#### **ORDINANCE BILL NO. 6-17**

- 2 AN ORDINANCE RELATING TO NON-PROFIT SHELTERS FOR VICTIMS OF
- 3 DOMESTIC VIOLENCE IN THE RA, RS, RD, RM-I, RM-II, RH, CN, CO, CR, CG, CB, AND
- 4 | IC ZONE; AMENDING SRC 510.005, 510.010, 511.005, 511.010, 512.010, 512.015, 513.005,
- 5 | 514.005, 515.005, 520.015, 521.005, 522.005, 523.005, 524.005, 551.005, AND 806.015.

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- 7 | The City of Salem ordains as follows:
- 8 | Section 1. SRC 510.005 is amended to read as follows:
- 9 | **510.005.** Uses. (a) Except as otherwise provided in this section, the permitted (P), special (S),
- 10 | conditional (C), and prohibited (N) uses in the RA zone are set forth in Table 510-1.

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#### **TABLE 510-1**

#### **USES**

14					
14	Table 510-1: Uses				
15	Use	Status	Limitations & Qualifications		
16	Household Living				
17		P	<ul> <li>The following Single Family activities:</li> <li>Single family detached dwelling.</li> <li>Residential Home, as defined under ORS 197.660.</li> </ul>		
18 19	Single Family		<ul> <li>Manufactured dwelling park, subject to SRC Chapter 235.</li> </ul>		
20	Single 1 anniy	S	The following Single Family activities:  Manufactured home, subject to SRC 700.025.  Townhouse, subject to SRC 700.080.		
21 22			<ul> <li>Zero side yard dwelling, subject to SRC 700.090.</li> <li>All other Single Family.</li> </ul>		
23 24 25	Two Family	P	The following Two Family activities:  Duplex, when located on a corner lot.  Duplex, when located on a lot whose side abuts property other than a street or alley in a Commercial (C) or Industrial (I) zone, and the entire lot is located within 165 feet of the C or I zone.		
26		S	Two family shared dwelling, subject to SRC 700.085.		
27		N	All other Two Family		
28	Multiple Family	N			
40	Group Living				
29	Room and Board	N			

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Use	Status	Limitations & Qualifications
	Status	Residential Facility, as defined under ORS 197.660, whe
	C	located on a lot with frontage on an arterial or collector
Residential Care		street.
	N	All other Residential Care.
	С	Nursing Care, when located on a lot with frontage on an
Nursing Care		arterial or collector street.
	N	All other Nursing Care.
Lodging		
Short-Term Commercial	C	Bed and breakfasts.
Lodging	N	All other Short-Term Commercial Lodging.
Long-Term Commercial	N	
Lodging	1,	N. D. C. Cl. I.
	C	Non-Profit Shelters serving 5 or fewer persons, when
		located on a lot with frontage on an arterial or collector street.
Non-Profit Shelters		Non-Profit Shelters serving victims of domestic violence
	<u>P</u>	for 10 or fewer persons.
	N	All other Non-Profit Shelters.
<b>Retail Sales and Service</b>		
Eating and Drinking	N	
Establishments	IN	
	P	Retail sales of agricultural products, when the sales area
Retail Sales		does not exceed 1,000 square feet in size.
	N	All other Retail Sales.
	C	The following Personal Services activities:
Personal Services		<ul><li>Beauty salons.</li><li>Barber shops.</li></ul>
	N	All other Personal Services.
Postal Services and Retail		7111 other reisonal pervices.
Financial Services	N	
<b>Business and Professional Serv</b>	rices	
Office	С	Landscape architects and planners.
	N	All other Office.
Audio/Visual Media	N	
Production	1,	
Laboratory Research and	N	
Testing  Metar Valida Trailor and M		Dwelling Coles and Convince
Motor Vehicle, Trailer, and M Motor Vehicle and	anuractureo	Dwening Sales and Services
Manufactured Dwelling and	N	
Trailer Sales	14	
Motor Vehicle Services	N	
	N	Parking structures.
Commercial Parking	S	All other Commercial Parking, subject to SRC 700.045.

T.		able 510-1: Uses
Use	Status	Limitations & Qualifications
Park-and-Ride Facilities	N	
Taxicabs and Car Services	N	
Heavy Vehicle and Trailer	N	
Sales		
Heavy Vehicle and Trailer Service and Storage	N	
Recreation, Entertainment, and	 d Cultural S	 Services and Facilities
Commercial Entertainment –		
Indoor	N	
Commercial Entertainment –	S	Golf courses, subject to SRC 700.015.
Outdoor	N	All other Commercial Entertainment – Outdoor.
Major Event Entertainment	N	
	P	Libraries.
Recreational and Cultural	S	Golf courses, subject to SRC 700.015.
Community Services	С	All other Recreational and Cultural Community Service
	С	Arboreta and botanical gardens.
Parks and Open Space	P	All other Parks and Open Space.
Non-Profit Membership Assembly	С	The case of the space
Religious Assembly	S	Religious Assembly, subject to SRC 700.050.
Health Services		1 6 3, 3
Medical Centers/Hospitals	N	
Outpatient Medical Services	N	
and Laboratories	N	
<b>Educational Services</b>		
		The following Day Care activities:
	P	• Child day care home.
D C		Adult day care home.  The fell is a property of the control o
Day Care	C	The following Day Care activities:  Child day care center.
		<ul><li>Adult day care center.</li></ul>
	N	All other Day Care.
Basic Education	S	Basic Education, subject to SRC 700.010.
Post-Secondary and Adult		
Education	N	
Civic Services		
Governmental Services	N	
Social Services	S	Social Services, subject to SRC 700.075.
Governmental Maintenance Services and Construction	N	
Public Safety	1	I.

Use	Status	Limitations & Qualifications
		The following Emergency Services activities:
Emergency Services	N	<ul><li>Ambulance stations.</li></ul>
Emergency Services		<ul> <li>Ambulance service facilities.</li> </ul>
	P	All other Emergency Services.
Detention Facilities	N	
Military Installations	N	
Funeral and Related Services		
Cemeteries	N	
Funeral and Cremation Services	N C	Crematories.  All other Funeral and Cremation Services.
Construction Contracting, Repa		
General Repair Services	N N	mance, and fillustrial Services
General Repair Services	IN	The following Building and Grounds Services and
		Construction Contracting Activities:
Building and Grounds Services	C	<ul> <li>Landscape, lawn, and garden services.</li> </ul>
and Construction Contracting		Tree and shrub services.
and Construction Contracting		All other Building and Grounds Services and
	N	Construction Contracting.
Cleaning Plants	N	Construction Contracting.
Industrial Services	N	
Wholesale Sales, Storage, and I		
General Wholesaling	N	
Heavy Wholesaling	N	
Warehousing and Distribution	N	
Self-Service Storage	N	
Manufacturing		
General Manufacturing	N	
Heavy Manufacturing	N	
Printing	N	
Transportation Facilities		
Aviation Facilities	N	
Passenger Ground	P	Transit stop shelters.
Transportation Facilities	N	All other Passenger Ground Transportation Facilities
Marine Facilities	N	
Utilities		
Basic Utilities	P	
Wireless Communication	Allowed	Wireless Communication Facilities are allowed, subj
Facilities	7 mowed	SRC Chapter 703.
Drinking Water Treatment	С	
Facilities		
Power Generation Facilities	N	
Data Center Facilities	N	
Fuel Dealers	N	

	Ta	able 510-1: Uses
Use	Status	Limitations & Qualifications
Mining and Natural Resource I	Extraction	
Petroleum and Natural Gas	N	
Production		
Surface Mining	N	
Farming, Forestry, and Animal	Services	
Agriculture	N	Marijuana Production
	P	All Other Agriculture
Forestry	P	
Agriculture and Forestry Services	N	
		Raising of livestock, fowl, and other animals by resident
Keeping of Livestock and Other	P	of the premises for their own private noncommercial use
Animals		on a lot 10,000 square feet or greater.
	C	All other Keeping of Livestock and Other Animals.
Animal Services	S	Small animal veterinary services, subject to SRC 700.07
Allilliai Services	С	All other Animals Services.
Other Uses		
Temporary Uses	P	<ul> <li>The following Temporary Uses:</li> <li>Christmas tree sales, subject to SRC 701.015.</li> <li>Residential sales/development office, subject to SRC 701.030.</li> <li>Replacement single family dwelling, subject to SRC 701.025.</li> </ul>
Home Occupations	S	Home Occupations, subject to SRC 700.020.
Guest Houses and Guest Quarters	P	Guest houses and guest quarters are permitted as an accessory use to Single Family, provided such houses ar quarters are dependent upon the main building for either kitchen or bathroom facilities, or both, and are used for temporary lodging and not as a place of residence.
Taking of Borders or Leasing of Rooms by Resident Family	P	Taking of boarders or leasing of rooms by a resident family is permitted as an accessory use to Household Living, provided the total number of boarders and roomers does not exceed two in any dwelling unit.
Storage of Commercial Vehicle as an Accessory Use to Household Living	Р	Storage of a commercial vehicle as an accessory use to Household Living is permitted, provided no more than one commercial vehicle is stored per dwelling unit.
Historic Resource Adaptive Reuse pursuant to SRC Chapter 230	Allowed	Historic Resource Adaptive Reuse pursuant to SRC Chapter 230 is allowed, subject to SRC 230.085.

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- **(b) Continued Uses.** Existing cottage housing within the RA zone constructed prior to May 15, 1979, but which would otherwise be made non-conforming by this Chapter, is hereby deemed a continued use.
  - (1) Building or structures housing a continued use may be structurally altered or enlarged, or rebuilt following damage or destruction, provided such alteration, enlargement, or rebuilding complies with the standards set forth in SRC 510.010(e).
- (2) Cease of occupancy of a building or structure for a continued use shall not preclude future use of the building or structure for that use; provided, however, conversion of the building or structure to another use shall thereafter prevent conversion back to that use.

Section 2. SRC 510.010 is amended to read as follows:

- **510.010. Development Standards.** Development within the RA zone must comply with the development standards set forth in this section.
  - (a) Lot Standards. Lots within the RA zone shall conform to the standards set forth in Table 510-2.

### TABLE 510-2 LOT STANDARDS

Table 510-2: Lot Standards			
Requirement	Standard	Limitations & Qualifications	
LOT AREA	•	•	
Single Family	Min. 4,000 sq. ft.		
Two Femily	Min. 4,000 sq. ft.	Applicable to two family shared housing.	
Two Family	Min. 7,000 sq. ft.	Applicable to all other Two Family.	
	Min. 4,000 sq. ft.	Applicable to Non-Profit Shelters serving victims	
Non-Profit Shelters		of domestic violence.	
	Min. 6,000 sq. ft.	Applicable to all other Non-Profit Shelters.	
All Other Uses	Min. 6,000 sq. ft.		
Infill Lot	Min. 5,500 sq. ft.	Applicable to all infill lots, unless a greater minimum lot area is required for the specific use.	
LOT WIDTH			
Single Family and Two Family	Min. 40 ft.		
All Other Uses	Min. 60 ft.		
LOT DEPTH			
Single Femily and Two Femily	Min. 70 ft.		
Single Family and Two Family	Min. 120 ft.	Applicable to double frontage lots.	

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Table 510-2: Lot Standards				
Requirement	Standard	Limitations & Qualifications		
	Max. 300% of average lot width			
All Other Uses	Min. 80 ft. Min. 120 ft.	Applicable to double frontage lots.		
All Other Oses	Max. 300% of average lot width			
STREET FRONTAGE				
	Min. 40 ft.			
Single Family and Two Family	Min. 30 ft.	Applicable to lots fronting on the turnaround of a cul-de-sac street or the outside curve of a curved street having a radius of 200 feet or less and a direction change of 60 degrees or more.  In no case shall the lot width be less than 40 ft. at		
All Other Uses	Min. 60 ft.	the front building setback line.		
All Other Uses	wiii. 00 It.			

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**(b) Setbacks.** Setbacks within the RA zone shall be provided as set forth in Table 510-3.

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# TABLE 510-3 SETBACKS

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Table 510-3: Setbacks			
Requirement	Standard	Limitations & Qualifications	
ABUTTING STREET			
Buildings			
	Min. 12 ft.		
All Uses	Min. 20 ft.	Applicable along collector or arterial streets.	
Accessory Structures			
	None	Applicable to accessory structures not more than 4 ft. in height.	
Accessory to All Uses	Min. 12 ft.	Applicable to accessory structures greater than 4 ft. in height	
	Min. 20 ft.	Applicable to accessory structures greater than 4 ft. in height, when located in a yard adjacent to a collector or arterial street.	
INTERIOR FRONT			
Buildings			
All Uses	Min. 12 ft.		
Accessory Structures			

	<b>Table 510-3: S</b>	Setbacks
Requirement	Standard	Limitations & Qualifications
Accessory to All Uses	None	Applicable to accessory structures not more that ft. in height.
Accessory to All Oses	Min. 12 ft.	Applicable to accessory structures greater than ft. in height
INTERIOR SIDE		
Buildings		
	Min. 5 ft.	Applicable to new buildings, other than zero side yard dwellings and townhouses.
Single Family	Min. 3 ft.	Applicable to existing buildings, other than zer side yard dwellings and townhouses.
	Per SRC 700.080	Applicable to townhouses.
	Per SRC 700.090	Applicable to zero side yard dwellings.
Two Family	Min. 5 ft.	
	Min. 5 ft.	Applicable to buildings not more than 35 ft. in height.
All Other Uses	Min. 5 ft., plus one foot for each one- foot of height over 35 ft., but need not exceed 20 ft. in depth.	Applicable to buildings greater than 35 ft. in height.
	Min. 10 ft.	Applicable to buildings not more than 35 ft. in height where the interior side setback abuts lot zoned RA or RS.
	Min. 10 ft., plus one foot for each one- foot of height over 35 ft., but need not exceed 20 ft. in depth.	Applicable to buildings greater than 35 ft. in height where the interior side setback abuts lots zoned RA or RS.
Infill Lot	Min. 5 ft.	Applicable to buildings not more than 35 ft. in height where the interior side setback abuts lots zoned other than RA or RS.
	Min. 5 ft., plus one foot for each one- foot of height over 35 ft., but need not exceed 20 ft. in depth.	Applicable to buildings greater than 35 ft. in height where the interior side setback abuts lots zoned other than RA or RS.
Accessory Structures	*	,
Accessory to All Uses; Infill Lot	None	Applicable to accessory structures having at least one wall which is an integral part of a fence.
	Min. 5 ft.	Applicable to all other accessory structures.
INTERIOR REAR		
Buildings		
All Uses	Min. 14 ft.	Applicable to any portion of a building not mo than one-story in height.

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Table 510-3: Setbacks				
Requirement	Standard	Limitations & Qualifications		
	Min. 20 ft.	Applicable to any portion of a building greater than one-story in height.		
Accessory Structures				
	None	Applicable to accessory structures not more than 9 ft. in height.		
Accessory to All Uses	Min. one foot for each one-foot of height over 9 feet.	Applicable to accessory structures greater than 9 ft. in height.		
	Min. 1 ft.	Applicable to accessory structures adjacent to an alley, unless a greater setback is required based on the height of the accessory structure.		

(c) Lot Coverage; Height. Buildings and accessory structures within the RA zone shall conform to the lot coverage and height standards set forth in Table 510-4.

