single Family and Two Family	Min. one foot for each one-foot of height over 9 ft.	Applicable to account in height.	essory structures	s greater than 9 ft.	
	Min. 1 ft.	Applicable to accurate alley, unless a greater the height of the a	ater setback is r	equired based on	
Accessory to Multiple Family	Min. 15 ft.	Required landscap standard set forth	ping shall meet	the Type C	
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)				
	TABLE 5	51-4			
	ZONE-TO-ZONE	SETBACKS			
	Table 551-4: Zone-to	-Zone Setbacks			
Abutting Zone	Type of Imp	provement	Setback (1)	Landscaping & Screening	
EFU	Buildings and Accessory Structures Vehicle Use Areas		Min. 5 ft.	Type A	
Residential Zone	Buildings and Access Vehicle Use Areas	sory Structures	Min. 30 ft.	Type C	
Mixed-Use Zone	Buildings and Access Vehicle Use Areas	sory Structures	Min. 5 ft.	Type A	
Commercial Zone	Buildings and Access Vehicle Use Areas	sory Structures	Min. 5 ft.	Type A	

1	Т	able 551-4: Zone-to-	Zone Setbacks			
2	Abutting Zone	Type of Imp	rovement	Setback <sup>(1)</sup>	Landscaping & Screening	
3	Industrial and Employment Zone:	Buildings and Accesso	ory Structures	None	N/A	
4	EC, IC, IBC, and IP	Vehicle Use Areas	~	Min. 5 ft.	Type A	
5	Industrial and Employment Zone: IG and II	Buildings and Accesso Vehicle Use Areas	ory Structures	Min. 10 ft.	Type C	
		Limitations and Qu	alifications			
6	(1) Zone-to-Zone setbacks are not requ					
7 8	(c) Lot Coverage; Hei	ight. Buildings and	accessory stru	ctures within t	he IC zone	
9	shall conform to the lot	e <b>e</b>				
10		coverage and neigh	t Standards Set		551-5.	
11		TABLE 55	1-5			
12		LOT COVERAGE	; HEIGHT			
13		Table 551-5: Lot Co	verage: Height			
14	Requirement	Standard		ations & Qual	ifications	
15	LOT COVERAGE					
16	Buildings and Accessory Structures					
17	All uses	No Max.				
18	HEIGHT					
	Buildings All uses	Max. 70 ft.				
19	Accessory Structures	Max. 70 It.				
20	Accessory to Single Family and Two Family	Max. 15 ft.				
21	Accessory to all other uses	Max. 70 ft.				
22						
23	(d) Landscaping.					
24	(1) Setbacks. Req	uired setbacks shall	be landscaped.	Landscaping	shall conform	
25	to the standards set forth in SRC Chapter 807.					
26	(2) Vehicle Use Areas. Vehicle use areas shall be landscaped as provided under					
27	SRC Chapter 806 and SRC Chapter 807.					
28	(3) Development S	Site. A minimum of	15 percent of	the developme	ent site shall be	
29	landscaped. Lands	caping shall meet th	e Type A stand	lard set forth i	n SRC Chapter	
30						
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1	807. Other required landscaping under the UDC, such as landscaping required for
2	setbacks or vehicular use areas, may count towards meeting this requirement.
3	(e) Industrial Performance Standards. Within the IC zone, no land or structure shall
4	be used or occupied unless maintained and operated in continuing compliance with all
5	applicable standards adopted by the Oregon Department of Environmental Quality
6	(DEQ), including the holding of all licenses and permits required by DEQ regulations,
7	local ordinance, and state and federal law.
8	(f) Additional Standards for Manufactured Homes. Manufactured homes shall, in
9	addition to the development standards generally applicable in the IC zone, comply with
10	the following:
11	(1) Manufactured homes shall be multi-sectional and enclose a space of not less
12	than 860 square feet.
13	(2) Manufactured homes shall be placed on an excavated and back-filled
14	foundation, and enclosed continuously at the perimeter with material comparable to
15	the predominant materials used in foundations of surrounding dwellings.
16	(3) Manufactured homes shall have a pitched roof, with a slope not less than a
17	nominal 3 feet in height for each 12 feet in width.
18	(4) Manufactured homes shall have exterior siding and roofing which in color,
19	material, and appearance is similar to the exterior siding and roofing commonly
20	used on residential dwellings within the community, or which is comparable to the
21	predominant materials used on surrounding dwellings.
22	(5) Manufactured homes shall be certified by the manufacturer to have an exterior
23	thermal envelope meeting performance standards equivalent to the performance
24	standards required of single-family dwellings constructed under the State Building
25	Code as defined in ORS 455.010.
26	(6) Manufactured homes shall have a garage or carport constructed of like
27	materials.
28	(g) Development Standards for Continued Uses. Buildings or structures housing a
29	continued use may be structurally altered or enlarged, or rebuilt following damage or
30	

1	destruction, provided such alteration, enlargement, or rebuilding complies with the				
2	following standards:				
3	(1) <b>Buildings.</b> Buildings housing a continued use may be structurally altered or				
4	enlarged, or rebuilt following damage or destruction, provided such alteration,				
5	enlargement, or rebuilding The altered, enlarged, or rebuilt building or structure				
6	shall conforms to development standards of the Single Family Residential (RS)				
7	zone set forth in SRC Chapter 511, except the lot size and dimensions standards,				
8	and to all other applicable provisions of the UDC.				
9	(2) Accessory Structures. Existing accessory structures to a continued use may be				
10	structurally altered or enlarged, or rebuilt following damage or destruction, and new				
11	accessory structures to a continued use may be constructed, provided such				
12	alteration, enlargement, rebuilding, or new accessory structure construction				
13	conforms to the development standards of the Single Family Residential (RS) zone				
14	set forth in SRC Chapter 511, except the lot size and dimensions standards, and to				
15	all other applicable provisions of the UDC.				
16	(2) Any building or structure altered or enlarged shall not exceed the square footage				
17	and height of the original building or structure by more than 20 percent.				
18	(3) Option to Rebuild in Same Location. Notwithstanding SRC				
19	551.010(g)(1)&(2), Aany building or accessory structure rebuilt following damage				
20	or destruction shall may either be located on the same location on the lot as the				
21	original building or structure, or in compliance with the setbacks of the Single				
22	Family Residential (RS) zone set forth in SRC 511.010(b). The square footage and				
23	height of the rebuilt building or structure shall not exceed the square footage and				
24	height of the original building or structure by more than 20 percent.				
25					
26	Section 8. SRC 553.005 is amended to read as follows:				
27	<b>553.005.</b> Uses. The permitted (P), special (S), conditional (C), and prohibited (N) uses in the IP				
28	zone are set forth in Table 553-1.				
29	TABLE 553-1				
30	USES				
	ODDINANCE VY 16 Dags 25 ODINCH OF THE CITY				
	ORDINANCE XX-16 – Page 35 ORDINANCE XX-16 – Page 35 OF SALEM, OREGON				

