

**CHAPTER 520**  
**CN – NEIGHBORHOOD COMMERCIAL**

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**520.001. Purpose.** The purpose of the Neighborhood Commercial (CN) zone is to implement the Commercial designation of the Salem Area Comprehensive Plan through the identification of allowed uses and the establishment of development standards. The CN zone is generally intended to provide areas of small-scale retail, office, and service uses that are compatible with the scale and character of surrounding residential areas, and that serve nearby residents. (Ord No. 31-13)

**520.005. Definitions.** Unless the context otherwise specifically requires, as used in this Chapter, the following mean:

- (a) CN district: The aggregate area of all contiguous properties zoned CN. (Ord No. 31-13)

**520.010. Requirements for Application of Neighborhood Commercial Zone.**

**(a) Site Plan Required.**

(1) In addition to the submittal requirements for zone changes set forth in SRC Chapter 265, proposals to zone land CN shall include a site plan that shall be approved with the zone change application. The site plan shall contain the following information:

(A) The size and location of existing and proposed buildings, structures, accesses, off-street parking and loading spaces, and landscaping.

(2) The approved site plan shall be binding on the property; provided, however, the site plan may be amended upon review and approval by the Planning Commission. An amendment to an approved site plan is processed as a Type III procedure under SRC Chapter 300.

**(b) Approval Criteria.** In addition to the approval criteria for zone changes set forth in SRC Chapter 265, proposals to zone land CN shall meet the following criteria:

(1) The total street frontage of the proposed CN district will be not more than 800 feet; provided, however, that portion of the CN district fronting a street with restricted access shall not be included in the total street frontage.

(2) Not less than one-fourth of the total street frontage of the proposed CN district will be on collector and/or arterial streets.

(3) The proposed CN district will not be more than:

(A) One and one-half acres, when abutting a collector street; or

(B) Three acres, when abutting an arterial street and regardless of whether the aggregate area also abuts a collector street.

(4) The boundaries of the proposed CN district will be separated from all other commercial zones, including other CN districts, by not less than one-half mile;

(5) If two or more contiguous lots will be zoned CN, no lot shall have less than 50 feet of property line contiguous with another lot zoned CN. (Ord No. 31-13)

**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.

**TABLE 520-1  
USES**

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

**Table 520-1: Uses**

<b>Use</b>	<b>Status</b>	<b>Limitations and Qualifications</b>
Taxicabs and Car Services	N	
Heavy Vehicle and Trailer Sales	N	
Heavy Vehicle and Trailer Service and Storage	N	
<b>Recreation, Entertainment, and Cultural Services and Facilities</b>		
Commercial Entertainment – Indoor	P	The following Commercial Entertainment – Indoor activities, subject to SRC 520. 015(c): <ul style="list-style-type: none"> <li>▪ Dance studios and schools for the instruction of children 18 years and under.</li> <li>▪ Membership sports and recreation clubs.</li> </ul>
	N	All other Commercial Entertainment - Indoor.
Commercial Entertainment – Outdoor	P	Membership sports and recreation clubs, subject to SRC 520. 015(c).
	N	All other Commercial Entertainment – Outdoor.
Major Event Entertainment	N	
Recreational and Cultural Community Services	P	Recreational and Cultural Community Services, subject to SRC 520. 015(c).
Parks and Open Space	P	
Non-Profit Membership Assembly	P	Non-Profit Membership Assembly, subject to SRC 520. 015(c).
Religious Assembly	P	Religious Assembly, subject to SRC 520. 015(c).
<b>Health Services</b>		
Medical Centers/Hospitals	N	
Outpatient Medical Services and Laboratories	P	Outpatient Medical Services and Laboratories, subject to SRC 520. 015(c).
<b>Education Services</b>		
Day Care	P	Day Care, subject to SRC 520. 015(c).
Basic Education	P	Basic Education, subject to SRC 520. 015(c).
Post-Secondary and Adult Education	P	Post-Secondary and Adult Education, subject to SRC 520. 015(c).
<b>Civic Services</b>		
Governmental Services	N	
Social Services	P	Social Services, subject to SRC 520. 015(c).
Governmental Maintenance Services and Construction	N	
<b>Public Safety</b>		
Emergency Services	P	
Detention Facilities	N	
Military Installations	N	
<b>Funeral and Related Services</b>		
Cemeteries	N	
Funeral and Cremation Services	N	

**Table 520-1: Uses**

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

**Table 520-1: Uses**

Use	Status	Limitations and Qualifications
Temporary Uses	P	Christmas tree sales, subject to SRC 701.015.
Home Occupations	S	Home Occupations, subject to SRC 700.020.