# TABLE 510-4 LOT COVERAGE; HEIGHT

Table 510-4: Lot Coverage; Height				
Requirement	Standard	Limitations & Qualifications		
LOT COVERAGE				
<b>Buildings and Accessory Structure</b>	es			
Single Family and Two Family	Max. 60%			
Non-Profit Shelters	Max. 60%	Applicable to Non-Profit Shelters serving victims of domestic violence.		
	Max. 35%	Applicable to all other Non-Profit Shelters.		
All Other Uses	Max. 35%			
REAR YARD COVERAGE				
Buildings				
All Uses	N/A			
Accessory Structures				
Accessory to Single Family and Two Family	Max. 25%			
Accessory to All Other Uses	No Max.			
HEIGHT				
Buildings				
Single Family and Two Family	Max. 35 ft.			
All Other Uses	Max. 50 ft.			
Accessory Structures				
Accessory to All Uses	Max. 15 ft.			

(d) Garages Required.

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- (1) Except as otherwise provided in SRC 700.025 for manufactured homes on individual lots, each dwelling constructed after February 8, 2006, within the RA zone shall have, at the time of original construction, a garage that is constructed of like materials and color as the dwelling. The garage may be attached to, or detached from, the dwelling. Nothing in this paragraph shall prevent subsequent removal or conversion of the garage, so long as the minimum number of required off-street parking spaces is maintained.
- (2) Exception to this standard may be made if, at the time of building permit review, the applicant can show that the construction of the dwelling is being provided by a not-for-profit organization to families at or below the City's 60 percent median income level, as defined by the U.S. Department of Housing and Urban Development; and provision is made for a minimum of 480 cubic feet of on-site storage within a portion of the dwelling unit, or within a detached accessory structure. Such exemption shall only be made for those dwellings built on lots created through a subdivision.
- (e) **Development Standards for Continued Uses.** Buildings or structures housing a continued use may be structurally altered or enlarged, or rebuilt following damage or destruction, provided such alteration, enlargement, or rebuilding complies with the following standards:
  - (1) The altered, enlarged, or rebuilt building or structure shall conform to development standards set forth in this Chapter, and to all other applicable provisions of the UDC.
  - (2) Any building or structure altered or enlarged shall not exceed the square footage and height of the original building or structure by more than 20 percent.
- (3) Any building or structure rebuilt shall be located on the same location on the lot as the original building or structure, or in compliance with the setbacks set forth in Table 510-3. 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.

**Section 3.** SRC 511.005 is amended to read as follows:

ORDINANCE 6-17 – Page 10

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

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# **TABLE 511-1**

**USES** 

6	Table 511-1: Uses			
7	Use	Status	Limitations & Qualifications	
8	Household Living			
9 10 11		P	<ul> <li>The following Single Family activities:</li> <li>Single family detached dwelling.</li> <li>Residential Home, as defined under ORS 197.660.</li> <li>Manufactured dwelling park, subject to SRC Chapter 235.</li> </ul>	
12 13	Single Family	S	The following Single Family activities:  Manufactured home, subject to SRC 700.025.  Townhouse, subject to SRC 700.080.  Zero side yard dwelling, subject to SRC 700.090.	
14		N	All other Single Family.	
15 16 17	Two Family	P	<ul> <li>The following Two Family activities:</li> <li>Duplex, when located on a corner lot.</li> <li>Duplex, when located on a lot whose side abuts property other than a street or alley in a Commercial (C) or Industrial (I) zone, and the entire lot is located within 165 feet of the C or I zone.</li> </ul>	
18		S	Two family shared dwelling, subject to SRC 700.085.	
19		N	All other Two Family	
-	Multiple Family	N		
20	<b>Group Living</b>			
21	Room and Board	N		
22 23	Residential Care	С	Residential Facility, as defined under ORS 197.660, when located on a lot with frontage on an arterial or collector street.	
		N	All other Residential Care.	
<ul><li>24</li><li>25</li></ul>	Nursing Care	С	Nursing Care, when located on a lot with frontage on an arterial or collector street.	
		N	All other Nursing Care.	
26	Lodging			
27	Short-Term Commercial Lodging	C N	Bed and breakfasts.  All other Short-Term Commercial Lodging.	
28 29	Long-Term Commercial Lodging	N	7 in other Short-Term Commercial Loughig.	

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ORDINANCE 6-17 – Page 11

		Table 511-1: Uses
Use	Status	<b>Limitations &amp; Qualifications</b>
	С	Non-Profit Shelters serving 5 or fewer persons, when located on a lot with frontage on an arterial or collector
Non-Profit Shelters	<u>P</u>	Non-Profit Shelters serving victims of domestic violence
	N	for 10 or fewer persons.  All other Non-Profit Shelters.
Retail Sales and Service	11	All other Non-1 fortt Shelters.
Eating and Drinking		
Establishments	N	
Retail Sales	N	
Personal Services	С	The following Personal Services activities:  Beauty salons.  Barber shops.
	N	All other Personal Services.
Postal Services and Retail	N	The other resonant pervices.
Financial Services		
<b>Business and Professional Ser</b>	vices	
Office	N	
Audio/Visual Media Production	N	
Laboratory Research and Testing	N	
Motor Vehicle, Trailer, and M	lanufacture	d Dwelling Sales and Services
Motor Vehicle and Manufactured Dwelling and Trailer Sales	N	
Motor Vehicle Services	N	
C :1D 1:	N	Parking structures.
Commercial Parking	S	All other Commercial Parking, subject to SRC 700.045.
Park-and-Ride Facilities	N	
Taxicabs and Car Services	N	
Heavy Vehicle and Trailer Sales	N	
Heavy Vehicle and Trailer Service and Storage	N	
Recreation, Entertainment, an	d Cultural S	Services and Facilities
Commercial Entertainment – Indoor	N	
Commercial Entertainment –	S	Golf courses, subject to SRC 700.015.
Outdoor	N	All other Commercial Entertainment – Outdoor.
Major Event Entertainment	N	7 III other Commercial Effectamment – Outdoor.
Recreational and Cultural	P	Libraries.
Community Services	S	
Community Services	)	Golf courses, subject to SRC 700.015.

1	Table 511-1: Uses			
2	Use	Status	Limitations & Qualifications	
3		С	Community or neighborhood club buildings, including swimming pools and similar recreation facilities when operated by a non-profit community club.	
5		N	All other Recreation and Cultural Community Services	
	Parks and Open Space	N	Arboreta and botanical gardens.	
6	• •	P	All other Parks and Open Space.	
7	Non-Profit Membership Assembly	С		
8	Religious Assembly	S	Religious Assembly, subject to SRC 700.050.	
9	Health Services			
10	Medical Centers/Hospitals	N		
10	Outpatient Medical Services and Laboratories	N		
11	<b>Educational Services</b>			
12 13		P	The following Day Care activities:  Child day care home	
14	Day Care	C	Adult day care home.  The following Day Care activities:  - Child have a proved activities:	
15		C	<ul><li>Child day care center.</li><li>Adult day care center.</li></ul>	
16	Basic Education	N S	All other Day Care.  Basic Education, subject to SRC 700.010.	
17	Post-Secondary and Adult		Basic Education, subject to SRC 700.010.	
17	Education	N		
18	Civic Services			
19	Governmental Services	N		
	Social Services	N		
20 21	Governmental Maintenance Services and Construction	N		
	Public Safety			
<ul><li>22</li><li>23</li></ul>	Emergency Services	N	<ul><li>The following Emergency Services activities:</li><li>Ambulance stations.</li><li>Ambulance service facilities.</li></ul>	
24		P	All other Emergency Services.	
25	Detention Facilities Military Installations	N N		
26	Funeral and Related Services	41	<u> </u>	
20	Cemeteries	N		
27	Funeral and Cremation Services	N C	Crematories. All other Funeral and Cremation Services.	
28	<b>Construction Contracting, Repa</b>	ir, Mainte		
29	General Repair Services	N		
30	Building and Grounds Services and Construction Contracting	N		

Table 511-1: Uses			
Use	Status	Limitations & Qualifications	
Cleaning Plants	N		
Industrial Services	N		
Wholesale Sales, Storage, and I	Distribution		
General Wholesaling	N		
Heavy Wholesaling	N		
Warehousing and Distribution	N		
Self-Service Storage	N		
Manufacturing			
General Manufacturing	N		
Heavy Manufacturing	N		
Printing	N		
Transportation Facilities			
Aviation Facilities	N		
Passenger Ground	P	Transit stop shelters.	
Transportation Facilities	N	All other Passenger Ground Transportation Facilities.	
Marine Facilities	N		
Utilities			
Basic Utilities	P		
Wireless Communication	Allowed	Wireless Communication Facilities are allowed, subject	
Facilities	Allowed	SRC Chapter 703.	
Drinking Water Treatment	С		
Facilities	C		
Power Generation Facilities	N		
Data Center Facilities	N		
Fuel Dealers	N		
Waste-Related Facilities	N		
Mining and Natural Resource I	Extraction		
Petroleum and Natural Gas	N		
Production			
Surface Mining	N		
Farming, Forestry, and Animal	Services		
Agriculture	N	Marijuana Production	
Agriculture	P	All Other Agriculture	
Forestry	P		
Agriculture and Forestry	N		
Services	1.1		
Keeping of Livestock and Other	N		
Animals			
Animal Services	С	Existing wildlife rehabilitation facility.	
	N	All other Animal Services.	
Other Uses			

1	Table 511-1: Uses			
2	Use	Status	Limitations & Qualifications	
3 4 5 6	Temporary Uses	P	<ul> <li>The following Temporary Uses:</li> <li>Christmas tree sales, subject to SRC 701.015.</li> <li>Residential sales/development office, subject to SRC 701.030.</li> <li>Replacement single family dwelling, subject to SRC 701.025.</li> </ul>	
	Home Occupations	S	Home Occupations, subject to SRC 700.020.	
7 8 9	Guest Houses and Guest Quarters	Р	Guest houses and guest quarters are permitted as an accessory use to Single Family, provided such houses and quarters are dependent upon the main building for either kitchen or bathroom facilities, or both, and are used for temporary lodging and not as a place of residence.	
<ul><li>10</li><li>11</li><li>12</li></ul>	Taking of Borders or Leasing of Rooms by Resident Family	Р	Taking of boarders or leasing of rooms by a resident family is permitted as an accessory use to Household Living, provided the total number of boarders and roomers does not exceed two in any dwelling unit.	
13 14	Storage of Commercial Vehicle as an Accessory Use to Household Living	P	Storage of a commercial vehicle as an accessory use to Household Living is permitted, provided no more than one commercial vehicle is stored per dwelling unit.	
15 16	Historic Resource Adaptive Reuse pursuant to SRC Chapter 230	Allowed	Historic Resource Adaptive Reuse pursuant to SRC Chapter 230 is allowed, subject to SRC 230.085.	

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

- (1) Building or structures housing a continued use may be structurally altered or enlarged, or rebuilt following damage or destruction, provided such alteration, enlargement, or rebuilding complies with the standards set forth in SRC 511.010(f).
- (2) Cease of occupancy of a building or structure for a continued use shall not preclude future use of the building or structure for that use; provided, however, conversion of the building or structure to another use shall thereafter prevent conversion back to that use.

Section 4. SRC 511.010 is amended to read as follows:

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

(a) Lot Standards. Lots within the RS zone shall conform to the standards set forth in Table 511-2.

### TABLE 511-2 LOT STANDARDS

Table 511-2: Lot Standards				
Requirement	Standard	Limitations & Qualifications		
LOT AREA				
Single Family	Min. 4,000 sq. ft.			
Two Family	Min. 4,000 sq. ft.	Applicable to two family shared housing.		
I wo ranniy	Min. 7,000 sq. ft.	Applicable to all other Two Family.		
	Min. 4,000 sq. ft.	Applicable to Non-Profit Shelters serving victims		
Non-Profit Shelters	<u>Mill. 4,000 sq. 1t.</u>	of domestic violence.		
	Min. 6,000 sq. ft.	Applicable to all other Non-Profit Shelters.		
All Other Uses	Min. 6,000 sq. ft.			
Infill Lot	Min. 5,500 sq. ft.	Applicable to all infill lots, unless a greater		
IIIIII Lot	Miii. 5,500 sq. 1t.	minimum lot area is required for the specific use.		
LOT WIDTH				
All Uses	Min. 40 ft.			
LOT DEPTH				
	Min. 70 ft.			
Single Family and Two Family	Min. 120 ft.	Applicable to double frontage lots.		
Single Family and Two Family	Max. 300% of			
	average lot width			
	Min. 80 ft.			
All Other Uses	Min. 120 ft.	Applicable to double frontage lots.		
All Other Uses	Max. 300% of			
	average lot width			
STREET FRONTAGE				
	Min. 40 ft.			
Single Family	Min. 30 ft.	Applicable to lots fronting on the turnaround of a cul-de-sac street or the outside curve of a curved street having a radius of 200 feet or less and a direction change of 60 degrees or more.		
		In no case shall the lot width be less than 40 ft. at the front building setback line.		
All Other Uses	Min. 40 ft.			

**(b) Setbacks.** Setbacks within the RS zone shall be provided as set forth in Table 511-3.

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Table 511-3: Setbacks					
Requirement	Standard	Limitations & Qualifications			
ABUTTING STREET					
Buildings					
	Min. 12 ft.				
All Uses	Min. 20 ft.	Applicable along collector or arterial streets.			
Accessory Structures					
	None	Applicable to accessory structures not more than 4 ft. in height.			
Accessory to All Uses	Min. 12 ft.	Applicable to accessory structures greater than 4 ft. in height.			
	Min. 20 ft.	Applicable to accessory structures greater than 4 ft. in height, when located in a yard adjacent to a collector or arterial street.			
INTERIOR FRONT					
Buildings	T				
All Uses	Min. 12 ft.				
Accessory Structures					
A conscient to All II con	None	Applicable to accessory structures not more than 4 ft. in height.			
Accessory to All Uses	Min. 12 ft.	Applicable to accessory structures greater than 4 ft. in height			
INTERIOR SIDE					
Buildings					
	Min. 5 ft.	Applicable to new buildings, other than zero side yard dwellings and townhouses.			
Single Family	Min. 3 ft.	Applicable to existing buildings, other than zero side yard dwellings and townhouses.			
	Per SRC 700.080	Applicable to townhouses.			
	Per SRC 700.090	Applicable to zero side yard dwellings.			
Two Family	Min. 5 ft.				
	Min. 5 ft.	Applicable to buildings not more than 35 ft. in height.			
All Other Uses	Min. 5 ft., plus one foot for each one-foot of height over 35 ft., but need not exceed 20 ft. in depth.	Applicable to buildings greater than 35 ft. in height.			
Infill Lot	Min. 10 ft.	Applicable to buildings not more than 35ft. in height where the interior side setback abuts lots zoned RA and RS.			

1	Table 511-3: Setbacks					
2	Requirement	Standard	Limitations & Qualifications			
3 4		Min. 10 ft., plus one foot for each one- foot of height over	Applicable to buildings greater than 35 ft. in			
5		35 ft., but need not exceed 20 ft. in depth.	height where the interior side setback abuts lots zoned RA or RS.			
6 7		Min. 5 ft.	Applicable to buildings not more than 35 ft. in height where the interior side setback abuts lots zoned other than RA or RS.			
8 9		Min. 5 ft., plus one- foot for each one- foot of height over	Applicable to buildings greater than 35 ft. in			
10		35 ft., but need not exceed 20 ft. in depth.	height where the interior side setback abuts lots zoned other than RA or RS.			
11	Accessory Structures	1				
12		None	Applicable to accessory structures having at least one wall which is an integral part of a fence.			
13 14	Accessory to All Uses; Infill Lot	Min. 5 ft.	Applicable to all other accessory structures.			
15	INTERIOR REAR					
16	Buildings					
17	All Uses	Min. 14 ft.	Applicable to any portion of a building not more than one-story in height.			
18	7 Hr Ciscs	Min. 20 ft.	Applicable to any portion of a building greater than one-story in height.			
10	Accessory Structures					
19 20		None	Applicable to accessory structures not more than 9 ft. in height.			
21	Accessory to All Uses	Min. one foot for each one-foot of height over 9 ft.	Applicable to accessory structures greater than 9 ft. in height.			
22 23		Min. 1 ft.	Applicable to accessory structures adjacent to an alley, unless a greater setback is required based on the height of the accessory structure.			