		able 553-1: Uses
Use	Status	Limitations & Qualifications
Household Living		
	Р	Dwelling unit for a caretaker on the premises being care for or guarded.
Single Family	S	Manufactured home as a dwelling for a caretaker, subject to SRC 700.030.
	N	All other Single Family.
Two Family	N	
Multiple Family	N	
Group Living		
Room and Board	Ν	
Residential Care	N	
Nursing Care	N	
Lodging		
Short-Term Commercial	D	
Lodging	Р	
Long-Term Commercial	NI	
Lodging	Ν	
Non-Profit Shelters	N	
<b>Retail Sales and Service</b>		
Eating and Drinking Establishments	Р	
Retail Sales	Р	<ul> <li>The following Retail Sales activities:</li> <li>News dealers and newsstands.</li> <li>Tobacco stores and stands.</li> <li>Caterers.</li> </ul>
	N	All other Retail Sales.
Personal Services	N	
Postal Services and Retail	Р	Banks, credit unions, and other customer-oriented facilities for financial institutions.
Financial Services	N	All other Postal Services and Retail Financial Services.
<b>Business and Professional Ser</b>		The other roster betvices and retail r manetar betvices.
	VICES	
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	Π	Cable 553-1: Uses		
Use	Status	Limitations & Qualifications		
Office	Р	<ul> <li>The following Office activities:</li> <li>Photofinishing laboratories.</li> <li>Headquarters of banks and other financial institutions</li> <li>Insurance carriers and brokers.</li> <li>Real estate.</li> <li>Communication services.</li> <li>Engineering, architectural, and surveying services.</li> <li>Accounting services.</li> <li>Management and public relations services.</li> <li>Technical services provided by independent authors and artists.</li> <li>Research.</li> <li>Music publishing.</li> <li>Actuarial consulting.</li> <li>Environmental consultants.</li> <li>Call centers.</li> </ul>		
	N	All other Office.		
Audio/Visual Media Production	Р			
Laboratory Research and Testing	Р			
Motor Vehicle, Trailer, and Manufactured Dwelling Sales and Services				
Motor Vehicle and Manufactured Dwelling and Trailer Sales	Ν			
Motor Vehicle Services	Р	<ul><li>The following Motor Vehicle Services activities:</li><li>Motorcycle repair.</li><li>Gasoline service stations.</li></ul>		
	N	All other Motor Vehicle Services.		
Commercial Parking	P			
Park-and-Ride Facilities Taxicabs and Car Services	P N			
Heavy Vehicle and Trailer Sales	N			
Heavy Vehicle and Trailer Service and Storage	Р			
Recreation, Entertainment, and	d Cultural S	Services and Facilities		
Commercial Entertainment – Indoor	Р	Health clubs, gyms, and membership sports and recreation clubs.		
	N	All other Commercial Entertainment – Indoor.		
Commercial Entertainment – Outdoor	Ν			
Major Event Entertainment	N			

	1	Cable 553-1: Uses
Use	Status	Limitations & Qualifications
Recreational and Cultural Community Services	Ν	
Parks and Open Space	Р	
Non-Profit Membership Assembly	Ν	
Religious Assembly	Ν	
Health Services		
Medical Centers/Hospitals	N	
Outpatient Medical Services and Laboratories	Ν	
Educational Services		
Day Cara	Р	Child day care services.
Day Care	Ν	All other Day Care.
Basic Education	Ν	
Post-Secondary and Adult	Р	Vocational trade schools.
Education	Ν	All other Post-Secondary and Adult Education.
Civic Services		
Governmental Services	N	
Social Services	Ν	
Governmental Maintenance	D	
Services and Construction	Р	
Public Safety		
Emergency Services	Р	
Detention Facilities	N	
Military Installations	N	
Funeral and Related Services		
Cemeteries	Ν	
Funeral and Cremation Services	Ν	
Construction Contracting, Repa	air, Mainte	enance, and Industrial Services
General Repair Services	Р	
Building and Grounds Services	Р	
and Construction Contracting		
Cleaning Plants	Р	
Industrial Services	Р	
Whole Sales, Storage, and Distr		
General Wholesaling	Р	
		The following Heavy Wholesaling activities:
	C	• Petroleum And Petroleum Products wholesalers.
Heavy Wholesaling	С	<ul> <li>Chemicals and allied products wholesalers.</li> <li>Einsering wholesalers</li> </ul>
,		<ul> <li>Firearms wholesalers.</li> <li>Wood methods and timber wholesalers</li> </ul>
	NT	Wood products and timber wholesalers.
Warahousing and Distribution	N D	All other Heavy Wholesaling.
Warehousing and Distribution	<u>Р</u>	
Self-Service Storage	Р	