**(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.
- (D) Recreational and Cultural Community Services.
- (E) Non-Profit Membership Assembly.
- (F) Religious Assembly.
- (G) Day Care.
- (H) Basic Education.
- (I) Post-Secondary and Adult Education.
- (J) Social Services. (Ord No. 31-13; Ord 22-15)

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

**(a) Lot Standards.** Lots within the CN zone shall conform to the standards set forth in Table 520-2.

**TABLE 520-2  
LOT STANDARDS**

Table 520-2: Lot Standards		
Requirement	Standard	Limitations & Qualifications
<b>LOT AREA</b>		
All uses	Min. 5,000 sq. ft.	
<b>LOT WIDTH</b>		
All uses	None	
<b>LOT DEPTH</b>		
All uses	Min. 80 ft.	

**Table 520-2: Lot Standards**

Requirement	Standard	Limitations & Qualifications
<b>STREET FRONTAGE</b>		
All uses	Min. 16 ft.	

(b) **Setbacks.** Setbacks within the CN zone shall be provided as set forth in Tables 520-3 and 520-4.

**TABLE 520-3  
SETBACKS**

**Table 520-3: Setbacks**

Requirement	Standard	Limitations & Qualifications
<b>ABUTTING STREET</b>		
<b>Buildings</b>		
All uses	Min. 12 ft.	
<b>Accessory Structures</b>		
Accessory to all uses	Min. 12 ft.	Not applicable to transit stop shelters
<b>Vehicle Use Areas</b>		
All uses	Min. 12 ft.	
<b>INTERIOR FRONT</b>		
<b>Buildings</b>		
Multiple Family	Min. 10 ft.	Required landscaping shall meet the Type C standard set forth in SRC Chapter 807.
All other uses	Zone-to-Zone Setback (Table 520-4)	
<b>Accessory Structures</b>		
Accessory to Multiple Family	Min. 10 ft.	Required landscaping shall meet the Type C standard set forth in SRC Chapter 807.
Accessory to all other uses	Zone-to-Zone Setback (Table 520-4)	
<b>Vehicle Use Areas</b>		
Multiple Family	Min. 10 ft.	Required landscaping shall meet the Type C standard set forth in SRC Chapter 807.
All other uses	Zone-to-Zone Setback (Table 520-4)	
<b>INTERIOR SIDE</b>		
<b>Buildings</b>		
Multiple Family	Min. 10 ft.	Required landscaping shall meet the Type C standard set forth in SRC Chapter 807.
All other uses	Zone-to-Zone Setback (Table 520-4)	
<b>Accessory Structures</b>		
Accessory to Multiple Family	Min. 10 ft.	Required landscaping shall meet the Type C standard set forth in SRC Chapter 807.
Accessory to all other uses	Zone-to-Zone Setback (Table 520-4)	
<b>Vehicle Use Areas</b>		
Multiple Family	Min. 10 ft.	Required landscaping shall meet the Type C

<b>Table 520-3: Setbacks</b>		
<b>Requirement</b>	<b>Standard</b>	<b>Limitations &amp; Qualifications</b>
		standard set forth in SRC Chapter 807.
All other uses	Zone-to-Zone Setback (Table 520-4)	
<b>INTERIOR REAR</b>		
<b>Buildings</b>		
Multiple Family	Min. 10 ft.	Required landscaping shall meet the Type C standard set forth in SRC Chapter 807.
All other uses	Zone-to-Zone Setback (Table 520-4)	
<b>Accessory Structures</b>		
Accessory to Multiple Family	Min. 10 ft.	Required landscaping shall meet the Type C standard set forth in SRC Chapter 807.
Accessory to all other uses	Zone-to-Zone Setback (Table 520-4)	
<b>Vehicle Use Areas</b>		
Multiple Family	Min. 10 ft.	Required landscaping shall meet the Type C standard set forth in SRC Chapter 807.
All other uses	Zone-to-Zone Setback (Table 520-4)	