(c) Lot Coverage; Height. Buildings and accessory structures within the RS zone shall conform to the lot coverage and height standards set forth in Table 511-4.

# TABLE 511-4 LOT COVERAGE; HEIGHT

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Table 511-4: Lot Coverage; Height				
Requirement	Standard	Limitations & Qualifications		
LOT COVERAGE				
Buildings and Accessory Structur	es			
Single Family and Two Family	Max. 60%			
Non-Profit Shelters	Max. 60%	Applicable to Non-Profit Shelters serving victims of domestic violence.		
	Max. 35%	Applicable to all other Non-Profit Shelters.		
All Other Uses	Max. 35%			
REAR YARD COVERAGE				
Buildings				
All Uses	N/A			
Accessory Structures				
Accessory to Single Family and Two Family	Max. 25%			
Accessory to All Other Uses	No Max.			
HEIGHT				
Buildings				
	Max. 35 ft.	Applicable to new buildings.		
Single Family and Two Family	Max. 28 ft. or existing building height, whichever is greater	Applicable to existing buildings.		
All Other Uses	Max. 50 ft.			
Accessory Structures	•			
Accessory to All Uses	Max. 15 ft.			

(d) Maximum Square Footage for All Accessory Structures. In addition to the maximum coverage requirements established in Table 511-4, accessory structures to Single Family and Two Family uses shall be limited to the maximum aggregate total square footage set forth in Table 511-5.

### **TABLE 511-5**

### MAXIMUM SQUARE FOOTAGE FOR ALL ACCESSORY STRUCTURES

Table 511-5: Maximum Square Footage for All Accessory Structures			
Main Building Gross Area  Maximum Aggregate Total Square Footage All Accessory Structures			
1,200 square feet or less.	600 sq. ft.		
Greater than 1,200 square feet.	1,000 sq. ft. or 50% of main building gross area, whichever is less.		

#### (e) Garages Required.

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

- (2) Exception to this standard may be made if, at the time of building permit review, the applicant can show that the construction of the dwelling is being provided by a not-for-profit organization to families at or below the City's 60 percent median income level, as defined by the U.S. Department of Housing and Urban Development; and provision is made for a minimum of 480 cubic feet of on-site storage within a portion of the dwelling unit, or within a detached accessory structure. Such exemption shall only be made for those dwellings built on lots created through a subdivision.
- **(f) Development Standards for Continued Uses.** Buildings or structures housing a continued use may be structurally altered or enlarged, or rebuilt following damage or destruction, provided such alteration, enlargement, or rebuilding complies with the following standards:
  - (1) The altered, enlarged, or rebuilt building or structure shall conform to development standards set forth in this Chapter, and to all other applicable provisions of the UDC.
  - (2) Any building or structure altered or enlarged shall not exceed the square footage and height of the original building or structure by more than 20 percent.
- (3) Any building or structure rebuilt shall be located on the same location on the lot as the original building or structure, or in compliance with the setbacks set forth in Table 511-3. 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.

- Section 5. SRC 512.010 is amended to read as follows:
- 512.010. Uses. The permitted (P), special (S), conditional (C), and prohibited (N) uses in the RD zone are set forth in Table 512-1.

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**USES** 

Table 512-1: Uses				
Use	Status	Limitations & Qualifications		
Household Living				
		The following Single Family activities:		
	P	<ul><li>Single family detached dwelling.</li></ul>		
		<ul> <li>Residential Home, as defined under ORS 197.660.</li> </ul>		
Single Family		The following Single Family activities:		
Single Panniy	S	<ul> <li>Manufactured home, subject to SRC 700.025.</li> </ul>		
		■ Townhouse, subject to SRC 700.080.		
		■ Zero side yard dwelling, subject to SRC 700.090.		
	N	All other Single Family.		
Two Family	P			
Multiple Family	N			
Group Living				
Room and Board	N			
	S	Residential Facility, as defined under ORS 197.660,		
Residential Care		subject to SRC 700.055.		
	N	All other Residential Care.		
Nursing Care	S	Nursing Care, subject to SRC 700.040.		
Lodging				
Short-Term Commercial	С	Bed and breakfasts.		
Lodging	N	All other Short-Term Commercial Lodging.		
Long-Term Commercial	N			
Lodging	IN			
	C	Non-Profit Shelters serving 5 or fewer persons.		
	<u>P</u>	Non-Profit Shelters serving victims of domestic violen		
Non-Profit Shelters	<u> </u>	for 10 or fewer persons.		
	N	All other Non-Profit Shelters.		
Retail Sales and Service				
Eating and Drinking				
Establishments	N			
Retail Sales	N			
Personal Services	N			
Postal Services and Retail				
Financial Services	N			
<b>Business and Professional Se</b>	rvices			
Office	N			
Audio/Visual Media				
Production	N			
Laboratory Research and	NT			
Testing	N			
<u> </u>	Manufactured	Dwelling Sales and Services		

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Use	Status	<b>Limitations &amp; Qualifications</b>
Motor Vehicle and	Status	Limitations & Quamications
Manufactured Dwelling and	N	
Trailer Sales	11	
Motor Vehicle Services	N	
Commercial Parking	N	
Park-and-Ride Facilities	N	
Taxicabs and Car Services	N	
Heavy Vehicle and Trailer	N	
Sales	N	
Heavy Vehicle and Trailer	N	
Service and Storage	IN.	
Recreation, Entertainment, an	d Cultural S	Services and Facilities
Commercial Entertainment –	C	Membership sports and recreation clubs.
Indoor	N	All other Commercial Entertainment – Indoor.
Commercial Entertainment –	С	Membership sports and recreation clubs.
Outdoor	N	All other Commercial Entertainment – Outdoor.
Major Event Entertainment	N	
Recreational and Cultural	P	Libraries.
Community Services	N	All other Recreation and Cultural Community Service
·	N	Arboreta and botanical gardens.
Parks and Open Space	P	All other Parks and Open Space.
Non-Profit Membership		The state of the s
Assembly	N	
Religious Assembly	S	Religious Assembly, subject to SRC 700.050.
Health Services		, ,
Medical Centers/Hospitals	N	
Outpatient Medical Services	NT	
and Laboratories	N	
<b>Educational Services</b>		
	P	Child day care home.
Day Care	С	Child day care center.
D : 71	N	All other Day Care.
Basic Education	N	
Post-Secondary and Adult	N	
Education		
Civic Services		
Governmental Services	N	
Social Services	N	
Governmental Maintenance	N	
Services and Construction  Public Safety		

Use	<b>Status</b>	Limitations & Qualifications
		The following Emergency Services activities:
r	N	<ul> <li>Ambulance stations.</li> </ul>
Emergency Services		<ul> <li>Ambulance service facilities.</li> </ul>
	P	All other Emergency Services.
Detention Facilities	N	
Military Installations	N	
Funeral and Related Services		
Cemeteries	N	
Funeral and Cremation Services	N	
<b>Construction Contracting, Repa</b>	air, Mainte	nance, and Industrial Services
General Repair Services	N	
Building and Grounds Services	N	
and Construction Contracting	111	
Cleaning Plants	N	
Industrial Services	N	
Wholesale Sales, Storage, and D	istribution	
General Wholesaling	N	
Heavy Wholesaling	N	
Warehousing and Distribution	N	
Self-Service Storage	N	
Manufacturing		
General Manufacturing	N	
Heavy Manufacturing	N	
Printing	N	
Transportation Facilities		
Aviation Facilities	N	
Passenger Ground	P	Transit stop shelters.
Transportation Facilities	N	All other Passenger Ground Transportation Facilities.
Marine Facilities	N	
Utilities		
Basic Utilities	P	
Wireless Communication		Wireless Communication Facilities are allowed, subject
Facilities	Allowed	SRC Chapter 703.
Drinking Water Treatment		Site chapter ros.
Facilities Facilities	C	
Power Generation Facilities	N	
Data Center Facilities	N	
Fuel Dealers	N	
Waste-Related Facilities	N	
Mining and Natural Resource E		
Petroleum and Natural Gas		
Production Production	N	
Surface Mining	N	<del> </del>

1	Table 512-1: Uses				
2	Use	Status	Limitations & Qualifications		
3	Agriculture	N	Marijuana Production		
	ŭ	P	All Other Agriculture		
4	Forestry	P			
5	Agriculture and Forestry Services	N			
6	Keeping of Livestock and Other Animals	N			
7	Animal Services	N			
8	Other Uses				
	Temporary Uses	P	Christmas tree sales, subject to SRC 701.015.		
9	Home Occupations	S	Home Occupations, subject to SRC 700.020.		
10 11 12	Guest Houses and Guest Quarters	P	Guest houses and guest quarters are permitted as an accessory use to Single Family, provided such houses and quarters are dependent upon the main building for either kitchen or bathroom facilities, or both, and are used for temporary lodging and not as a place of residence.		
13 14 15	Taking of Borders or Leasing of Rooms by a Resident Family	P	Taking of boarders or leasing of rooms by a resident family is permitted as an accessory use to Household Living, provided the total number of boarders and roomers does not exceed two in any dwelling unit.		
16	Storage of Commercial Vehicle as an Accessory Use to Household Living	P	Storage of a commercial vehicle as an accessory use to Household Living is permitted, provided no more than		
17 18	Historic Resource Adaptive Reuse pursuant to SRC Chapter 230	Allowed	one commercial vehicle is stored per dwelling unit.  Historic Resource Adaptive Reuse pursuant to SRC Chapter 230 is allowed, subject to SRC 230.085.		

**Section 6.** SRC 512.015 is amended to read as follows:

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

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

# TABLE 512-2 LOT STANDARDS

Table 512-2: Lot Standards				
Requirement	Standard	Limitations & Qualifications		
LOT AREA				
Single Family	Min. 4,000 sq. ft.			

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		<b>Table 512-2: Lot</b>	Standards
2	Requirement	Standard	Limitations & Qualifications
3			Two Family activities constructed on lots less than 7,000 square feet prior to February 1, 2007 shall
4	Two Family	Min. 7,000 sq. ft.	be considered conforming with respect to lot area
5			and may be continued so long as they remain otherwise lawful.
6	Non-Profit Shelters	Min. 4,000 sq. ft.	Applicable to Non-Profit Shelters serving victims of domestic violence.
7		Min. 6,000 sq. ft.	Applicable to all other Non-Profit Shelters.
′	All Other Uses	Min. 6,000 sq. ft.	
8	LOT WIDTH		
	All Uses	Min. 40 ft.	
9	LOT DEPTH		
10		Min. 70 ft.	
10	Single Family and Two Family	Min. 120 ft.	Applicable to double frontage lots.
11		Max. 300% of	
		average lot width	
12		Min. 80 ft.	
13	All Other Uses	Min. 120 ft.	Applicable to double frontage lots.
13		Max. 300% of	
14	CENTER ED ONE A CE	average lot width	
	STREET FRONTAGE	N. 40.6	T
15		Min. 40 ft.	A 1: 11 ( 1 ( C ) ( ) ( ) ( ) ( ) ( ) ( )
16			Applicable to lots fronting on the turnaround of a cul-de-sac street or the outside curve of a curved
17	Single Family	M: 20 fs	street having a radius of 200 feet or less and a
		Min. 30 ft.	direction change of 60 degrees or more.
18			In no case shall the lot width be less than 40 ft. at the front building setback line.
19	All Other Uses	Min. 40 ft.	

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

### TABLE 512-3 SETBACKS

Table 512-3: Setbacks				
Requirement	Standard	Limitations & Qualifications		
ABUTTING STREET				
Buildings				
All Hage	Min. 12 ft.			
All Uses	Min. 20 ft.	Applicable along collector or arterial streets.		
Accessory Structures				

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	<b>Table 512-3: S</b>	Setbacks
Requirement	Standard	Limitations & Qualifications
<del>-</del>	None	Applicable to accessory structures not more than 4 ft. in height.
Accessory to All Uses	Min. 12 ft.	Applicable to accessory structures greater than 4 ft. in height
	Min. 20 ft.	Applicable to accessory structures greater than 4 ft. in height, when located in a yard adjacent to a collector or arterial street.
INTERIOR FRONT		
Buildings		
All Uses	Min. 12 ft.	
Accessory Structures	1	
Accessory to All Uses	None	Applicable to accessory structures not more than 4 ft. in height.
Accessory to All Oses	Min. 12 ft.	Applicable to accessory structures greater than 4 ft. in height
INTERIOR SIDE		
Buildings		
	Min. 5 ft.	Applicable to new buildings, other than zero side yard dwellings and townhouses.
Single Family	Min. 3 ft.	Applicable to existing buildings, other than zero side yard dwellings and townhouses.
	Per SRC 700.080	Applicable to townhouses.
	Per SRC 700.090	Applicable to zero side yard dwellings.
Two Family	Min. 5 ft.	•
	Min. 5 ft.	Applicable to new buildings not more than 35 ft. in height.
All Other Uses	Min. 5 ft., plus one foot for each one-foot of height over 35 ft., but need not exceed 20 ft. in depth.	Applicable to new buildings greater than 35 ft. in height.
Accessory Structures	1	
Accessory to All Uses	None	Applicable to accessory structures having at least one wall which is an integral part of a fence.
,	Min. 5 ft.	Applicable to all other accessory structures.
INTERIOR REAR		
Buildings		
	Min. 14 ft.	Applicable to any portion of a building not more than one-story in height.
All Uses	Min. 20 ft.	Applicable to any portion of a building greater than one-story in height.
Accessory Structures	_1	1
Accessory to All Uses	None	Applicable to accessory structures not more than 9 ft. in height.

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Table 512-3: Setbacks			
Requirement	Standard	Limitations & Qualifications	
	Min. one foot for each one-foot of height over 9 feet.	Applicable to accessory structures greater than 9 ft. in height.	
	Min. 1 ft.	Applicable to accessory structures adjacent to an alley, unless a greater setback is required based on the height of the accessory structure.	

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

# 

**TABLE 512-4** 

LOT COVERAGE; HEIGHT

Table 512-4: Lot Coverage; Height						
Requirement	Standard	Limitations & Qualifications				
LOT COVERAGE						
Buildings and Accessory Structure	es					
Single Family and Two Family	Max. 60%					
Non-Profit Shelters	<u>Max. 60%</u>	Applicable to Non-Profit Shelters serving victims of domestic violence.				
	Max. 35%	Applicable to all other Non-Profit Shelters.				
All Other Uses	Max. 35%					
REAR YARD COVERAGE	REAR YARD COVERAGE					
Buildings						
All Uses	N/A					
Accessory Structures						
Accessory to Single Family and Two Family	Max. 25%					
Accessory to All Other Uses	No Max.					
HEIGHT						
Buildings						
	Max. 35 ft.	Applicable to new buildings.				
Single Family and Two Family	Max. 28 ft. or existing building height, whichever is greater	Applicable to existing buildings.				
All Other Uses	Max. 50 ft.					
Accessory Structures						
Accessory to All Uses	Max. 15 ft.					