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

	(b) Continued Uses. Existing single family and two family uses detached dwellings,					
	other than manufactured dwellings, within the IP zone constructed prior to February 1,					
	1983, but which would otherwise be made non-conforming by this Chapter, are hereby					
	deemed continued uses.					
	(1) Building or stru	ctures housing a	continued use may be structurally altered or			
	enlarged, or rebuilt	following damag	e or destruction, provided such alteration,			
	<b>0</b>	0 0	with the standards set forth in SRC 553.010(g			
			g or structure for a continued use shall not			
			structure for a residential use; provided,			
	1	U U	or structure to a non-residential use shall			
	thereafter prevent c	Ũ				
	Section 9. SRC 553.010 is amer	ded to read as fo	llows			
			t within the IP zone must comply with the			
	_	_	t within the H Zone must comply with the			
	development standards set forth in this section.					
	1	ots within the IP z	zone shall conform to the standards set forth ir			
	(a) Lot Standards. Lo	ots within the IP z	zone shall conform to the standards set forth in			
	1					
	(a) Lot Standards. Lo	TABLE	553-2			
	(a) Lot Standards. Lo	TABLE LOT STAN	553-2 NDARDS			
	(a) Lot Standards. Lo Table 553-2.	TABLE LOT STAN Table 553-2: 1	553-2 NDARDS .ot Standards			
	(a) Lot Standards. Lo Table 553-2. Requirement	TABLE LOT STAN	553-2 NDARDS			
	(a) Lot Standards. Lo Table 553-2. Requirement LOT AREA All uses	TABLE LOT STAN Table 553-2: 1	553-2 NDARDS .ot Standards			
	(a) Lot Standards. Lo Table 553-2. Requirement LOT AREA All uses LOT WIDTH	TABLE LOT STAN Table 553-2: I Standard	553-2 NDARDS .ot Standards			
1	(a) Lot Standards. Lo Table 553-2. Requirement LOT AREA All uses LOT WIDTH All uses	TABLE LOT STAN Table 553-2: I Standard	553-2 NDARDS .ot Standards			
	(a) Lot Standards. Lo Table 553-2. Requirement LOT AREA All uses LOT WIDTH All uses LOT DEPTH All uses	TABLE LOT STAN Table 553-2: I Standard	553-2 NDARDS .ot Standards			
	(a) Lot Standards. Lo Table 553-2. Requirement LOT AREA All uses LOT WIDTH All uses LOT DEPTH	TABLE LOT STAN Table 553-2: I Standard None None	553-2 NDARDS .ot Standards			
	(a) Lot Standards. Lo Table 553-2. Requirement LOT AREA All uses LOT WIDTH All uses LOT DEPTH All uses	TABLE LOT STAN Table 553-2: I Standard None	553-2 NDARDS .ot Standards			
	(a) Lot Standards. Lo Table 553-2. Requirement LOT AREA All uses LOT WIDTH All uses LOT DEPTH All uses STREET FRONTAGE	TABLE LOT STAN Table 553-2: I Standard None None None Min. 40 ft.	553-2 NDARDS Ot Standards Limitations & Qualifications  Limitations & Qualifications  Applicable to lots fronting on the turnaround of cu de-sac street or the outside curve of a curved street having a radius of 200 feet or less and a direction			

	Table 553-2: Lo	ot Standards
Requirement	Standard	Limitations & Qualifications
All other uses	Min. 16 ft.	
( <b>b</b> ) Setbacks. S 3 and 553-4.	etbacks within the IP zor	ne shall be provided as set forth in Tables
	SETBAC	
	Table 553-3:	
Requirement	Standard	Limitations & Qualifications
ABUTTING STREET		
Buildings All uses	Min. 20 ft.	
Accessory Structures	IVIIII. 20 It.	
Accessory to all uses	Min. 20 ft.	Not applicable to transit stop shelters.
Vehicle Use Areas		·····
All uses	Min. 20 ft.	
INTERIOR FRONT	- <u>.</u>	·
Buildings		
All uses	Zone-to-Zone Setback (Table 553-4)	Not applicable adjacent to a railroad siding or
Accessory Structures		
Accessory to all uses	Zone-to-Zone Setback (Table 553-4)	Not applicable adjacent to a railroad siding or
Vehicle Use Areas		
All uses	Zone-to-Zone Setback (Table 553-4)	Not applicable adjacent to a railroad siding or
INTERIOR SIDE		
Buildings All uses	Zone-to-Zone Setback (Table 553-4)	Not applicable adjacent to a railroad siding or
Accessory Structures		•
Accessory to all uses	Zone-to-Zone Setback (Table 553-4)	Not applicable adjacent to a railroad siding or
Vehicle Use Areas		
All uses	Zone-to-Zone Setback (Table 553-4)	Not applicable adjacent to a railroad siding or
INTERIOR REAR		
Buildings	7 and to 7 0.41 1	
All uses	Zone-to-Zone Setback (Table 553-4)	Not applicable adjacent to a railroad siding or
Accessory Structures	Zono to Zono Oathe -1	
Accessory to all uses	Zone-to-Zone Setback	Not applicable adjacent to a railroad siding or s

	Table 553-3:			
Requirement	Standard	Limi	tations & Qual	ifications
Vehicle Use Areas All uses	Zone-to-Zone Setback (Table 553-4)	Not applicable a	djacent to a railro	oad siding or spu
	TABLE 5 ZONE-TO-ZONE			
	Table 553-4: Zone-to	-Zone Setbacks		
Abutting Zone	Type of Im	provement	Setback <sup>(1)</sup>	Landscaping Screening
EFU	Buildings and Access Vehicle Use Areas		- Min. 10 ft.	Туре А
Residential Zone	Buildings and Access Vehicle Use Areas	ory Structures	- Min. 30 ft.	Туре С
Mixed-Use Zone	Buildings and Access Vehicle Use Areas	ory Structures	Min. 10 ft.	Type A
Commercial Zone	Buildings and Access Vehicle Use Areas	ory Structures	Min. 10 ft.	Type A
Public Zone	Buildings and Access Vehicle Use Areas	ory Structures	Min. 10 ft.	Type A
Industrial and Employment Zone:	Buildings and Access	ory Structures	Min. 10 ft.	Туре А
EC, IC, IBC, and IP Industrial and Employment Zone:	Vehicle Use Areas Buildings and Access	ory Structures		
IG and II	Vehicle Use Areas		Min. 10 ft.	Type C
(1) Zone-to-Zone setbacks are not	Limitations and Qu	<u>ialifications</u>		
(c) Lot Coverage;	<b>Height.</b> Buildings and overage and height star	2		
	TABLE 5	53-5		
	LOT COVERAG	E; HEIGHT		
	Table 553-5: Lot Co	verage; Height		
Requirement	Standard	Limi	tations & Qual	ifications
LOT COVERAGE				
Buildings and Accessory Struct All uses	No Max.			
HEIGHT				
HEIGHT ORDINANCE XX-16 – Page	2 42	COUNCIL O OF SALEM,		