**TABLE 520-4  
ZONE-TO-ZONE SETBACKS**

<b>Table 520-4: Zone-to-Zone Setbacks</b>			
<b>Abutting Zone</b>	<b>Type of Improvement</b>	<b>Setback <sup>(1)</sup></b>	<b>Landscaping &amp; Screening</b>
EFU	Buildings and Accessory Structures	None	N/A
	Vehicle Use Areas	Min. 5ft.	Type A
Residential Zone	Buildings and Accessory Structures	Min. 15 ft.	Type B
	Vehicle Use Areas		
Mixed-Use Zone	Buildings and Accessory Structures	None	N/A
	Vehicle Use Areas	Min. 5ft.	Type A
Commercial Zone	Buildings and Accessory Structures	None	N/A
	Vehicle Use Areas	Min. 5ft.	Type A
Public Zone	Buildings and Accessory Structures	None	N/A
	Vehicle Use Areas	Min. 5 ft.	Type A
Industrial and Employment Zone: EC, IC, IBC, and IP	Buildings and Accessory Structures	Min. 5 ft.	Type A
	Vehicle Use Areas		
Industrial and Employment Zone: IG and II	Buildings and Accessory Structures	Min. 10 ft.	Type C
	Vehicle Use Areas		
<b><u>Limitations and Qualifications</u></b>			
(1) Zone-to-Zone setbacks are not required abutting an alley.			

(c) **Lot Coverage; Height.** Buildings and accessory structures within the CN zone shall conform to the lot coverage and height standards set forth in Table 520-5.

**TABLE 520-5  
LOT COVERAGE; HEIGHT**

<b>Table 520-5: Lot Coverage; Height</b>		
<b>Requirement</b>	<b>Standard</b>	<b>Limitations &amp; Qualifications</b>
<b>LOT COVERAGE</b>		
<b>Buildings and Accessory Structures</b>		
All uses	Max. 50%	
<b>REAR YARD COVERAGE</b>		
<b>Buildings</b>		
All uses	N/A	
<b>Accessory Structures</b>		
Accessory to all uses	No Max.	
<b>HEIGHT</b>		
<b>Buildings</b>		
All uses	Max. 35 ft.	
<b>Accessory Structures</b>		
Accessory to Single Family, Two Family, and Multiple Family	Max. 15 ft.	
Accessory to all other uses	Max 35 ft.	

**(d) Landscaping.**

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

**(2) Vehicle Use Areas.** Vehicle use areas shall be landscaped as provided under SRC Chapter 806 and SRC Chapter 807.

**(3) Development Site.** A minimum of 15 percent of the development site shall be landscaped. Landscaping shall meet the Type A standard set forth in SRC Chapter 807. Other required landscaping under the UDC, such as landscaping required for setbacks or vehicle use areas, may count towards meeting this requirement.

**(e) Outdoor Storage.** Within the CN zone, outdoor storage of materials and equipment is prohibited.

**(f) Access.** Not more than two driveway approaches serving lots within a CN district shall have direct access onto local streets.

**(g) Hours of Operation.** Except for grocery stores and Eating and Drinking Establishments, establishments within the CN zone shall not be open for business earlier than 6:00 a.m. and shall close no later than 12:00 midnight. (Ord No. 31-13)

**520.025. Design Review.** Design review under SRC Chapter 225 is required for development within the CN as follows:

**(a)** Multiple family development shall be subject to design review according to the multiple family design review guidelines or the multiple family design review standards set forth in SRC Chapter 702.

**(b)** Residential Care with three or more self-contained dwelling units shall be subject to design review according to the multiple family design review guidelines or the multiple family design review standards set forth in SRC Chapter 702. (Ord No. 31-13)

**520.030. Other Provisions.** In addition to the standards set forth in this Chapter, development within the CN zone must comply with all other applicable development standards of the UDC, including but not limited to the following chapters:

- |  |                 |
|--|-----------------|
| (a) Trees and Shrubs                           | SRC Chapter 86  |
| (b) Wireless Communications Facilities         | SRC Chapter 703 |
| (c) General Development Standards              | SRC Chapter 800 |
| (d) Public Improvements                        | SRC Chapter 802 |
| (e) Streets and Right-of-Way Improvement       | SRC Chapter 803 |
| (f) Driveway Approaches                        | SRC Chapter 804 |
| (g) Vision Clearance                           | SRC Chapter 805 |
| (h) Off-Street Parking, Loading, and Driveways | SRC Chapter 806 |
| (i) Landscaping and Screening                  | SRC Chapter 807 |
| (j) Preservation of Trees and Vegetation       | SRC Chapter 808 |
| (k) Wetlands                                   | SRC Chapter 809 |
| (l) Landslide Hazards                          | SRC Chapter 810 |
| (m) Sign Code                                  | SRC Chapter 900 |
| (Ord No. 31-13)                                |                 |