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

# **TABLE 512-5**

#### MAXIMUM SQUARE FOOTAGE FOR ALL ACCESSORY STRUCTURES

Table 512-5: Maximum Square Footage for All Accessory Structures		
Main Building Gross Area	Maximum Total Square Footage for All Accessory Structures	
1,200 square feet or less.	600 sq. ft.	
Greater than 1,200 square feet.	1,000 sq. ft. or 50% of main building gross area, whichever is less.	

#### (e) Garages Required.

- (1) Except as otherwise provided in SRC 700.025 for manufactured homes on individual lots, each dwelling constructed after February 8, 2006 within the RD zone shall have, at the time of original construction, a garage that is constructed of like materials and color as the dwelling. The garage may be attached to, or detached from, the dwelling. Nothing in this paragraph shall prevent subsequent removal or conversion of the garage, so long as the minimum number of required off-street parking spaces is maintained.
- (2) Exception to this standard may be made if, at the time of building permit review, the applicant can show that the construction of the dwelling is being provided by a not-for-profit organization to families at or below the City's 60 percent median income level, as defined by the U.S. Department of Housing and Urban Development; and provision is made for a minimum of 480 cubic feet of on-site storage within a portion of the dwelling unit, or within a detached accessory structure. Such exemption shall only be made for those dwellings built on lots created through a subdivision.

Section 7. SRC 513.005 is amended to read as follows:

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

#### **USES**

	1	Table 513-1: Uses
Use	Status	Limitations & Qualifications
Household Living		
Single Family	Р	<ul> <li>The following Single Family activities are permitted:</li> <li>Single family detached dwelling.</li> <li>Townhouse.</li> <li>Residential Home, as defined under ORS 197.660.</li> <li>Manufactured dwelling park, subject to SRC Chapt 235.</li> </ul>
	S	The following Single Family activities:  Manufactured home, subject to SRC 700.025.  Zero side yard dwelling, subject to SRC 700.090.
	N	All other Single Family.
Two Family	P	
Multiple Family	P	
Group Living		
	P	Room and Board serving 5 or fewer persons.
Room and Board	C	Room and Board serving 6 to 10 persons.
	N	All other Room and Board.
Residential Care	P	
Nursing Care	S	Nursing Care, subject to SRC 700.040.
Lodging		
Short-Term Commercial	P	Bed and Breakfast.
Lodging	N	All other Short-Term Commercial Lodging.
Long-Term Commercial Lodging	N	
	С	Non-Profit Shelters serving up to 10 persons.
Non-Profit Shelters	<u>P</u>	Non-Profit Shelters serving victims of domestic violence for 10 or fewer persons.
	N	All other Non-Profit Shelters.
Retail Sales and Service		
Eating and Drinking Establishments	N	
Retail Sales	N	
Personal Services	N	
Postal Services and Retail	N	
Financial Services	IN	
<b>Business and Professional Ser</b>	vices	
Office	N	
Audio/Visual Media Production	N	
	•	•

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		able 513-1: Uses
Use	Status	Limitations & Qualifications
Laboratory Research and	N	
Testing		
Motor Vehicle, Trailer, and M	anufactured	Dwelling Sales and Services
Motor Vehicle and	N	
Manufactured Dwelling and Trailer Sales	IN.	
Motor Vehicle Services	N	
Wiotor Venicle Bervices	11	Commercial Parking, when located on a lot whose side
		abuts property, other than a street or alley, within a
C : 1D 1:	P	commercial or industrial zone, and the lot is located
Commercial Parking		entirely within 165 feet of the abutting commercial or
		industrial zone.
	N	All other Commercial Parking.
		Park-and Ride Facilities, when located on a lot whose si-
		abuts property, other than a street or alley, within a
Park-and-Ride Facilities	P	commercial or industrial zone, and the lot is located
		entirely within 165 feet of the abutting commercial or
	N	industrial zone. All other Park-and-Ride Facilities.
Taxicabs and Car Services	N N	All other Park-and-Ride Facilities.
Heavy Vehicle and Trailer	11	
Sales	N	
Heavy Vehicle and Trailer		
Service and Storage	N	
Recreation, Entertainment, an	d Cultural S	ervices and Facilities
Commercial Entertainment –	С	Membership sports and recreation clubs.
Indoor	N	All other Commercial Entertainment – Indoor.
Commercial Entertainment –	С	Membership sports and recreation clubs.
Outdoor	N	All other Commercial Entertainment – Outdoor.
Major Event Entertainment	N	
Recreational and Cultural	P	Libraries.
Community Services	С	All other Recreation and Cultural Community Services.
P. 1. 10. 3	С	Arboreta and botanical gardens.
Parks and Open Space	P	All other Parks and Open Space.
Non-Profit Membership	NT	A A
Assembly	N	
Religious Assembly	S	Religious Assembly, subject to SRC 700.050.
Health Services		
Medical Centers/Hospitals	N	
Outpatient Medical Services	N	
and Laboratories		
<b>Educational Services</b>		

	1	Table 513-1: Uses
Use	Status	Limitations & Qualifications
		The following Day Care activities:
	P	<ul><li>Child day care home.</li></ul>
		<ul> <li>Adult day care home.</li> </ul>
Day Care		The following Day care activities:
	C	<ul><li>Child day care center.</li></ul>
	<u> </u>	<ul> <li>Adult day care center.</li> </ul>
D : El ::	N	All other Day Care.
Basic Education	S	Basic Education, subject to SRC 700.010.
Post-Secondary and Adult	N	
Education		
Civic Services		
Governmental Services	N	
Social Services	N	
Governmental Maintenance	N	
Services and Construction	- '	
Public Safety		
		The following Emergency Services activities:
Emergency Services	N	Ambulance stations.
Emergency Services		<ul> <li>Ambulance service facilities.</li> </ul>
	P	All other Emergency Services.
Detention Facilities	N	
Military Installations	N	
Funeral and Related Services		
Cemeteries	N	
Funeral and Cremation Services	N	
Construction Contracting, Repa		nance, and Industrial Services
General Repair Services	N	
Building and Grounds Services	N	
and Construction Contracting		
Cleaning Plants	N	
Industrial Services	N	
Wholesale Sales, Storage, and D		
General Wholesaling	N	
Heavy Wholesaling	N	
Warehousing and Distribution	N	
Self-Service Storage	N	
Manufacturing		
General Manufacturing	N	
Heavy Manufacturing	N	
Printing	N	
<b>Transportation Facilities</b>		
Aviation Facilities	N	
	P	Transit stop shelters.

1		Т	able 513-1: Uses
2	Use	Status	Limitations & Qualifications
3	Passenger Ground Transportation Facilities	N	All other Passenger Ground Transportation Facilities.
4	Marine Facilities	N	
5	Utilities		
3	Basic Utilities	P	
6	Wireless Communication Facilities	Allowed	Wireless Communication Facilities are allowed, subject to SRC Chapter 703.
7 8	Drinking Water Treatment Facilities	C	
O	Power Generation Facilities	N	
9	Data Center Facilities	N	
10	Fuel Dealers	N	
10	Waste-Related Facilities	N	
11	Mining and Natural Resource E	Extraction	
12	Petroleum and Natural Gas Production	N	
13	Surface Mining	N	
	Farming, Forestry, and Animal	Services	
14	Agriculture	N	
15	Forestry	N	
16	Agriculture and Forestry Services	N	
17	Keeping of Livestock and Other Animals	N	
18	Animal Services	N	
	Other Uses		
19			The following Temporary Uses:
20	Tommonomy Hoog	D	<ul> <li>Christmas tree sales, subject to SRC 701.015.</li> </ul>
21	Temporary Uses	Р	<ul> <li>Residential sales/development office, subject to SRC 701.030.</li> </ul>
22	Home Occupations	S	Home Occupations, subject to SRC 700.020.
23	Taking of Borders or Leasing of		Taking of boarders or leasing of rooms by a resident family is permitted as an accessory use to Household Living,
24	Rooms by a Resident Family	P	provided the total number of boarders and roomers does not exceed two in any dwelling unit.
25	Historic Resource Adaptive		
26	Reuse pursuant to SRC Chapter 230	Allowed	Historic Resource Adaptive Reuse pursuant to SRC Chapter 230 is allowed, subject to SRC 230.085.

**Section 8.** SRC 514.005 is amended to read as follows:

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

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#### **TABLE 514-1**

#### **USES**

	1	Table 514-1: Uses
Use	Status	Limitations & Qualifications
Household Living	•	•
Household Living  Single Family	Р	<ul> <li>The following Single Family activities:</li> <li>Replacement of existing single family detached dwelling.</li> <li>New single family detached dwelling on a non-conforming lot of record less than 6,000 square feet in area.</li> <li>Townhouse.</li> <li>Residential Home, as defined under ORS 197.660.</li> <li>Manufactured dwelling park, subject to SRC Chapter 235.</li> </ul>
	S	<ul> <li>The following Single Family activities:</li> <li>Replacement of existing manufactured home, subjeto SRC 700.025.</li> <li>Zero side yard dwelling, subject to SRC 700.090.</li> </ul>
	N	All other Single Family.
Two Family	P	
Multiple Family	P	
Group Living		
	P	Room and Board serving 5 or fewer persons.
Room and Board	C	Room and Board serving 6 to 10 persons.
	N	All other Room and Board.
Residential Care	P	
Nursing Care	S	Nursing Care, subject to SRC 700.040.
Lodging		
Short-Term Commercial	P	Bed and Breakfast.
Lodging	N	All other Short-Term Commercial Lodging.
Long-Term Commercial Lodging	N	
	P	Non-Profit Shelters serving 5 or fewer persons.
	C	Non-Profit Shelters serving 6 to 10 persons.
Non-Profit Shelters	D	Non-Profit Shelters serving victims of domestic violence
	<u>P</u>	for 10 or fewer persons.
	N	All other Non-Profit Shelters.

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Use	Status	Limitations & Qualifications
Eating and Drinking		
Establishments	N	
Retail Sales	N	
Tetair Bares	1,	The following Personal Services activities:
	С	Beauty salons.
Personal Services		<ul><li>Barber shops.</li></ul>
	N	All Other Personal Services
Postal Services and Retail	N	
Financial Services	N	
<b>Business and Professional Serv</b>	vices	
Office	N	
Audio/Visual Media	N	
Production	IN	
Laboratory Research and	N	
Testing		
Motor Vehicle, Trailer, and M	<u>anufacture</u>	Dwelling Sales and Services
Motor Vehicle and		
Manufactured Dwelling and	N	
Trailer Sales		
Motor Vehicle Services	N	
		Commercial Parking, when located on a lot whose side
		abuts property, other than a street or alley, within a
Commercial Parking	P	commercial or industrial zone, and the lot is located
		entirely within 165 feet of the abutting commercial or
		industrial zone.
	N	All other Commercial Parking.
		Park-and Ride Facilities, when located on a lot whose sid
	P	abuts property, other than a street or alley, within a commercial or industrial zone, and the lot is located
Park-and-Ride Facilities	r	entirely within 165 feet of the abutting commercial or
		industrial zone.
	N	All other Park-and-Ride Facilities.
Taxicabs and Car Services	N	7 III OHIOI I UIR UIIG PAGO I UCIIIUCO.
Heavy Vehicle and Trailer		
Sales	N	
Heavy Vehicle and Trailer	N	
Service and Storage	11	
Recreation, Entertainment, an	d Cultural (	Services and Facilities
	Culturary	
Commercial Entertainment – Indoor	-	Membership sports and recreation clubs.
muooi	N	All other Commercial Entertainment – Indoor.
Commercial Entertainment –	S	Golf courses, subject to SRC 700.015.
Outdoor	С	Membership sports and recreation clubs.
Cultioni	N	All other Commercial Entertainment – Outdoor.

<b>Table 514-1: Uses</b>		
Use	Status	Limitations & Qualifications
Major Event Entertainment	N	
Recreational and Cultural	P	Libraries.
Community Services	С	All other Recreation and Cultural Community Services.
•	С	Arboreta and botanical gardens.
Parks and Open Space	P	All other Parks and Open Space.
Non-Profit Membership	C	7 III other Farks and Open Space.
Assembly		
Religious Assembly	S	Religious Assembly, subject to SRC 700.050.
Health Services		
Medical Centers/Hospitals	N	
Outpatient Medical Services and Laboratories	N	
<b>Educational Services</b>		
		The following Day Care activities:
	P	<ul><li>Child day care home.</li></ul>
		<ul><li>Adult day care home.</li></ul>
Day Care		The following Day Care activities:
	C	<ul><li>Child day care center.</li></ul>
		<ul> <li>Adult day care center.</li> </ul>
	N	All other Day Care.
Basic Education	S	Basic Education, subject to SRC 700.010.
Post-Secondary and Adult	N	
Education	11	
Civic Services		
Governmental Services	N	
Social Services	N	
Governmental Maintenance	N	
Services and Construction	N	
<b>Public Safety</b>		
Emergency Services	N	Ambulance service facilities.
Emergency Services	P	All other Emergency Services.
Detention Facilities	N	
Military Installations	N	
Funeral and Related Services		
Cemeteries	N	
	N	Crematories.
Funeral and Cremation Services	C	All other Funeral and Cremation Services.
Construction Contracting, Repa	air Mainte	nance and Industrial Services
General Repair Services	N N	and industrial betvices
Building and Grounds Services		
and Construction Contracting	N	
Cleaning Plants	N	

	T	'able 514-1: Uses
Use	Status	Limitations & Qualifications
Industrial Services	N	
Wholesale Sales, Storage, and D	Distribution	
General Wholesaling	N	
Heavy Wholesaling	N	
Warehousing and Distribution	N	
Self-Service Storage	N	
Manufacturing		
General Manufacturing	N	
Heavy Manufacturing	N	
Printing	N	
Transportation Facilities		
Aviation Facilities	N	
Passenger Ground	P	Transit stop shelters.
Transportation Facilities	N	All other Passenger Ground Transportation Facilities.
Marine Facilities	N	
Utilities		
Basic Utilities	P	
Wireless Communication	A 11 a zz. a d	Wireless Communication Facilities are allowed, subject
Facilities	Allowed	SRC Chapter 703.
Drinking Water Treatment	С	
Facilities	C	
Power Generation Facilities	N	
Data Center Facilities	N	
Fuel Dealers	N	
Waste-Related Facilities	N	
Mining and Natural Resource E	Extraction	
Petroleum and Natural Gas		
Production	N	
Surface Mining	N	
Farming, Forestry, and Animal	Services	
Agricultura	N	Marijuana Production
Agriculture	P	All other Agriculture
Forestry	P	
Agriculture and Forestry	NT	
Services	N	
Keeping of Livestock and Other	N	
Animals	IN	
Animal Services	N	
Other Uses		
Temporary Uses	P	Christmas tree sales, subject to SRC 701.015.
Home Occupations	S	Home Occupations are allowed subject to SRC 700.020.

1	Table 514-1: Uses		
2	Use	Status	Limitations & Qualifications
3 4 5	Guest Houses and Guest Quarters	P	Guest houses and guest quarters are permitted as an accessory use to Single Family, provided such houses and quarters are dependent upon the main building for either kitchen or bathroom facilities, or both, and are used for temporary lodging and not as a place of residence.
6 7 8	Taking of Borders or Leasing of Rooms by Resident Family	P	The taking of boarders or leasing of rooms by a resident family is permitted as an accessory use to Household Living, provided the total number of boarders and roomers does not exceed two in any dwelling unit.
9	Storage of Commercial Vehicle as an Accessory Use to Household Living	P	Storage of a commercial vehicle as an accessory use to Household Living is permitted, provided no more than one commercial vehicle is stored per dwelling unit.
10 11	Historic Resource Adaptive Reuse pursuant to SRC Chapter 230	Allowed	Historic Resource Adaptive Reuse pursuant to SRC Chapter 230 is allowed, subject to SRC 230.085.