	Table 553-5: Lot Cov	verage; Height			
Requirement	Standard	Limitations & Qualifications			
Buildings All uses	Max. 45 ft.				
Accessory Structures					
Accessory to all uses	Max. 45 ft.				
(d) Landscaping.					
(1) Setbacks. H	Required setbacks shall	be landscaped. Landscaping shall conform			
to the standards	set forth in SRC Chapte	er 807.			
(2) Vehicle Use	Areas. Vehicle use ar	eas shall be landscaped as provided under			
SRC Chapter 80	6 and SRC Chapter 807	1.			
(3) Development	nt Site. A minimum of	15 percent of the development site shall b			
landscaped. Lar	ndscaping shall meet the	e Type A standard set forth in SRC Chapte			
807. Other requ	ired landscaping under	the UDC, such as landscaping required for			
setbacks or vehi	cle use areas, may coun	t towards meeting this requirement.			
(e) Outdoor Stora	ge. Within the IP zone,	outdoor storage shall conform to the			
following standards	:				
(1) Storage area	(1) Storage areas shall not be located within required setbacks.				
(2) Storage area	is shall be enclosed by a	a minimum 6-foot-high sight-obscuring			
fence, wall, or h	edge; or a berm.				
(3) Materials an	d equipment stored sha	ll not exceed a maximum height of 14 feet			
above grade; pro	ovided, however, materi	als and equipment more than 6 feet in			
height above gra	ide shall be screened by	sight-obscuring landscaping.			
(f) Industrial Perfe	ormance Standards. W	/ithin the IP zone, no land or structure shall			
be used or occupied	unless maintained and	operated in continuing compliance with al			
applicable standards	adopted by the Oregor	Department of Environmental Quality			
(DEQ), including th	e holding of all licenses	s and permits required by DEQ regulation,			
local ordinance, and	state and federal law.				
(g) Development St	tandards for Continue	d Uses. Buildings or structures housing a			
continued use may t	be structurally altered or	enlarged, or rebuilt following damage or			
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1	destruction, provided such alteration, enlargement, or rebuilding complies with the					
2	following standards:					
3	(1) <b>Buildings.</b> Buildings housing a continued use may be structurally altered or					
4	enlarged, or rebuilt following damage or destruction, provided such alteration,					
5	enlargement, or rebuilding The altered, enlarged, or rebuilt building or structure					
6	shall conforms to development standards of the Single Family Residential (RS)					
7	zone set forth in SRC Chapter 511, except the lot size and dimensions standards,					
8	and to all other applicable provisions of the UDC.					
9	(2) Accessory Structures. Existing accessory structures to a continued use may be					
10	structurally altered or enlarged, or rebuilt following damage or destruction, and new					
11	accessory structures to a continued use may be constructed, provided such					
12	alteration, enlargement, rebuilding, or new accessory structure construction					
13	conforms to the development standards of the Single Family Residential (RS) zone					
14	set forth in SRC Chapter 511, except the lot size and dimensions standards, and to					
15	all other applicable provisions of the UDC.					
16	(2) Any building or structure altered or enlarged shall not exceed the square footage					
17	and height of the original building or structure by more than 20 percent.					
18	(3) Option to Rebuild in Same Location. Notwithstanding SRC					
19	553.010(g)(1)&(2), Aany building or accessory structure rebuilt following damage					
20	or destruction shall may either be located on the same location on the lot as the					
21	original building or structure, or in compliance with the setbacks of the Single					
22	Family Residential (RS) zone set forth in SRC 511.010(b). The square footage and					
23	height of the rebuilt building or structure shall not exceed the square footage and					
24	height of the original building or structure by more than 20 percent.					
25						
26	Section 10. SRC 554.005 is amended to read as follows:					
27	<b>554.005.</b> Uses. The permitted (P), special (S), conditional (C), and prohibited (N) uses in the IG					
28	zone are set forth in Table 554-1.					
29	<b>TABLE 554-1</b>					
30	USES					
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	T	able 554-1: Uses
Use	Status	Limitations & Qualifications
Household Living		
	Р	Dwelling unit for a caretaker on the premises being care for or guarded.
Single Family	S	Manufactured home as a dwelling for a caretaker, subje 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	Ν	
Long-Term Commercial Lodging	Ν	
Non-Profit Shelters	N	
Retail Sales and Service		
Eating and Drinking Establishments	Р	
Retail Sales	Р	<ul> <li>The following Retail Sales activities:</li> <li>Photocopying, duplicating, and blueprinting service</li> <li>Retail nurseries and lawn and garden supply stores</li> <li>Lumber and other building materials dealers.</li> </ul>
	N	All other Retail Sales.
Personal Services	Р	<ul><li>The following Personal Services activities are permitted</li><li>Laundromats.</li><li>Drycleaners.</li></ul>
	N	All other Personal Services.
Postal Services and Retail	Р	Banks, credit unions, and other customer-oriented facilities for financial institutions.
Financial Services	N	All other Postal Services and Retail Financial Services.
<b>Business and Professional Serv</b>	vices	
Business and Professional Serv	lces	
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1		Ta	able 554-1: Uses
2	Use	Status	Limitations & Qualifications
3 4 5			<ul> <li>The following Office activities are permitted:</li> <li>Headquarters of banks and other financial institutions.</li> <li>Direct mail advertising services.</li> <li>Commercial art and photography.</li> <li>Secretarial and court reporting services.</li> </ul>
6			<ul><li>Secretariar and court reporting services.</li><li>Photo finishing laboratories.</li></ul>
7	Office	Р	<ul><li>Management and public relations services.</li><li>Outdoor advertising services.</li></ul>
8			<ul> <li>Professional, business, or political membership organizations.</li> </ul>
9			<ul> <li>Arrangement of transportation.</li> </ul>
10			<ul><li>Vocational trade schools.</li><li>Research.</li></ul>
11			Telecommunication services.
12	Audio/Visual Media Production	N P	All other Office.
12	Laboratory Research and Testing	<u>Р</u> Р	
14	Motor Vehicle, Trailer, and Man	ufactured	
15 16 17	Motor Vehicle and Manufactured Dwelling and Trailer Sales	Ν	<ul> <li>The following Motor Vehicle and Manufactured Dwelling and Trailer Sales activities:</li> <li>Automobile sales.</li> <li>Manufactured dwelling sales.</li> <li>Recreational vehicle sales, when the sales display area is greater than 5 acres in size.</li> </ul>
18		Р	All other Motor Vehicle and Manufactured Dwelling and Trailer Sales.
19	Motor Vehicle Services	N	Gasoline service stations.
20	Commercial Parking	<u>Р</u> Р	All other Motor Vehicle Services.
21	Park-and-Ride Facilities	P	
22	Taxicabs and Car Services	Р	
	Heavy Vehicle and Trailer Sales	P N	
23	Heavy Vehicle and Trailer Service and Storage	<u>N</u> P	Truck stops. All other Heavy Vehicle and Trailer Service and Storage.
24	Recreation, Entertainment, and		
25	Commercial Entertainment -	Р	Health clubs, gyms, and membership sports and recreation clubs.
26	Indoor	Ν	All other Commercial Entertainment – Indoor.
27	Commercial Entertainment - Outdoor	Ν	
28	Major Event Entertainment	C N	Race tracks.         All other Major Event Entertainment.
29 30	Recreational and Cultural Community Services	N	