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**Section 9.** SRC 515.005 is amended to read as follows:

515.005. Uses. The permitted (P), special (S), conditional (C), and prohibited (N) uses in the

15 RH zone are set forth in Table 515-1.

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#### **TABLE 515-1**

**USES** 

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**Table 515-1: Uses** Use **Status Limitations & Qualifications Household Living** The following Single Family activities: Replacement of single family detached dwelling P existing on October 23, 2013. Residential Home, as defined under ORS 197.660. Single Family New single family detached dwelling, other than the  $\mathbf{C}$ replacement of a single family detached dwelling existing on October 23, 2013. All other Single Family. N Two Family P Multiple Family P **Group Living** Room and Board serving 5 or fewer persons. C Room and Board serving 6 to 10 persons. Room and Board N All other Room and Board.

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Table 515-1: Uses			
Use	Status	Limitations & Qualifications	
Residential Care	P		
Nursing Care	S	Nursing Care, subject to SRC 700.040.	
Lodging			
Short-Term Commercial	P	Bed and Breakfast.	
Lodging	N	All other Short-Term Commercial Lodging.	
Long-Term Commercial Lodging	P		
	P	Non-Profit Shelters serving 5 or fewer persons.	
	С	Non-Profit Shelters serving 6 to 10 persons.	
	<u>P</u>	Non-Profit Shelters serving victims of domestic violence	
Non-Profit Shelters	<u>r</u>	for 10 or fewer persons.	
Tronc shearers	N	All other Non-Profit Shelters.	
Retail Sales and Service			
Eating and Drinking Establishments	N		
Retail Sales	N		
Personal Services	С	The following Personal Services activities:  Beauty salons.  Rephase shape	
	N	<ul><li>Barber shops.</li><li>All Other Personal Services</li></ul>	
Postal Services and Retail Financial Services	N	All Other reisonal Services	
<b>Business and Professional Serv</b>	vices		
Office	N		
Audio/Visual Media Production	N		
Laboratory Research and Testing	N		
Motor Vehicle, Trailer, and M	anufactured	Dwelling Sales and Services	
Motor Vehicle and Manufactured Dwelling and	N		
Trailer Sales			
Motor Vehicle Services	N		
Commercial Parking	P	Commercial Parking, when located on a lot whose side abuts property, other than a street or alley, within a commercial or industrial zone, and the lot is located	
Commercial Farking		entirely within 165 feet of the abutting commercial or industrial zone.	
	N	All other Commercial Parking.	

	1	Table 515-1: Uses
Use	Status	Limitations & Qualifications
Park-and-Ride Facilities	P	Park-and Ride Facilities, when located on a lot whose side abuts property, other than a street or alley, within a commercial or industrial zone, and the lot is located entirely within 165 feet of the abutting commercial or industrial zone.
	N	All other Park-and-Ride Facilities.
Taxicabs and Car Services	N	
Heavy Vehicle and Trailer Sales	N	
Heavy Vehicle and Trailer Service and Storage	N	
Recreation, Entertainment, an		
Commercial Entertainment –	С	Membership sports and recreation clubs.
Indoor	N	All other Commercial Entertainment – Indoor.
Commercial Entertainment –	С	Membership sports and recreation clubs.
Outdoor	N	All other Commercial Entertainment – Outdoor.
Major Event Entertainment	N	
Recreational and Cultural	P	Libraries.
Community Services	C	All other Recreation and Cultural Community Services.
Parks and Open Space	С	Arboreta and botanical gardens.
Tarks and Open Space	P	All other Parks and Open Space.
Non-Profit Membership Assembly	C	
Religious Assembly	S	Religious Assembly is allowed, subject to SRC 700.050
Health Services		
Medical Centers/Hospitals	N	
Outpatient Medical Services and Laboratories	N	
<b>Educational Services</b>	1	
	P	The following Day Care activities:  Child day care home.  Adult day care home.
Day Care	С	The following Day Care activities:  Child day care center.  Adult day care center.
	N	All other Day Care.
Basic Education	S	Basic Education, subject to SRC 700.010.
Post-Secondary and Adult Education	N	
Civic Services		
Governmental Services	N	
Social Services	N	

1		Т	able 515-1: Uses
2	Use	Status	Limitations & Qualifications
3	Governmental Maintenance	N	
3	Services and Construction	11	
4	Public Safety		
5	Emergency Services	N	Ambulance service facilities.
5	Efficigency Services	P	All other Emergency Services.
6	Detention Facilities	N	
7	Military Installations	N	
7	Funeral and Related Services		
8	Cemeteries	N	
0	Funeral and Cremation Services	N	
9	Construction Contracting, Repa		nance, and Industrial Services
10	General Repair Services	N	
	Building and Grounds Services	N	
11	and Construction Contracting		
12	Cleaning Plants	N	
12	Industrial Services	N	
13	Wholesale Sales, Storage, and D		
14	General Wholesaling	N	
14	Heavy Wholesaling	N	
15	Warehousing and Distribution	N	
1.0	Self-Service Storage	N	
16	Manufacturing		
17	General Manufacturing	N	
	Heavy Manufacturing	N	
18	Printing	N	
19	Transportation Facilities		
	Aviation Facilities	N	
20	Passenger Ground	P	Transit stop shelters.
21	Transportation Facilities	N	All other Passenger Ground Transportation Facilities.
<i>L</i> 1	Marine Facilities	N	
22	Utilities		
22	Basic Utilities	P	With Control Public 11 1 1 1
23	Wireless Communication	Allowed	Wireless Communication Facilities are allowed, subject to
24	Facilities Water Transferred		SRC Chapter 703.
25	Drinking Water Treatment	C	
25	Facilities Power Generation Facilities	N	
26	Data Center Facilities		
	Fuel Dealers	N N	
27			
28	Waste-Related Facilities N  Mining and Natural Resource Extraction		
	Petroleum and Natural Gas	Autacuoil	
29	Production Production	N	
30	Surface Mining	N	
50	Sarrace Willing	14	

1	Table 515-1: Uses		
2	Use	Status	Limitations & Qualifications
3	Farming, Forestry, and Animal	Services	
	Agriculture	N	Marijuana Production
4		P	All other Agriculture
5	Forestry	P	
6	Agriculture and Forestry Services	N	
7	Keeping of Livestock and Other Animals	N	
8	Animal Services	N	
0	Other Uses		
9 10 11	Temporary Uses	P	<ul> <li>The following Temporary Uses:</li> <li>Christmas tree sales, subject to SRC 701.015.</li> <li>Residential sales/development office, subject to SRC 701.030.</li> </ul>
12	Home Occupations	S	Home Occupations, subject to SRC 700.020.
13 14	Guest Houses and Guest Quarters	Р	Guest houses and guest quarters are permitted as an accessory use to Single Family, provided such houses and quarters are dependent upon the main building for either kitchen or bathroom facilities, or both, and are used for temporary lodging and not as a place of residence.
15 16 17	Taking of Borders or Leasing of Rooms by a Resident Family	Р	The taking of boarders or leasing of rooms by a resident family is permitted as an accessory use to Household Living, provided the total number of boarders and roomers does not exceed two in any dwelling unit.
18 19	Storage of Commercial Vehicle as an Accessory Use to Household Living	P	Storage of a commercial vehicle as an accessory use to Household Living is permitted, provided no more than one commercial vehicle is stored per dwelling unit.
20	Non-Residential Uses in a Mixed-Use Project	S	Non-Residential Uses in a Mixed-Use Project, subject to SRC 700.035.
<ul><li>21</li><li>22</li></ul>	Historic Resource Adaptive Reuse pursuant to SRC Chapter 230	Allowed	Historic Resource Adaptive Reuse pursuant SRC Chapter 230 is allowed, subject to SRC 230.085.

**Section 10.** SRC 520.015 is amended to read as follows:

#### 520.015. Uses.

(a) Except as otherwise provided in this section, the permitted (P), special (S), conditional (C), and prohibited (N) uses in the CN zone are set forth in Table 520-1.

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**USES** 

Use	Status	Limitations and Qualifications
Household Living		
	P	One dwelling unit for each business use on a lot.
Single Family	N	All other Single Family.
m	P	One dwelling unit for each business use on a lot.
Two Family	N	All other Two Family.
N. 1.: 1 E :1	P	One dwelling unit for each business use on a lot.
Multiple Family	N	All other Multiple Family.
Group Living		
	P	Room and Board serving 5 or fewer persons.
Room and Board	N	All other Room and Board.
Residential Care	P	
Nursing Care	N	
Lodging		
Short-Term Commercial	N.T.	
Lodging	N	
Long Term Commercial	NT	
Lodging	N	
	P	Non-Profit Shelters serving 5 or fewer persons.
Non Dunfit Chaltans	D	Non-Profit Shelters serving victims of domestic violence
Non-Profit Shelters	<u>P</u>	for 10 or fewer persons.
	N	All other Non-Profit Shelters.
Retail Sales and Service		
Eating and Drinking	N	Bars and taverns, where the sale of alcohol is a primary us
Establishments	P	All other Eating and Drinking Establishments, subject to SRC 520. 015(c).
Retail Sales	P	Retail Sales, subject to SRC 520. 015(c).
Personal Services	P	Personal Services, subject to SRC 520. 015(c).
Postal Services and Retail	D	Postal and Retail Financial Services, subject to SRC 520.
Financial Services	P	015(c).
<b>Business and Professional Service</b>	ees	
Office	P	Office, subject to SRC 520. 015(c).
Audio/Visual Medial Production	N	
Laboratory Research and	P	Laboratory Research and Testing, subject to SRC 520.
Testing	r 	015(c).
Motor Vehicle, Trailer, and Manufactured Dwelling Sales and Service		
Motor Vehicle and		
Manufactured Dwelling and	N	
Trailer Sales		
Motor Vehicle Services	N	

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1		Т	Table 520-1: Uses
2	Use	Status	Limitations and Qualifications
2	Commercial Parking	N	
3	Park-and-Ride Facilities	N	
4	Taxicabs and Car Services	N	
_	Heavy Vehicle and Trailer Sales	N	
5	Heavy Vehicle and Trailer	N	
6	Service and Storage		
7	Recreation, Entertainment, and	Cultural S	
,			The following Commercial Entertainment – Indoor
8			activities, subject to SRC 520. 015(c):
9	Commercial Entertainment –	P	Dance studios and schools for the instruction of
,	Indoor		children 18 years and under.  Membership sports and recreation clubs.
10		N	All other Commercial Entertainment - Indoor.
11			Membership sports and recreation clubs, subject to SRC
	Commercial Entertainment –	P	520. 015(c).
12	Outdoor	N	All other Commercial Entertainment – Outdoor.
13	Major Event Entertainment	N	
	Recreational and Cultural	P	Recreational and Cultural Community Services, subject to
14	Community Services	r	SRC 520. 015(c).
15	Parks and Open Space	P	
	Non-Profit Membership	P	Non-Profit Membership Assembly, subject to SRC 520.
16	Assembly		015(c).
17	Religious Assembly	P	Religious Assembly, subject to SRC 520. 015(c).
	Health Services		
18	Medical Centers/Hospitals	N	
19	Outpatient Medical Services and	P	Outpatient Medical Services and Laboratories, subject to
20	Laboratories	-	SRC 520. 015(c).
20	<b>Education Services</b>		
21	Day Care	P	Day Care, subject to SRC 520. 015(c).
22	Basic Education	P	Basic Education, subject to SRC 520. 015(c).
22	Post-Secondary and Adult	P	Post-Secondary and Adult Education, subject to SRC 520.
23	Education		015(c).
24	Civic Services		
	Governmental Services	N	
25	Social Services	P	Social Services, subject to SRC 520. 015(c).
26	Governmental Maintenance	N	
	Services and Construction	-,	
27	Public Safety		
28	Emergency Services	P	
29	Detention Facilities	N	
47	Military Installations	N	
30	Funeral and Related Services		

Table 520-1: Uses			
Use	Status	Limitations and Qualifications	
Cemeteries	N		
Funeral and Cremation Services	N		
<b>Construction Contracting, Rep</b>	pair, Mainte	nance, and Industrial Services	
General Repair Services	N		
Building and Grounds Services	P	Lawn and garden services, subject to SRC 520. 015(c).	
and Construction Contracting	N	All other Building and Grounds Services and Construction Contracting.	
Cleaning Plants	N		
Industrial Services	N		
Wholesale Sales, Storage, and	Distribution		
General Wholesaling	N		
Heavy Wholesaling	N		
Warehousing and Distribution	N		
Self-Service Storage	N		
Manufacturing			
General Manufacturing	N		
Heavy Manufacturing	N		
Printing	N		
Transportation Facilities			
Aviation Facilities	N		
Passenger Ground	P	Transit stop shelters.	
Transportation Facilities	N	All other Passenger Ground Transportation Facilities.	
Marine Facilities	N		
Utilities			
Basic Utilities	P		
Wireless Communication Facilities	Allowed	Wireless Communication Facilities are allowed, subject to SRC Chapter 703.	
Drinking Water Treatment Facilities	N		
Power Generation Facilities	N		
Data Center Facilities	N		
Fuel Dealers	N		
Waste-Related Facilities	N		
<b>Mining and Natural Resource</b>	Extraction		
Petroleum and Natural Gas Production	N		
Surface Mining	N		
Farming, Forestry, and Anima	al Services		
A conjugations	N	Marijuana Production	
Agriculture	P	All other Agriculture	

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**(b) Additional Prohibited Uses.** Notwithstanding Table 520-1, Eating and Drinking Establishments otherwise permitted within the CN zone shall be a prohibited use within the CN zone if developed with a drive-through.

- **(c) Limitations on Uses.** Where a use is allowed subject to the provisions of this subsection, the use shall conform to the following additional limitations:
  - (1) Establishments under the following uses shall be limited to no more than 2,000 square feet of total floor area per establishment:
    - (A) Personal Services.
    - (B) Postal Services and Retail Financial Services.
    - (C) Office.
    - **(D)** Laboratory Research and Testing.
    - (E) Outpatient Medical Services and Laboratories.
    - (F) Building and Grounds Services and Construction Contracting.
  - (2) Establishments under the following uses shall be limited to no more than 4,000 square feet of total floor area per establishment.
    - (A) Retail Sales.
  - (3) Establishments under the following uses shall be limited to no more than 5,000 square feet of total floor area per establishment.
    - (A) Eating and Drinking Establishments.
    - **(B)** Commercial Entertainment Indoor.
    - (C) Commercial Entertainment Outdoor.