	Т	able 554-1: Uses
Use	Status	Limitations & Qualifications
Parks and Open Space	Р	
Non-Profit Membership	Р	
Assembly	P	
Religious Assembly	Р	
Health Services		
Medical Centers/Hospitals	Ν	
Outpatient Medical Services and	Ν	
Laboratories	IN	
Educational Services		
Day Care	Р	Child day care services.
Day Cale	Ν	All other Day Care.
Basic Education	N	
Post-Secondary and Adult	Р	Vocational trade schools.
Education	Ν	All other Post-Secondary and Adult Education.
Civic Services		
Governmental Services	Ν	
Social Services	Ν	
Governmental Maintenance	Р	
Services and Construction	Р	
Public Safety		
Emergency Services	Р	
Detention Facilities	Ν	
Military Instillations	Ν	
Funeral and Related Services		• •
Cemeteries	Ν	
Funeral and Cremation Services	N	
<b>Construction Contracting, Repair</b>	ir, Mainter	nance, and Industrial Services
General Repair Services	P	
Building and Grounds Services	ъ	
and Construction Contracting	Р	
Cleaning Plants	Р	
Industrial Services	Р	
Wholesale Sales, Storage, and Di	stribution	
General Wholesaling	Р	
	S	Scrap and waste material wholesalers, subject to SR 700.060.
Heavy Wholesaling	С	Chemicals and allied products wholesalers.
-	<u></u> Р	1
Warehousing and Distribution	<u>Р</u> Р	All other Heavy Wholesaling.
warehousing and Distribution	<u>Р</u> Р	
Self-Service Storage	r	
Manufacturing		
General Manufacturing	Р	
Heavy Manufacturing	С	

Use	Status	Limitations & Qualifications
Printing	P	
Transportation Facilities	1	
Transportation Facilities		Helicopter landing areas, with or without passenger and
Aviation Facilities	С	freight terminal facilities.
	N	All other Aviation Facilities.
Passenger Ground	Р	
Transportation Facilities	r	
	D	The following Marine Facilities:
Marine Facilities	Р	<ul> <li>Water transportation of passengers.</li> <li>Services incidental to under transportation convices</li> </ul>
	N	<ul> <li>Services incidental to water transportation services.</li> <li>All other Marine Facilities.</li> </ul>
Utilities	1	All other Marine Facilities.
Basic Utilities	Р	
Wireless Communication		Wireless Communication Facilities are allowed, subjec
Facilities	Allowed	SRC Chapter 703.
Drinking Water Treatment	Р	
Facilities		
Power Generation Facilities	Р	
Data Center Facilities	N	
Fuel Dealers	Р	
	Р	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 Production	С	
Surface Mining	С	
Farming, Forestry, and Animal	-	
Farming, Forestry, and Ammar	Scivices	Marijuana Production subject to SRC 700.034
Agriculture	P	All other Agriculture
Forestry	P	
Agriculture and Forestry		
Services	Р	
Keeping of Livestock and Other	~	
Animals	С	
Animal Services	Р	
Other Uses	<u> </u>	
Home Occupations	S	Home Occupations, subject to SRC 700.020.
L.		
	<b>D</b> · · ·	
(b) Continued Uses.	Existing s	ingle family and two family uses detached dwellings
other than manufactur	ed dwelling	gs, within the IG zone constructed prior to February
		,
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		OF SALEM, OREGON