1	( <b>D</b> ) Recreational and Cultural Community Services.					
2	(E) Non-Profit Membership Assembly.					
3	(F) Religious Assembly.					
4	(G) Day Care.					
5	(H) Basic Education.					
6	(I) Post-Secondary and Adult Education.					
7	(J) Social Services.					
8	Section 11. SRC 521.005 is amended to read as follows:					
9	<b>521.005.</b> Uses. The permitted (P), special (S), conditional (C), and prohibited (N) uses in the					
10	CO zone are set forth in Table 521-1.					
11	TABLE 521-1					

12 USES
13 Table 521-1: U

Table 521-1: Uses			
Use	Status	Limitations & Qualifications	
Household Living			
Single Femily	P	<ul> <li>The following Single Family activities:</li> <li>Single family detached dwelling.</li> <li>One dwelling unit for each business use on a lot.</li> <li>Residential Home, as defined under ORS 197.660.</li> </ul>	
Single Family	S	The following Single Family activities:  Townhouse, subject to SRC 700.080.  Zero side yard dwelling, subject to SRC 700.090.	
	N	All other Single Family.	
True Femiles	P	Duplex.	
Two Family	N	All other Two Family.	
Multiple Family	P		
Group Living			
	P	Room and Board serving 5 or fewer persons.	
Room and Board	С	Room and Board serving 6 to 75 persons.	
	N	All other Room and Board	
Residential Care	P		
Nursing Care	S	Nursing Care, subject to SRC 700.040.	
Lodging			
Short-Term Commercial	P	Bed and breakfast establishments.	
Lodging	N	All other Short-Term Commercial Lodging.	
Long-Term Commercial Lodging	P		
Non-Profit Shelters	P	Non-Profit Shelters serving 5 or fewer persons.	

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1		7	<b>Fable 521-1: Uses</b>
2	Use	Status	Limitations & Qualifications
2		С	Non-Profit Shelters serving 6 to 75 persons.
3		D	Non-Profit Shelters serving victims of domestic violence
4		<u>P</u>	for 10 or fewer persons.
5			All d N. D. C. Cl. L.
6		N	All other Non-Profit Shelters.
7	Retail Sales and Service		
0	2100001 50100		Eating places, located within buildings devoted principally
8			to uses otherwise permitted in the CO Zone, provided that
9	Eating and Drinking	P	not more than 25 percent of the floor area of a one-story
	Establishments		building, and not more than 50 percent of the floor area of a
10			two or more story building, is occupied by the eating place.
11		N	All other Eating and Drinking Establishments.
			The following Retail Sales activities:
12			News dealers and newsstands.
13	Retail Sales	P	■ Caterers.
13	Retail Sales		<ul> <li>Retail sales of agricultural products, when the sales</li> </ul>
14			area does not exceed 1,000 square feet in size.
. ~		N	All other Retail Sales.
15			The following Personal Services activities are permitted:
16		P	Beauty salons.
	Personal Services		Barber shops.
17			<ul> <li>Photographic portrait studios.</li> </ul>
18		N	All other Personal Services.
19	Postal Services and Retail Financial Services	P	
20	<b>Business and Professional Servio</b>	ces	
20	Office	P	
21	Audio/Visual Media Production	C	
22	Laboratory Research and Testing	P	
<i></i>	Motor Vehicle, Trailer, and Man	nufactured	Dwelling Sales and Service
23	Motor Vehicle and		
	Manufactured Dwelling and	N	
24	Trailer Sales		
25	Motor Vehicle Services	N	
	Commercial Parking	P	Commercial Parking is permitted, unless noted below.
26		N	Parking structures.
27	Park-and-Ride Facilities	P	Park-and-Ride Facilities are permitted, unless noted below.
		N	Parking structures.
28	Taxicabs and Car Services	N	
29	Heavy Vehicle and Trailer Sales	N	
30	Heavy Vehicle and Trailer Service and Storage	N	

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

Table 521-1: Uses				
Use	Status	Limitations & Qualifications		
General Wholesaling	N			
Heavy Wholesaling	N			
Warehousing and Distribution	N			
Self-Service Storage	N			
Manufacturing				
General Manufacturing	N			
Heavy Manufacturing	N			
Printing	N			
Transportation Facilities				
Aviation Facilities	N			
Passenger Ground	P	Transit stop shelters.		
Transportation Facilities	N	All other Passenger Ground Transportation Facilities		
Marine Facilities	N			
Utilities				
D	С	Reservoirs; water storage facilities.		
Basic Utilities	P	All other Basic Utilities.		
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	N			
Fuel Dealers	N			
Waste-Related Facilities	N			
Mining and Natural Resource E	Extraction			
Petroleum and Natural Gas Production	N			
Surface Mining	N			
Farming, Forestry, and Animal	Services			
<u>.</u>	N	Marijuana Production		
Agriculture	P	All other Agriculture		
Forestry	P			
Agriculture and Forestry Services	С			
Keeping of Livestock and Other Animals	N			
	S	Small animal veterinary services, subject to SRC 700.070		
Animal Services	N N	All other Animals Services.		
Other Uses	11			
O VII O DOD		G1 1 11 GD G #04 04#		
Temporary Uses	P	Christmas tree sales, subject to SRC 701.015.		

<b>Table 521-1: Uses</b>			
Use	Status	Limitations & Qualifications	
Guest Houses and Guest Quarters	Р	Guest houses and guest quarters are permitted as an accessory use to Single Family, provided such houses and quarters are dependent upon the main building for either kitchen or bathroom facilities, or both, and are used for temporary lodging and not as a place of residence.	
Taking of Borders or Leasing of Rooms by Resident Family	P	Taking of boarders or leasing of rooms by a resident family is permitted as an accessory use to Household Living, provided the total number of boarders and roomers does not exceed two in any dwelling unit.	
Storage of Commercial Vehicle as an Accessory Use to Household Living	P	Storage of a commercial vehicle as an accessory use to Household Living is permitted, provided no more than one commercial vehicle is stored per dwelling unit.	
Historic Resource Adaptive Reuse pursuant to SRC Chapter 230	Allowed	Historic Resource Adaptive Reuse pursuant to SRC Chapter 230 is allowed, subject to SRC 230.085.	

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

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

#### **TABLE 522-1**

#### **USES**

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

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<b>Table 522-1: Uses</b>				
Use	Status	Limitations & Qualifications		
Lodging				
Short-Term Commercial Lodging	P			
Long-Term Commercial Lodging	C			
	P	Non-Profit Shelters serving 5 or fewer persons.		
N B G G 1	С	Non-Profit Shelters serving 6 to 75 persons.		
Non-Profit Shelters	<u>P</u>	Non-Profit Shelters serving victims of domestic violence for 10 or fewer persons.		
	N	All other Non-Profit Shelters.		
Retail Sales and Service				
Eating and Drinking Establishments	P			
Retail Sales	N	Used merchandise stores, where sales and storage of merchandise and equipment is not conducted entirely within a building.		
	P	All other Retail Sales.		
Personal Services	P			
Postal Services and Retail	P			
Financial Services				
<b>Business and Professional Servi</b>				
Office	P			
Audio/Visual Media Production	P			
Laboratory Research and Testing	P			
Motor Vehicle, Trailer, and Ma	nufactured	Dwelling Sales and Service		
Motor Vehicle and Manufactured Dwelling and Trailer Sales	С			
Motor Vehicle Services	P	Gasoline service stations.		
	С	All other Motor Vehicle Services		
Commercial Parking	P			
Park-and-Ride Facilities	P			
Taxicabs and Car Services	P	The demonstration of the second		
Heavy Vehicle and Trailer Sales	C	Truck rental and leasing.		
-	N	All other Heavy Vehicle and Trailer Sales.		
	P	Truck stops.		
Heavy Vehicle and Trailer Service and Storage	С	The following Heavy Vehicle and Trailer Service and Storage activities:  Heavy vehicle and equipment operation instruction. Tire retreading and tire repair shops.		
	N	All other Heavy Vehicle and Trailer Service and Storage.		
Recreation, Entertainment, and Cultural Services and Facilities				
Commercial Entertainment –	С	Nightclubs, located within 200 feet of a residential zone.		

Use Indoor	Status	
Indoor	Status	Limitations & Qualifications
masor	P	All other Commercial Entertainment – Indoor.
	С	Privately owned camps, campgrounds, and recreational vehicle parks.
Commercial Entertainment – Outdoor	N	The following Commercial Entertainment – Outdoor activities:  • Amusement parks.  • Drive-in movie theaters.
	P	All other Commercial Entertainment – Outdoor.
Major Event Entertainment	C	
Recreational and Cultural Community Services	P	
Parks and Open Space	P	
Non-Profit Membership Assembly	P	
Religious Assembly	P	
Health Services		
Medical Centers/Hospitals	N	
Outpatient Medical Services and Laboratories	P	
<b>Education Services</b>		
Day Care	P	
Basic Education	P	
Post-Secondary and Adult Education	P	
Civic Services		
Governmental Services	P	
Social Services	P	
Governmental Maintenance Services and Construction	N	
Public Safety		
Emergency Services	P	
Detention Facilities	N	
Military Installations	P	
<b>Funeral and Related Services</b>		
Cemeteries	N	
Funeral and Cremation Services	P	
Construction Contracting, Repa	ir, Mainte	nance, and Industrial Services
General Repair Services	P	
Building and Grounds Services and Construction Contracting	P	The following Buildings and Grounds Services and Construction Contracting activities:  Landscape, lawn, and garden services.

<b>Table 522-1: Uses</b>			
Use	Status	Limitations & Qualifications	
	С	Carpet and upholstery cleaning establishments.	
	N	All other Building and Grounds Services and Construction Contracting.	
Cleaning Plants	N		
Industrial Services	P		
Wholesale Sales, Storage, and Dis	tribution		
General Wholesaling	N		
Heavy Wholesaling	N		
Warehousing and Distribution	C	Distribution centers for online, mail order, and catalog sales.	
wateriousing and Distribution	N	All other Warehousing and Distribution.	
Self-Service Storage	N		
Manufacturing			
3	P	General Manufacturing, provided the manufacturing does not exceed 10,000 square feet of total floor area per development site and retail sales of the products manufactured is provided on-site.	
General Manufacturing	С	The following General Manufacturing activities, when exceeding 10,000 square feet of total floor area per development site:  Industrial and institutional food service contractors. Costume jewelry and precious metals metalsmithing. Sundries and notions. Signs.	
	N	All other General Manufacturing.	
Heavy Manufacturing	N		
Printing	P		
Transportation Facilities			
Aviation Facilities	N		
	P	Transit stop shelters.	
Passenger Ground Transportation Facilities	С	The following Passenger Ground Transportation Facilities:  Local and suburban passenger transportation.  Intercity and rural highway passenger transportation within 2,000 feet from the center point of an I-5 interchange and having direct access on to a major arterial.	
	N	All other Passenger Ground Transportation Facilities.	

**(b) Continued Uses.** Existing single family and two family uses, other than manufactured dwellings, within the CR zone constructed prior to February 1, 1983, but

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

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

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

TABLE 523-1 USES

<b>Table 523-1: Uses</b>				
Use	Status	Limitations & Qualifications		
Household Living				
Single Family	Р	Residential Home, as defined under ORS 197.660, within an existing single family dwelling allowed as a continued use pursuant to SRC 523.005(b).		
	N	All other Single Family		
Two Family	N			
Multiple Family	C			
Group Living				
	P	Room and Board serving 5 or fewer persons.		
Room and Board	С	Room and Board serving 6 to 75 persons.		
	N	All other Room and Board.		
Residential Care	C			
Nursing Care	P			
Lodging				
Short-Term Commercial Lodging	P			

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COUNCIL OF THE CITY OF SALEM, OREGON

<b>Table 523-1: Uses</b>		
Use	Status	Limitations & Qualifications
Long- Term Commercial	P	
Lodging		
	P	Non-Profit shelters serving 5 or fewer persons.
Non Doc 64 Challana	С	Non-Profit shelters serving 6 to 75 persons.
Non-Profit Shelters	<u>P</u>	Non-Profit Shelters serving victims of domestic violence for 10 or fewer persons.
	N	All other Non-Profit Shelters.
Retail Sales and Service	IN	All other Non-Front Shelters.
Eating and Drinking		
Establishments	P	
25.000000000000000000000000000000000000		Used merchandise stores, where sales and storage of
	NT	merchandise and equipment is not conducted entirely
Retail Sales	N	within a building or within a yard fully enclosed by a
		sight-obscuring fence, wall, or hedge.
	P	All other Retail Sales.
Personal Services	P	
Postal Services and Retail	P	
Financial Services		
<b>Business and Professional Servi</b>	ces	
Office	P	
Audio/Visual Media Production	P	
Laboratory Research and	P	
Testing		
Motor Vehicle, Trailer, and Ma	nufacture	d Dwelling Sales and Service
Motor Vehicle and	D	
Manufactured Dwelling and	P	
Trailer Sales  Motor Vehicle Services	P	
Commercial Parking	<u>Р</u> Р	
Park-and-Ride Facilities	<u>Р</u>	
Taxicabs and Car Services	P P	
Heavy Vehicle and Trailer		
Sales	P	
Heavy Vehicle and Trailer	D	
Service and Storage	P	
Recreation, Entertainment, and	Cultural	Services and Facilities
Commercial Entertainment -	C	Nightclubs, located within 200 feet of a residential zone
Indoor	P	All other Commercial Entertainment – Indoor.
Commercial Entertainment -	C	Drive-in movie theaters.
Outdoor	P	All other Commercial Entertainment – Outdoor.
Major Event Entertainment	C	Race Tracks.
Ü	P	All other Major Event Entertainment.
Recreational and Cultural Community Ser vices	P	

1		Т	able 523-1: Uses
2	Use	Status	Limitations & Qualifications
2	Parks and Open Space	P	
3	Non-Profit Membership	P	
4	Assembly		
5	Religious Assembly	P	
3	Health Services		
6	Medical Centers/Hospitals	N	
7	Outpatient Medical Services and Laboratories	P	
8	Education Services		
0	Day Care	P	
9	Basic Education	P	
10	Post-Secondary and Adult	P	
11	Education	*	
	Civic Services		
12	Governmental Services	P	
13	Social Services	P	
	Governmental Maintenance	N	
14	Services and Construction		
15	Public Safety		
1.0	Emergency Services	P	
16	Detention Facilities	N	
17	Military Installations	P	
18	<b>Funeral and Related Services</b>		
10	Cemeteries	N	
19	Funeral and Cremation Services	P	
20	Construction Contracting, Repa		nance, and Industrial Services
20	General Repair Services	P	
21	Building and Grounds Services	P	
22	and Construction Contracting	P	
22	Cleaning Plants Industrial Services	<u>Р</u> Р	
23	Wholesale Sales, Storage, and D		
24	General Wholesaling	P	
	General Wholesamig	1	The following Heavy Wholesaling activities:
25		P	<ul> <li>Nursery stock wholesalers.</li> </ul>
26		=	<ul> <li>Tractor and farm equipment wholesalers.</li> </ul>
	Heavy Wholesaling		The following Heavy Wholesaling activities:
27		C	■ Firearms wholesalers.
28			<ul><li>Wood products and timber wholesalers.</li></ul>
		N	All other Heavy Wholesaling.
29			

	T	able 523-1: Uses
Use	Status	Limitations & Qualifications
Warehousing and Distribution	P	The following Warehousing and Distribution activities:  Distribution centers for online, mail order, and catalog sales.
	N	<ul> <li>Postal processing and distribution centers.</li> <li>All other Warehousing and Distribution</li> </ul>
Self-Service Storage	N	
Manufacturing		
	P	General Manufacturing, provided the manufacturing does not exceed 10,000 square feet of total floor area per development site and retail sales of the products manufactured is provided on-site.
General Manufacturing	С	The following General Manufacturing activities, when exceeding 10,000 square feet of total floor area per development site:  Industrial and institutional food service contractors.  Costume jewelry and precious metals metalsmithing.  Sundries and notions.  Signs.
	N	All other General Manufacturing.
Heavy Manufacturing	N	
Printing	P	
<b>Transportation Facilities</b>		
Aviation Facilities	N	
Passenger Ground Transportation Facilities	P	
Marine Facilities	N	
Utilities		
Basic Utilities	С	Reservoirs; water storage facilities.
Dasic Utilities	P	All other Basic Utilities.
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	N	
Fuel Dealers	P	
	P	Recycling depots.
Waste-Related Facilities	С	Solid waste transfer stations.
	N	All other Waste-Related Facilities.
Mining and Natural Resource	Extraction	
Petroleum and Natural Gas	N	
Production		
Surface Mining	N	

Use	Status	Limitations & Qualifications
A ami au Ituma	N	Marijuana Production
Agriculture	P	All other Agriculture
Forestry	P	
Agriculture and Forestry Services	P	
Keeping of Livestock and Other Animals	С	
	С	Wildlife rehabilitation facilities.
Animal Services	P	All other Animal Services.
Other Uses		
		The following Temporary Uses:
Temporary Uses	P	<ul> <li>Temporary motor vehicle and recreational vehicle sales, subject to SRC 701.035.</li> </ul>
	S	Home Occupations, subject to SRC 700.020.