1	1983, but which would	otherwise be mad	le non-conforming by this Chapter, are hereby			
2	deemed continued uses.					
3			continued use may be structurally altered or			
		Ũ	5			
4	enlarged, or rebuilt following damage or destruction, provided such alteration, enlargement, or rebuilding complies with the standards set forth in SRC 554 010(f)					
5	enlargement, or rebuilding complies with the standards set forth in SRC 554.010(f).					
6	(2) Cease of occupancy of a building or structure for a continued use shall not					
7	preclude future use	of the building or	structure for a residential use; provided,			
8	however, conversion	n of the building o	or structure to a non-residential use shall			
9	thereafter prevent co	onversion back to	a residential use.			
10	1					
11	Section 11. SRC 554.010 is ame	ended to read as for	bllows:			
12			nt within the IG zone must comply with the			
13	development standards set forth i	n this section.				
14	(a) Lot Standards. Lo	ots within the IG z	zone shall conform to the standards set forth in			
15	Table 554-2.					
16		TABLE	554-2			
17		LOT STAN				
18		Table 554-20 I	ot Standards			
18 19	Requirement	Table 554-2: L Standard				
19	Requirement LOT AREA	Standard	ot Standards Limitations & Qualifications			
19 20	LOT AREA All Uses					
19	LOT AREA All Uses LOT WIDTH	Standard None				
19 20	LOT AREA All Uses LOT WIDTH All Uses	Standard				
19 20 21 22	LOT AREA All Uses LOT WIDTH	Standard None				
19 20 21	LOT AREA All Uses LOT WIDTH All Uses LOT DEPTH	Standard None None None				
19 20 21 22	LOT AREA All Uses LOT WIDTH All Uses LOT DEPTH All Uses	Standard None None	Limitations & Qualifications			
19 20 21 22 23	LOT AREA All Uses LOT WIDTH All Uses LOT DEPTH All Uses	Standard None None None	Limitations & Qualifications			
<ol> <li>19</li> <li>20</li> <li>21</li> <li>22</li> <li>23</li> <li>24</li> <li>25</li> <li>26</li> <li>27</li> </ol>	LOT AREA All Uses LOT WIDTH All Uses LOT DEPTH All Uses STREET FRONTAGE Single Family	Standard None None Min. 40 ft. Min. 30 ft.	Limitations & Qualifications         Image: Constraint of the second se			
<ol> <li>19</li> <li>20</li> <li>21</li> <li>22</li> <li>23</li> <li>24</li> <li>25</li> <li>26</li> </ol>	LOT AREA All Uses LOT WIDTH All Uses LOT DEPTH All Uses STREET FRONTAGE	Standard None None Min. 40 ft.	Limitations & Qualifications			
<ol> <li>19</li> <li>20</li> <li>21</li> <li>22</li> <li>23</li> <li>24</li> <li>25</li> <li>26</li> <li>27</li> </ol>	LOT AREA All Uses LOT WIDTH All Uses LOT DEPTH All Uses STREET FRONTAGE Single Family	Standard None None Min. 40 ft. Min. 30 ft.	Limitations & Qualifications         Image:			
<ol> <li>19</li> <li>20</li> <li>21</li> <li>22</li> <li>23</li> <li>24</li> <li>25</li> <li>26</li> <li>27</li> <li>28</li> <li>29</li> </ol>	LOT AREA All Uses LOT WIDTH All Uses LOT DEPTH All Uses STREET FRONTAGE Single Family	Standard None None Min. 40 ft. Min. 30 ft.	Limitations & Qualifications			
<ol> <li>19</li> <li>20</li> <li>21</li> <li>22</li> <li>23</li> <li>24</li> <li>25</li> <li>26</li> <li>27</li> <li>28</li> </ol>	LOT AREA All Uses LOT WIDTH All Uses LOT DEPTH All Uses STREET FRONTAGE Single Family	Standard None None Min. 40 ft. Min. 30 ft.	Limitations & Qualifications			
<ol> <li>19</li> <li>20</li> <li>21</li> <li>22</li> <li>23</li> <li>24</li> <li>25</li> <li>26</li> <li>27</li> <li>28</li> <li>29</li> </ol>	LOT AREA All Uses LOT WIDTH All Uses LOT DEPTH All Uses STREET FRONTAGE Single Family	Standard None None Min. 40 ft. Min. 30 ft.	Limitations & Qualifications			