- **(b) Continued Uses.** Existing single family and two family uses, other than manufactured dwellings, within the CG zone constructed prior to February 1, 1983, but which would otherwise be made non-conforming by this Chapter, are hereby deemed continued uses.
  - (1) Building or structures housing a continued use may be structurally altered or enlarged, or rebuilt following damage or destruction, provided such alteration, enlargement, or rebuilding complies with the standards set forth in SRC 523.010(e).
- (2) Cease of occupancy of a building or structure for a continued use shall not preclude future use of the building or structure for a residential use; provided, however, conversion of the building or structure to a non-residential use shall thereafter prevent conversion back to a residential use.

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

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

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#### **TABLE 524-1**

#### **USES**

	Table 524-1: Uses		
Use	Status	Limitations & Qualifications	
Household Living			
Single Family	P	<ul> <li>The following Single Family activities:</li> <li>Single family detached dwelling.</li> <li>Residential Home, as defined under ORS 197.660.</li> </ul>	
	N	All other Single Family.	
Trees Francisco	P	Duplex.	
Two Family	N	All other Two Family.	
Multiple Family	P		
<b>Group Living</b>			
	P	Room and Board serving 5 or fewer persons.	
		<ul> <li>The following Room and Board activities:</li> <li>Room and Board serving 6 to 75 persons.</li> <li>Relocation of an existing Room and Board facility</li> </ul>	
Room and Board	С	within the CB zone serving more than 75 persons, provided the facility has existed within the CB zon as of September 1, 1993, and there is no increase i bed capacity.	
	N	All other Room and Board.	
Residential Care	P		
Nursing Care	P		
Lodging			
Short-Term Commercial Lodging	P		
Long-Term Commercial Lodging	N		
	P	Non-Profit Shelters serving 5 or fewer persons.	
		The following Non-Profit Shelters:  Non-Profit Shelters serving 6 to 75 persons.	
Non-Profit Shelters	С	<ul> <li>Relocation of an existing Non-Profit Shelter within the CB zone serving more than 75 persons, provide the shelter has existed within the CB zone as of September 1, 1993, and there is no increase in bed</li> </ul>	
	<u>P</u> N	capacity.  Non-Profit Shelters serving victims of domestic violence for 10 or fewer persons.  All other Non-Profit Shelters.	

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**Retail Sales and Services** 

	7	Γable 524-1: Uses
Use	Status	Limitations & Qualifications
Eating and Drinking Establishments	P	
Retail Sales	N	Medical Marijuana and Recreational Marijuana Sales of Transfers
Personal Services	P P	All Other Retail Sales
Postal Services and Retail Financial Services	P	
<b>Business and Professional Servi</b>	ces	
Office	P	
Audio/Visual Media Production	P	
Laboratory Research and Testing	P	
Motor Vehicle, Trailer, and Man	nufactured	Dwelling Sales and Service
Motor Vehicle and	N	Mobile home dealers.
Manufactured Dwelling and Trailer Sales	P	All other Motor Vehicle and Manufactured Dwelling at Trailer Sales.
Motor Vehicle Services	P	
Commercial Parking	P	
Park-and-Ride Facilities	P	
Taxicabs and Car Services	P	
Heavy Vehicle and Trailer Sales	N	
Heavy Vehicle and Trailer Service and Storage	N	
Recreation, Entertainment, and	Cultural	Services and Facilities
Commercial Entertainment - Indoor	P	
Commercial Entertainment -	N	Drive-in movie theaters
Outdoor	P	All other Commercial Entertainment – Outdoor.
Major Event Entertainment	P	Major Event Entertainment conducted indoors.
,	N	All other Major Event Entertainment.
Recreational and Cultural Community Services	P	
Parks and Open Space	P	
Non-Profit Membership Assembly	P	
Religious Assembly	P	
Health Services		
Medical Centers/Hospitals	N	
Outpatient Medical Services and Laboratories	P	
<b>Educational Services</b>		

1	<b>Table 524-1: Uses</b>				
2	Use	Status	Limitations & Qualifications		
3	Day Care	P			
3	Basic Education	P			
4	Post-Secondary and Adult	P			
5	Education	r			
_	Civic Services				
6	Governmental Services	P			
7	Social Services	P			
0	Governmental Maintenance	N			
8	Services and Construction				
9	Public Safety	P			
	Emergency Services Detention Facilities	N P			
10	Military Installations	P			
11	Funeral and Related Services	1			
	Cemeteries	N			
12	Funeral and Cremation Services	N			
13	Construction Contracting, Repair,		on and Industrial Corrigos		
	General Repair Services	Р	e, and industrial services		
14	General Repair Services	Г	The fellowing Duilding and Crounds Services and		
15		N	The following Building and Grounds Services and Construction Contracting activities:		
			Building construction.		
16	Building and Grounds Services		Heavy construction.		
17	and Construction Contracting		<ul> <li>Disinfecting and pest control services.</li> </ul>		
	8		<ul> <li>Building cleaning and maintenance services.</li> </ul>		
18		-	All other Building and Grounds Services and Construction		
19		P	Contracting.		
20	Cleaning Plants	P			
20	Industrial Services	P			
21	Wholesale Sales, Storage, and D	istribution			
22	General Wholesaling	P	General Wholesaling is permitted, provided that it is		
44	General Wholesaming		combined with retail sales in the same line of goods.		
23		P	Nursery stock, provided that it is combined with retail		
24		<u> </u>	sales in the same line of goods.		
∠+			The following Heavy Wholesaling activities, provided		
25			they are combined with retail sales in the same line of		
26	Heavy Wholesaling	С	goods:  • Minerals and ore.		
20		C	<ul> <li>Metal service centers and wholesalers.</li> </ul>		
27			Firearms.		
20			<ul><li>Wood products and timber.</li></ul>		
28		N	All other Heavy Wholesaling.		
29	Worshousing and Distribution		Distribution centers for online, mail order, and catalog		
20	Warehousing and Distribution	P	sales.		
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	1	Table 524-1: Uses	
Use	Status	Limitations & Qualifications	
	N	All other Warehousing and Distribution	
Self-Service Storage	N		
Manufacturing			
Р		General Manufacturing, provided the manufacturing do not exceed 10,000 square feet of total floor area per development site and retail sales of the products manufactured is provided on-site.	
General Manufacturing	C	The following General Manufacturing activities, when exceeding 10,000 square feet of total floor area per development site:  Industrial and institutional food service contractors	
		<ul> <li>Costume jewelry and precious metals metalsmithing.</li> <li>Sundries and notions</li> <li>Signs.</li> </ul>	
	N	All other General Manufacturing.	
Heavy Manufacturing	N		
Printing	P		
Transportation Facilities			
Aviation Facilities	C	Helicopter landing areas, with or without passenger terminal facilities.	
	N	All other Aviation Facilities.	
Passenger Ground Transportation Facilities	P		
Marine Facilities	P		
Utilities			
Basic Utilities	C	Reservoirs; water storage facilities.	
Basic Othities	P	Basic Utilities are permitted, unless noted below.	
Wireless Communication Facilities	Allowed	Wireless Communication Facilities are allowed, subject SRC Chapter 703.	
Drinking Water Treatment Facilities	С		
Power Generation Facilities	С		
Data Center Facilities	N		
Fuel Dealers	N		
Waste-Related Facilities	С	The following Waste-Related Facilities:  Recycling depots.	
	N	<ul> <li>Solid waste transfer stations.</li> <li>All other Waste-Related Facilities.</li> </ul>	
Mining and Natural Resource Extraction			
Petroleum and Natural Gas Production	N		
	N		
Surface Mining	1/		

Table 524-1: Uses			
Use	Status	Limitations & Qualifications	
cui au ltuma	N	Marijuana Production	
griculture	P	All other Agriculture	
orestry	N		
Agriculture and Forestry	P		
ervices	Г		
Keeping of Livestock and Other	N		
Animals	11		
Animal Services	N		
Other Uses			
Iome Occupations	S	Home Occupations, subject to SRC 700.020.	

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#### (b) Drive-Though Uses in Salem Downtown Historic District.

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(1) Notwithstanding Table 524-1, banks and credit unions constructed on or after October 1, 2011 within the Salem Downtown Historic District shall be conditional

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uses within the Salem Downtown Historic District if developed with a drive-

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through, and adequate measures are taken to ensure pedestrian safety.

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(2) Notwithstanding Table 524-1, any permitted, special, or conditional use within the Salem Downtown Historic District, except for banks and credit unions constructed on or after October

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1, 2011, shall be a prohibited use within the Downtown Historic District if developed with a

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drive-through.

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**Section 15.** SRC 551.005 is amended to read as follows:

21

**551.005.** Uses. (a) Except as otherwise provided in this section, the permitted (P), special (S),

2223

conditional (C), and prohibited (N) uses in the IC zone are set forth in Table 551-1.

24

### TABLE 551-1 USES

2526

27

T	able 551-1: Uses
Status	Limitations & Qualifications

28

Use

**Household Living** 

29

1	7	Γable 551-1: Uses	
2 Use	Status	Limitations & Qualifications	
3 4 5 6	Р	<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 continued use pursuant to SRC 551.005(b).</li> <li>Dwelling unit for a caretaker on the premises being cared for or guarded.</li> </ul>	
7 Single Family	S	Manufactured home as a dwelling for a caretaker, subject to SRC 700.030.	
8 9	С	The following Single Family activities:  Single family detached dwelling. Residential Home, as defined under ORS 197.660.  Manufactured home.	
10 11	N	All other Single Family.	
12 Two Family	C N	Duplex. All other Two Family.	
13 Multiple Family	С		
Group Living			
Room and Board	C N	Room and Board serving up to 75 persons.  All other Room and Board.	
Residential Care	С		
6 Nursing Care	P		
Lodging			
Short-Term Commercial Lodging	P		
Long- Term Commercial Lodging	С		
20	С	Non-Profit Shelters serving up to 75 persons.	
Non-Profit Shelters	<u>P</u>	Non-Profit Shelters serving victims of domestic violence for 10 or fewer persons.	
22	N	All other Non-Profit Shelters.	
Retail Sales and Service			
Establishments  Eating and Drinking Establishments	P		
Retail Sales	P		
25 Personal Services	P		
Postal Services and Retail Financial Services	P		
2/	Business and Professional Services		
Office	P		
Audio/Visual Media Production Laboratory Research and	P P		
Testing			
Motor Vehicle, Trailer, and Ma	nufacture	d Dwelling Sales and Service	

1		1	Table 551-1: Uses
2	Use	Status	Limitations & Qualifications
3	Motor Vehicle and Manufactured Dwelling and Trailer Sales	Р	
5	Motor Vehicle Services	P	
6	Commercial Parking Park-and-Ride Facilities	P P	
7	Taxicabs and Car Services	P	
8	Heavy Vehicle and Trailer Sales	P	
9	Heavy Vehicle and Trailer Service and Storage	P	
10	Recreation, Entertainment, and		
11	Commercial Entertainment -	C	Night clubs, located within 200 feet of a residential zone.
11	Indoor Commercial Entertainment -	P	All other Commercial Entertainment – Indoor.
12	Outdoor	P	
13	Major Event Entertainment	N	Race tracks.
14	Recreational and Cultural	P	All other Major Event Entertainment.
15	Community Services	P	
16	Parks and Open Space	P	
17	Non-Profit Membership Assembly	P	
	Religious Assembly	P	
18	Health Services		
19	Medical Centers/Hospitals	N	
	Outpatient Medical Services and Laboratories	P	
20	Education Services		
21	Day Care	P	
22	Basic Education	P	
23	Post-Secondary and Adult Education	P	
	Civic Services		
24	Governmental Services	P	
25	Social Services	P	
26	Governmental Maintenance Services and Construction	P	
27	Public Safety		
	Emergency Services	P	
28	Detention Facilities	N	
29	Military Installations	P	
	<b>Funeral and Related Services</b>		
30	Cemeteries	N	

1	Table 551-1: Uses			
2	Use	Status	Limitations & Qualifications	
3	Funeral and Cremation Services	P		
4	Construction Contracting, Repair, Maintenance, and Industrial Services			
	General Repair Services	P		
5	Building and Grounds Services	P		
6	and Construction Contracting Cleaning Plants	P		
	Industrial Services	<u>Р</u>		
7	Wholesale Sales, Storage, and D			
8	General Wholesaling	P		
9 10		С	The following Heavy Wholesaling activities:  • Firearms wholesalers.  • Wood products and timber wholesalers.	
11 12	Heavy Wholesaling	N	The following Heavy Wholesaling activities:  Chemicals and allied products wholesalers.  Scrap dealers.	
	***	P	All other Heavy Wholesaling.	
13	Warehousing and Distribution	P P		
14	Self-Service Storage  Manufacturing	Р		
1.5	Manufacturing		The following General Manufacturing activities:	
15 16			<ul> <li>Industrial and institutional food service contractors.</li> <li>Sign Manufacturing.</li> <li>Fabrics, leather goods, footwear, and apparel</li> </ul>	
17 18			manufacturing. EXCEPT rubber and plastic footwear manufacturing.	
			■ General food manufacturing.	
19	General Manufacturing	P	<ul> <li>Beverage and related products manufacturing.</li> </ul>	
20			<ul><li>Tobacco products manufacturing.</li><li>Cabinetry.</li></ul>	
21			<ul> <li>Aircraft and aircraft parts manufacturing.</li> </ul>	
22			<ul> <li>Motor Vehicles and Motor Vehicle Equipment manufacturing.</li> </ul>	
23			<ul> <li>Computer and electronics manufacturing.</li> <li>Paperboard containers and boxes manufacturing.</li> </ul>	
24			- 1 aperboard containers and boxes manufacturing.	