(b) Setbacks. S	etbacks within the IG zor	ne shall be provided as set forth in Tables		
554-3 and 554-4.				
<b>TABLE 554-3</b>				
SETBACKS				
SEIBACKS				
	<b>Table 554-3:</b>	Setbacks		
Requirement	Standard	Limitations & Qualifications		
ABUTTING STREET		·		
Buildings All uses	Min. 5 ft.			
Accessory Structures	Willi. 5 ft.			
Accessory to all uses	Min. 5 ft.	Not applicable to transit stop shelters.		
Vehicle Use Areas	Dan SDC Chamter 800			
All uses INTERIOR FRONT	Per SRC Chapter 806			
Buildings				
All uses	Zone-to-Zone Setback (Table 554-4)			
Accessory Structures				
Accessory to all uses	Zone-to-Zone Setback (Table 554-4)			
Vehicle Use Areas		-		
All uses	Zone-to-Zone Setback (Table 554-4)			
INTERIOR SIDE				
Buildings All uses	Zone-to-Zone Setback (Table 554-4)			
Accessory Structures				
Accessory to all uses	Zone-to-Zone Setback (Table 554-4)			
Vehicle Use Areas				
All uses	Zone-to-Zone Setback (Table 554-4)			
INTERIOR REAR				
Buildings All uses	Zone-to-Zone Setback (Table 554-4)			
Accessory Structures				
Accessory to all uses	Zone-to-Zone Setback (Table 554-4)			
Vehicle Use Areas				
All uses	Zone-to-Zone Setback (Table 554-4)			
	TABLE 5	554-4		
	ZONE-TO-ZONE	SETBACKS		
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Abutting Zone	Table 554-4: Zone-to-Zone Se     Type of Improvement	(4)	Landscaping & Screening
EFU	Buildings and Accessory Structu Vehicle Use Areas	ures Min. 10 ft.	Туре С
Residential Zone	Buildings and Accessory Structu Vehicle Use Areas	ures Min. 40 ft.	Туре Е
Mixed-Use Zone	Buildings and Accessory Structu Vehicle Use Areas	ures Min. 10 ft.	Туре С
Commercial Zone	Buildings and Accessory Structu Vehicle Use Areas	ures Min. 10 ft.	Туре С
Public Zone	Buildings and Accessory Structu Vehicle Use Areas	ures Min. 10 ft.	Туре С
ndustrial and Employment Zone: EC, IC, IBC, and IP	Buildings and Accessory Structu Vehicle Use Areas	ures Min. 10 ft.	Туре С
ndustrial and Employment Zone: G and II	Buildings and Accessory Structu Vehicle Use Areas	ures None Min. 5 ft.	N/A Type A
) Zone-to-Zone setbacks are not	required abutting an alley.		
	Height. Buildings and accesso lot coverage and height standar	2	
	lot coverage and height standar TABLE 554-5 LOT COVERAGE; HEIG	rds set forth in Table	
shall conform to the	lot coverage and height standar TABLE 554-5 LOT COVERAGE; HEIG Table 554-5: Lot Coverage; H	rds set forth in Table HT Height	e 554-5.
shall conform to the Requirement	lot coverage and height standar TABLE 554-5 LOT COVERAGE; HEIG	rds set forth in Table	e 554-5.
shall conform to the Requirement	lot coverage and height standar TABLE 554-5 LOT COVERAGE; HEIG Table 554-5: Lot Coverage; I Standard	rds set forth in Table HT Height	e 554-5.
shall conform to the Requirement LOT COVERAGE Buildings and Accessory Structs All Uses	lot coverage and height standar TABLE 554-5 LOT COVERAGE; HEIG Table 554-5: Lot Coverage; I Standard	rds set forth in Table HT Height	e 554-5.
shall conform to the Requirement LOT COVERAGE Buildings and Accessory Struct All Uses HEIGHT	lot coverage and height standar TABLE 554-5 LOT COVERAGE; HEIG Table 554-5: Lot Coverage; I Standard	rds set forth in Table HT Height	e 554-5.
shall conform to the Requirement LOT COVERAGE Buildings and Accessory Structs All Uses HEIGHT Buildings	lot coverage and height standar TABLE 554-5 LOT COVERAGE; HEIG Table 554-5: Lot Coverage; I Standard ures No Max.	rds set forth in Table HT Height	e 554-5.
Requirement EVALUATE COVERAGE Buildings and Accessory Structs All Uses HEIGHT Buildings All Uses	lot coverage and height standar TABLE 554-5 LOT COVERAGE; HEIG Table 554-5: Lot Coverage; H Standard	rds set forth in Table HT Height	e 554-5.
shall conform to the Requirement LOT COVERAGE Buildings and Accessory Structs All Uses HEIGHT Buildings	lot coverage and height standar TABLE 554-5 LOT COVERAGE; HEIG Table 554-5: Lot Coverage; I Standard ures No Max.	rds set forth in Table HT Height	e 554-5.
Requirement         LOT COVERAGE         Buildings and Accessory Structu         All Uses         HEIGHT         Buildings         All Uses         All Uses         All Uses         All Uses         All Uses	lot coverage and height standar TABLE 554-5 LOT COVERAGE; HEIG Table 554-5: Lot Coverage; I Standard ures No Max.	rds set forth in Table HT Height	e 554-5.
Requirement         LOT COVERAGE         Buildings and Accessory Structu         All Uses         HEIGHT         Buildings         All Uses         HEIGHT         Buildings         All Uses	lot coverage and height standar TABLE 554-5 LOT COVERAGE; HEIG Table 554-5: Lot Coverage; I Standard ures No Max.	rds set forth in Table HT Height	e 554-5.
Requirement         LOT COVERAGE         Buildings and Accessory Structures         All Uses         HEIGHT         Buildings         All Uses         Accessory Structures         Accessory to uses         (d) Landscaping.         (1) Setbacks. R	lot coverage and height standar TABLE 554-5 LOT COVERAGE; HEIG Table 554-5: Lot Coverage; I Standard ures No Max. Max. 70 ft. Aax. 70 ft. Eequired setbacks shall be lander	rds set forth in Table HT Height Limitations & Qua	e 554-5.
Requirement         LOT COVERAGE         Buildings and Accessory Structures         All Uses         HEIGHT         Buildings         All Uses         Accessory Structures         Accessory to uses         (d) Landscaping.         (1) Setbacks. R	lot coverage and height standar TABLE 554-5 LOT COVERAGE; HEIG Table 554-5: Lot Coverage; I Standard ures No Max. Max. 70 ft. Max. 70 ft.	rds set forth in Table HT Height Limitations & Qua	e 554-5.

1	(2) Vehicle Use Areas. Vehicle use areas shall be landscaped as provided under
2	SRC Chapter 806 and SRC Chapter 807.
3	(e) Industrial Performance Standards. Within the IG zone no land or structure shall
4	be used or occupied unless maintained and operated in continuing compliance with all
5	applicable standards adopted by the Oregon Department of Environmental Quality
6	(DEQ), including the holding of all licenses and permits required by DEQ regulation,
7	local ordinance, and state and federal law.
8	(e) Development Standards for Continued Uses. Buildings or structures housing a
9	continued use may be structurally altered or enlarged, or rebuilt following damage or
10	destruction, provided such alteration, enlargement, or rebuilding complies with the
11	following standards:
12	(1) <b>Buildings.</b> Buildings housing a continued use may be structurally altered or
13	enlarged, or rebuilt following damage or destruction, provided such alteration,
14	enlargement, or rebuilding The altered, enlarged, or rebuilt building or structure
15	shall conforms to development standards of the Single Family Residential (RS)
16	zone set forth in SRC Chapter 511, except the lot size and dimensions standards,
17	and to all other applicable provisions of the UDC.
18	(2) Accessory Structures. Existing accessory structures to a continued use may be
19	structurally altered or enlarged, or rebuilt following damage or destruction, and new
20	accessory structures to a continued use may be constructed, provided such
21	alteration, enlargement, rebuilding, or new accessory structure construction
22	conforms to the development standards of the Single Family Residential (RS) zone
23	set forth in SRC Chapter 511, except the lot size and dimensions standards, and to
24	all other applicable provisions of the UDC.
25	(2) Any building or structure altered or enlarged shall not exceed the square footage
26	and height of the original building or structure by more than 20 percent.
27	(3) Option to Rebuild in Same Location. Notwithstanding SRC
28	554.010(f)(1)&(2), Aany building or accessory structure rebuilt following damage
29	or destruction shall may either be located on the same location on the lot as the
30	original building or structure, or in compliance with the setbacks of the Single

Family Residential (RS) zone set forth in SRC 511.010(b). The square footage and height of the rebuilt building or structure shall not exceed the square footage and height of the original building or structure by more than 20 percent.

5 SRC 617.015 is amended to read as follows:

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6 617.015. Uses. Except as otherwise provided in this section, any use that is a permitted, special,
7 conditional, or prohibited use in the underlying zone is a permitted, special, conditional, or
8 prohibited use in the Riverfront Overlay Zone.

(a) **Continued Uses.** Industrial uses, including but not limited to canned, frozen, and preserved fruits, vegetables, and food specialties, existing within the Riverfront Overlay Zone that were allowed as permitted, special, or conditional uses on December 1, 1998, but which would otherwise be made non-conforming uses by this Chapter, are hereby deemed continued uses. The owner shall have the burden to demonstrate continued use status under this subsection.

(1) A continued use may be intensified, and buildings or structures housing a
continued use may be may be enlarged, rebuilt, or the exterior altered, provided
such intensification, enlargement, rebuilding, or exterior alteration complies with all
applicable standards of the Industrial Commercial (IC) zone.

19 (2) A continued use may be extended onto vacant land. The extension of a
20 continued use onto vacant land must comply with all applicable standards for the
21 Industrial Commercial (IC) zone.

(3) Change of use to a non-industrial use shall terminate the continued use status
conferred by this subsection and the property must thereafter only be used for uses
allowed in the Riverfront Overlay Zone.

(4) A determination by the Building Official that the building or structure housing a continued use is derelict or dangerous, as defined in SRC 50.600 and 56.230, shall terminate the continued use status conferred by this subsection and the property may thereafter only be used for uses allowed in the Riverfront Overlay Zone.

(5) Continued uses are exempt from the development standards and the design
review guidelines and design review standards of this Chapter. Upon termination of

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1	continued use status, the development standards and the design review guidelines			
2	and design review	v standards	of this Chapter shall apply.	
3	(b) Additional Permitted Uses. The uses set forth in Table 617-1 are additional			
4				
	permitted (P) uses in the Riverfront Overlay Zone.			
5				
6		r	ГАВLЕ 617-1	
7	Α	DDITION	AL PERMITTED USES	
8	î	Table 617-1	Additional Permitted Uses	
9	Use	Status	Limitations & Qualifications	
10	Motor Vehicle, Trailer, and Ma	nufactured		
11	Commercial Parking	Р	Only the following Commercial Parking activities are allowed as additional permitted uses: <ul> <li>Parking structures.</li> </ul>	
12	Wholesale Sales, Storage, and L	Distribution	, , , , , , , , , , , , , , , , , , ,	
13 14			Self-Service Storage is allowed as an additional permitted use provided that it is located within a building or structure existing on March 1, 2016, occupies not more	
15	Self-Service Storage	<u>P</u>	than 50 percent of the total building floor area, and is not	
16			located on building floors that have street-facing facades	
17			built at sidewalk grade, street grade, or any grade up to 8 feet above sidewalk or street grade.	
18 19 20	(c) Additional Conditional Uses. The uses set forth in Table 617-2 are additional conditional (C) uses in the Riverfront Overlay Zone.			
21		r	<b>FABLE 617-2</b>	
22	AD	DITIONA	L CONDITIONAL USES	
23		Table 617-2:	Additional Conditional Uses	
24	Use	Status	Limitations & Qualifications	
25	Lodging			
26 27 28	Non-Profit Shelters	С	Relocation of an existing Non-Profit Shelter from the CB zone serving more than 75 people, provided the shelter continually existed in the CB zone as of September 1, 1993.	
29 30	ORDINANCE XX-16 – Page 5	54	COUNCIL OF THE CITY OF SALEM, OREGON	

(d) Additional Prohibited Uses. In addition to the uses prohibited in the underlying zone, any permitted, special, or conditional use within the Riverfront Overlay Zone shall be a prohibited use within the overlay zone if developed with the following:
(1) Drive-through.

(e) Adaptive Reuse of Existing Industrial Buildings and Structures. In order to allow for greater flexibility in the use of existing industrial buildings and structures within the Riverfront Overlay Zone, the adaptive reuse of industrial buildings and structures existing on May 14, 2014 is allowed as set forth in this subsection.

(1) Uses. Any use within the Industrial use classification that is a permitted, special, or conditional use within the Industrial Commercial (IC) zone shall be a permitted, special, or conditional use within an existing industrial building or structure within the Riverfront High Density Residential Overlay Zone.

(2) Development Standards; Design Review. The exterior of the existing industrial building or structure may be altered, but shall not be enlarged. The exterior alteration shall comply with all applicable standards of the Industrial Commercial (IC) zone. The exterior alteration shall not be subject to the development standards, or the design review guidelines or the design review standards, of this Chapter.

(3) Termination. Adaptive reuse of an existing industrial building or structure shall terminate as provided in this paragraph. When the adaptive reuse of an existing industrial building or structure has terminated, the property shall thereafter only be used for uses allowed in the Riverfront Overlay Zone.

(A) Change of use to any use that is allowed in the Riverfront Overlay Zone shall terminate the adaptive reuse of the building or structure.

(**B**) Determination by the Building Official that the building or structure is derelict or dangerous, as defined in SRC 50.600 and 56.230, shall terminate the adaptive reuse of the building or structure.

(C) Substantial damage or destruction of the building or structure by any cause,
to the extent that the cost of repair or restoration would exceed 60 percent of the
building or structure replacement cost using new materials and conforming to

1	the current building codes, shall terminate the adaptive reuse of the building or
2	structure. Cost of repair or restoration, and replacement cost, shall be
3	determined by the Building Official. The Building Official's determination is
4	appealable as provided in SRC 20J.240-20J.430 for contested case proceedings.
5	
6	Section 13. Codification. In preparing this ordinance for publication and distribution, the City
7	Recorder shall not alter the sense, meaning, effect or substance of this ordinance, but within such
8	limitations, may:
9	(a) Renumber sections and parts of sections of the ordinance;
10	(b) Rearrange sections;
11	(c) Change reference numbers to agree with renumbered chapters, sections or other parts;
12	(d) Delete references to repealed sections;
13	(e) Substitute the proper subsection, section or chapter, or other division numbers;
14	(f) Change capitalization and spelling for the purpose of uniformity;
15	(g) Add headings for purposes of grouping like sections together for ease of reference;
16	and
17	(h) Correct manifest clerical, grammatical or typographical errors.
18	
19	Section 14. Severability. Each section of this ordinance, and any part thereof, is severable, and
20	if any part of this ordinance is held invalid by a court of competent jurisdiction, the remainder of
21	this ordinance shall remain in full force and effect.
22	PASSED by the City Council this day of, 2016.
23	ATTEST:
24	
25	City Recorder
26	Approved by City Attorney:
27	
28	Checked by: B. Colbourne
29	
30	
	ORDINANCE XX-16 – Page 56 COUNCIL OF THE CITY
	OF SALEM, OREGON