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1	Table 551-1: Uses				
2	Use	Status	Limitations & Qualifications		
3 4			The following General Manufacturing activities:  Rubber and plastic footwear manufacturing. Rubber and plastics products manufacturing. Costume jewelry and precious metals		
5 6			metalsmithing.  Furniture manufacturing.		
7			<ul> <li>Fabricated metal products manufacturing.</li> <li>Wood product manufacturing.</li> </ul>		
8			■ Engineered wood product manufacturing.		
9		С	<ul> <li>Wood preservation.</li> <li>Plastics and rubber products manufacturing.</li> </ul>		
10			<ul><li>General chemical manufacturing.</li><li>Leather tanning.</li></ul>		
11			<ul><li>Metal coating and engraving.</li><li>Battery manufacturing.</li></ul>		
12			<ul><li>Ship and boat building.</li><li>Commercial and service industry machinery</li></ul>		
13 14			manufacturing.  • Metalworking machinery manufacturing.		
15			Sawmill and woodworking machinery manufacturing.		
16		N	All other General Manufacturing.		
	Heavy Manufacturing	N			
17	Printing	P			
18	Transportation Facilities				
19	Aviation Facilities	C	Helicopter landing areas, with or without passenger and freight terminal facilities.		
20		N	All other Aviation Facilities.		
21	Passenger Ground Transportation Facilities	P			
2.2	Marine Facilities	P			
22	Utilities				
23	Basic Utilities	P			
24	Wireless Communication Facilities	Allowed	Wireless Communication Facilities are allowed, subject to SRC Chapter 703.		
25	Drinking Water Treatment Facilities	С			
26	Power Generation Facilities	С			
	Data Center Facilities	P			
27	Fuel Dealers	P			
28		P	Recycling depots.		
	Waste-Related Facilities	С	Solid waste transfer stations.		
29		N	All other Waste-Related Facilities.		
30	Mining and Natural Resource	Extraction			

	1	Table 551-1: Uses
Use	Status	Limitations & Qualifications
Petroleum and Natural Gas Production	С	
Surface Mining	N	
Farming, Forestry, and Animal	Services	
A ami avaltuma	С	Marijuana Production
Agriculture	P	All other Agriculture
Forestry	P	
Agriculture and Forestry Services	P	
Keeping of Livestock and Other Animals	С	The following Keeping of Livestock and Other Animal activities:  Animal shelters. Boarding kennels. Animal training facilities.
	N	All other Keeping of Livestock and Other Animals.
Animal Services	С	Wildlife rehabilitation facilities.
Alliliai Services	P	All other Animal Services.
Other Uses		
Home Occupations	S	Home Occupations, subject to SRC 700.020.

- **(b) Continued Uses.** Existing single and two family uses, other than manufactured dwellings, within the IC zone constructed prior to February 1, 1983, but which would otherwise be made non-conforming by this Chapter, are hereby deemed continued uses.
  - (1) Building or structures housing a continued use may be structurally altered or enlarged, or rebuilt following damage or destruction, provided such alteration, enlargement, or rebuilding complies with the standards set forth in SRC 551.010(g).
- (2) Cease of occupancy of a building or structure for a continued use shall not preclude future use of the building or structure for a residential use; provided, however, conversion of the building or structure to a non-residential use shall thereafter prevent conversion back to a residential use.

**Section 16.** SRC 806.015 is amended to read as follows:

**806.015. Amount Off-Street Parking.** (a) **Minimum Required Off-Street Parking.** Unless otherwise provided under the UDC, off-street parking shall be provided in amounts not less than

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3

# TABLE 806-1 MINIMUM OFF-STREET PARKING

Use	Table 806-1: Minimum Off-Street Parking Minimum Number of Spaces Required (1)	Limitations & Qualifications	
Household Living			
Single Family	2	Applicable to all Single Family, unless noted below	
Single Paniny	1	Applicable to Single Famil located within the CSDP at	
	2 per dwelling unit	Applicable to all Two Fam unless noted below.	
Two Family	1 per dwelling unit	Applicable to Two Family located within the CSDP at	
	3	Applicable to Two family shared dwellings.	
	2 per dwelling unit	Applicable to Multiple Fan consisting of 3 dwelling un	
Multiple Family	1 per dwelling unit	Applicable to Multiple Fan consisting of 3 dwelling un located within the CSDP at	
	1.5 per dwelling unit	Applicable to Multiple Fan consisting of 4 or more dwelling units.	
	1 per dwelling unit	Applicable to Multiple Fan consisting of 4 or more dwelling units located with the CSDP area.	
	1 per 4 dwelling units	Applicable to low income elderly housing.	
Group Living			
Room and Board Facilities	1 per guest room or suite		
Residential Care	1 per 350 sq. ft. 1 per 3 beds		
Nursing Care  Lodging	1 per 3 beus		
Short-Term Commercial Lodging			
Long-Term Commercial  Lodging  1 per guest room or suite  Lodging			
Non-Profit Shelters	1 per guest room or suite	Applicable to Non-Profit Shelters serving victims of domestic violence	

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		Limitations &
Use	Minimum Number of Spaces Required (1)	Qualifications
	1 per 350 sq. ft.	Applicable to all other No
D ( 110 )	T per see sqr m	<u>Profit Shelters</u>
Retail Sales and Service		
Eating and Drinking Establishments	1 per 250 sq. ft.	
Establishments		Applicable to the following Retail Sales activities:  Building materials, hardware, nurseries, and lawn and garden supplements.
	1 per 900 sq. ft.	stores.  Auto supply stores.
Retail Sales	F22 200 84.10	<ul><li>Furniture and home</li></ul>
		furnishing stores.
		<ul> <li>Household appliance a radio, television, music and consumer electron</li> </ul>
	1 per 250 sq. ft.	stores.  Applicable to all other ReSales.
Personal Services	1 per 1,000 sq. ft.	Applicable to laundry, dry cleaning, and garment services.
	1 per 350 sq. ft.	Applicable to all other Personal Services.
Postal Services and Retail Financial Services	1 per 500 sq. ft.	
Shopping Center	1 per 250 sq. ft.	
<b>Business and Professional S</b>	Services	
Office Audio/Visual Media Production	1 per 350 sq. ft.	
Laboratory Research and Testing	1 per 550 sq. 1t.	
Office Complex	M C 4 ID H: C 1 IC :	
· · · · · · · · · · · · · · · · · · ·	Manufactured Dwelling Sales and Service	
Motor Vehicle and Manufactured Dwelling and Trailer Sales		
Motor Vehicle Services Taxicabs and Car Services	1 per 900 sq. ft.	
Heavy Vehicle and Trailer		

	Table 806-1: Minimum Off-Street Parking	Limitations &
Use	Minimum Number of Spaces Required (1)	Qualifications
Heavy Vehicle and Trailer Service and Storage		
Commercial Parking		
Park-and-Ride Facilities	N/A	
Recreation, Entertainment, a	and Cultural Services and Facilities	
	1 per 5 seats or 10 feet of bench length	Applicable to theaters.
Commercial Entertainment – Indoor	3 per court, plus additional 1 per 5 seats or 10 feet of bench length	Applicable to tennis, racquetball, and handball courts.
	1 per 300 sq. ft.	Applicable to all Commercial Entertainment Indoor.
	3 per court, plus additional 1 per 5 seats or 10 feet of bench length	Applicable to tennis, racquetball, and handball courts.
Commercial Entertainment – Outdoor	4 per tee	Applicable to golf courses.
Outdoor	1 per 2,000 sq. ft. of gross site area	Applicable to all other Commercial Entertainment Outdoor.
Major Event Entertainment	The greater of the following: 1 per 5 seats or 10 feet of bench length; or 1 per 25 sq. ft. of floor area of assembly space.	
<u> </u>	4 per tee	Applicable to golf courses.
Recreational and Cultural Community Services	1 per 350 sq. ft.	Applicable to all other indo Recreational and Cultural Community Services.
Community Services	1 per 2,000 sq. ft. of gross site area	Applicable to all other outdoor Recreational and Cultural Community Service
Parks and Open Space	None	
Non-Profit Membership Assembly	1 per 350 sq. ft.	
Religious Assembly	1 per 5 seats or 10 feet of bench length within the principle worship area; or 1 per 80 sq. ft. within the principal worship	
	area, when no fixed seating or benches are provided.	

1	Table 806-1: Minimum Off-Street Parking			
2	Use	Minimum Number of Spaces Required (1)	Limitations & Qualifications	
3	Medical Centers/Hospitals	1.5 per bed		
4	Outpatient Medical Services and Laboratories	1 per 350 sq. ft.		
5	<b>Education Services</b>			
6		Day Care serving 1 to 12 persons		
7	D. C	Day Care serving 13 to 18 persons	Parking requirement applies	
8	Day Care	Day Care serving 19 to 26 persons	in addition to spaces required for any dwelling.	
10		Day Care serving 27 or more persons		
11		2 per classroom	Applicable to elementary schools.	
12			Applicable to secondary schools.	
13	Basic Education			
14	Busic Budduiton	1 per 6 students	The number of students shall	
15		_	be calculated based on the total number of students the	
16			school is designed to	
			accommodate.	
17 18		1 per 350 sq. ft.	Applicable to vocational and trade schools.	
			Applicable to all other Post-	
19			Secondary and Adult Education.	
20	Post-Secondary and Adult		Education.	
21	Education	1 per 4 students	The number of students shall	
22			be calculated based on the total number of students the	
23			school is designed to	
24	Civic Services		accommodate.	
	Governmental Services	1 per 500 sq. ft.		
25	Social Services	1 per 350 sq. ft.		
26		The greater of the following:		
		0.75 per employee; or 1 per 5,000 sq. ft. (Less than 50,000 sq. ft.)		
27	Governmental Maintenance	1 per 10,000 sq. ft. (50,000 sq. ft.)		
28	Services and Construction	100,000 sq. ft.)		
29		1 per 15,000 sq. ft. (Greater than 100,000 sq. ft.)		
30	Public Safety			

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1		Table 806-1: Minimum Off-Street Parking	<u> </u>
2	Use	Minimum Number of Spaces Required (1)	Limitations & Qualifications
3		1 per employee, plus 1 additional space per ambulance	Applicable to ambulance stations.
4 5	Emergency Services	1 per 500 sq. ft.	Applicable to all other Emergency Services.
6	Detention Facilities	1 per 2,000 sq. ft.	Emergency betvices.
	Military Installations	1 per 500 sq. ft.	
7	Funeral and Related Services		
8	Cemeteries	1per 350 sq. ft.	
9	Funeral and Cremation	1 per 5 seats or 10 feet of bench length in the	
10	Services	chapel	
1	<b>Construction Contracting, 1</b>	Repair, Maintenance, and Industrial Service	s
12	Building and Grounds	The greater of the following:	
3	Services and Construction	0.75 per employee; or	
.3	Contracting	1 per 5,000 sq. ft. (Less than 50,000 sq. ft.)	
4		1 per 10,000 sq. ft. (50,000 to	
5	Industrial Services	100,000 sq. ft.)	
16		1 per 15,000 sq. ft. (Greater than 100,000 sq. ft.)	
	General Repair Services	1 per 350 sq. ft.	
7	Cleaning Plants	1 per 1,000 sq. ft.	
8	Wholesale Sales, Storage, and		
9	General Wholesaling		
20	Heavy Wholesaling	1 per 1,500 sq. ft.	
	Warehousing and Distribution	The greater of the following:	
21		0.75 per employee; or: 1 per 5,000 sq. ft. (Less than 50,000 sq. ft.)	
22		1 per 10,000 sq. ft. (50,000 to 100,000 sq.	
23	Self Service Storage	ft.)	
24		1 per 15,000 sq. ft. (Greater than 100,000 sq. ft.)	
25	Manufacturing		
26	General Manufacturing	The greater of the following:	
27	Heavy Manufacturing	0.75 per employee or: 1 per 5,000, sq. ft. (Less than 50,000 sq. ft.)	
28	Printing	1 per 10,000 sq. ft. (50,000 to	
29		100,000 sq. ft.) 1 per 15,000 sq. ft. (Greater than	
		100,000 sq. ft.)	
0			

Use	Table 806-1: Minimum Off-Street Parking Minimum Number of Spaces Required (1)	Limitations & Qualifications
Transportation Facilities		Quantications
-		
Aviation Facilities		
	The greater of the following:	
	0.75 per employee or: 1 per 5,000 sq. ft. (Less than 50,000 sq. ft.)	
Passenger Ground	1 per 10,000 sq. ft. (50,000 to 100,000 sq.	
Transportation Facilities;	ft.) 1 per 15,000 sq. ft. (Greater than 100,000	
-	sq. ft.)	
		A 1' 11 /
	1 per boat berth or docking space.  The greater of the following:	Applicable to marinas.
	0.75 per employee or:	
Marine Facilities	1 per 5,000 sq. ft. (Less than 50,000 sq. ft.) 1 per 10,000 sq. ft. (50,000 to 100,000 sq.	Applicable to all other
Warme I defines	ft.)	Marine Facilities.
	1 per 15,000 sq. ft. (Greater than 100,000 sq. ft.)	
Utilities		
Basic Utilities	The greater of the following:	
Drinking Water Treatment	0.75 per employee or:	
Facilities	1 per 5,000 sq. ft. (Less than 50,000 sq. ft.)	
Power Generation Facilities  Data Center Facilities	1 per 10,000 sq. ft. (50,000 to 100,000 sq. ft.)	
	1 per 15,000 sq. ft. (Greater than	
Waste Related Facilities	100,000 sq. ft.)	
Wireless Communication Facilities	None	
Fuel Dealers	1 per 200 sq. ft.	
Mining and Natural Resource Extraction		
Petroleum and Natural Gas	The greater of the following:	
Production Production	0.75 per employee or:	
	1 per 5,000 sq. ft. (Less than 50,000 sq. ft.) 1 per 10,000 sq. ft. (50,000 to	
Surface Mining	100,000 sq. ft.)	
Surface Willing	1 per 15,000 sq. ft. (Greater than 100,000 sq. ft.)	
Farming, Forestry, and Ani		

Use	Minimum Number of Spaces Required (1)	Limitations & Qualifications
Agriculture Forestry	- 5	Applicable when retail sale are involved.
Agriculture and Forestry Services	The greater of the following:  0.75 per employee or:  1 per 5,000 sq. ft. (Less than 50,000 sq. ft.)  1 per 10,000 sq. ft. (50,000 to  100,000 sq. ft.)  1 per 15,000 sq. ft. (Greater than  100,000 sq. ft.)	
Keeping of Livestock and Other Animals	1 per 400 sq. ft.	
Animal Services	1 per 400 sq. ft.	
Other Uses		
Temporary Uses	Per SRC Chapter 701	
Home Occupations	1 per non-resident employee	Parking requirement applies i addition to spaces required fo the dwelling unit.
•	when required off-street parking is expressed in ter footage shall equal the gross floor area.	<u> </u>

- **(b) Compact Parking.** Up to 75 percent of the minimum off-street parking spaces required under this Chapter may be compact parking spaces.
- (c) Carpool and Vanpool Parking. New developments with 60 or more required off-street parking spaces, and falling within the Public Services and Industrial use classifications, and the Business and Professional Services use category, shall designate a minimum of 5 percent of their total off-street parking spaces for carpool or vanpool parking.
- (d) Maximum Off-Street Parking. Unless otherwise provided under the UDC, off-street parking shall not exceed the amounts set forth in Table 806-2.

## TABLE 806-2 MAXIMUM OFF-STREET PARKING

Table 806-2: Maximum Off-Street Parking		
Minimum Number of Off-Street Parking	Maximum Number of Off-Street Parking	
Spaces Required (From Table 806-1)	Spaces Allowed	

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1	(f) Change capitalization and spelling for the purpose of uniformity;	
2	2 (g) Add headings for purposes of grouping like sections together for ease of ref	erence;
3	3 and	
4	(h) Correct manifest clerical, grammatical or typographical errors.	
5	5	
6	Section 19. Severability. Each section of this ordinance, and any part thereof, is sever	able, and
7	if any part of this ordinance is held invalid by a court of competent jurisdiction, the rem	ainder of
8	this ordinance shall remain in full force and effect.	
9	9	
10	PASSED by the City Council this day of, 2017.	
11	ATTEST:	
12	2	
13	City Recorder	
14	Approved by City Attorney:	
15	5	
16	Checked by: B. Colbourne	
17	7	
18	3	
19		
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30	J	