

CHAPTER 500
EFU – EXCLUSIVE FARM USE

- 500.001. Purpose
- 500.005. Uses
- 500.010. Development Standards
- 500.015. Other Provisions

500.001. Purpose. The purpose of the Exclusive Farm Use (EFU) zone is to implement the Farming and Resource Management designation of the Salem Area Comprehensive Plan through the identification of allowed uses and the establishment of development standards. The EFU zone allows for the practice of agricultural and forestry uses. (Ord No. 31-13)

500.005. Uses. The permitted (P), special (S), conditional (C), and prohibited (N) uses in the EFU zone are set forth in Table 500-1. (Ord No. 31-13)

TABLE 500-1
USES

Table 500-1: Uses		
Use	Status	Limitations & Qualifications
Household Living		
Single Family	C	The following Single Family activities: <ul style="list-style-type: none"> ▪ Single family detached dwelling, in conjunction with Agriculture or Keeping of Livestock and Other Animals. ▪ Manufactured dwelling, in conjunction with Agriculture or Keeping of Livestock and Other Animals.
	N	All other Single Family.
Two Family	N	
Multiple Family	N	
Group Living		
Room and Board	N	
Residential Care	N	
Nursing Care	N	
Lodging		
Short-Term Commercial Lodging	N	
Long-Term Commercial Lodging	N	
Non-Profit Shelters	N	
Retail Sales and Service		
Eating and Drinking Establishments	N	
Retail Sales	C	Retail Sales, in conjunction with Agriculture and Keeping of Livestock and Other Animals, involving products that are produced on the property.
	N	All other Retail Sales.
Personal Services	N	

Table 500-1: Uses

Use	Status	Limitations & Qualifications
Postal Services and Retail Financial Services	N	
Business and Professional Services		
Office	N	
Audio/Visual Media Production	N	
Laboratory Research and Testing	N	
Motor Vehicle, Trailer, and Manufactured Dwelling Sales and Services		
Motor Vehicle and Manufactured Dwelling and Trailer Sales	N	
Motor Vehicle Services	N	
Commercial Parking	N	
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, and Cultural Services and Facilities		
Commercial Entertainment – Indoor	N	
Commercial Entertainment – Outdoor	C	Golf courses
	N	All other Commercial Entertainment – Indoor.
Major Event Entertainment	N	
Recreational and Cultural Community Services	C	Golf courses.
	N	All other Recreational and Cultural Community Services.
Parks and Open Space	N	
Non-Profit Membership Assembly	N	
Religious Assembly	N	
Health Services		
Medical Centers/Hospitals	N	
Outpatient Medical Services and Laboratories	N	
Educational Services		
Day Care	N	
Basic Education	N	
Post-Secondary and Adult Education	N	
Civic Services		
Governmental Services	N	
Social Services	N	
Governmental Maintenance Services and Construction	N	
Public Safety		
Emergency Services	N	
Detention Facilities	N	

Table 500-1: Uses

Use	Status	Limitations & Qualifications
Military Installations	N	
Funeral and Related Services		
Cemeteries	N	
Funeral and Cremation Services	N	
Construction Contracting, Repair, Maintenance, and Industrial Services		
General Repair Services	N	
Building and Grounds Services and Construction Contracting	N	
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 Transportation Facilities	N	
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	C	
Data Center Facilities	N	
Fuel Dealers	N	
Waste-Related Facilities	N	
Mining and Natural Resource Extraction		
Petroleum and Natural Gas Production	N	
Surface Mining	N	
Farming, Forestry, and Animal Services		
Agriculture	P	
Forestry	P	
Agriculture and Forestry Services	N	
Keeping of Livestock and Other Animals	P	
Animal Services	N	

Table 500-1: Uses		
Use	Status	Limitations & Qualifications
Other Uses		
Home Occupations	N	

500.010. Development Standards. Development within the EFU zone must comply with the development standards set forth in this section.

(a) **Lot Standards.** Lots within the EFU zone shall conform to the standards set forth in Table 500-2.

**TABLE 500-2
LOT STANDARDS**

Table 500-2: Lot Standards		
Requirement	Standard	Limitations & Qualifications
LOT AREA		
All uses	Min. 75 acres	
LOT WIDTH		
All uses	None	
LOT DEPTH		
All uses	None	
STREET FRONTAGE		
All uses	None	

(b) **Setbacks.** Setbacks within the EFU zone shall conform to the setback, lot coverage, and height standards set forth in Table 500-3.

**TABLE 500-3
SETBACKS**

Table 500-3: Setbacks		
Requirement	Standard	Limitations & Qualifications
ABUTTING STREET		
Buildings		
All Uses	Min. 12 ft.	
Accessory Structures		
Accessory to Single Family	None	Applicable to accessory structures not more than 4 ft. in height.
	Min. 12 ft.	Applicable to accessory structures greater than 4 ft. in height.
Accessory to all other uses	Min. 12 ft.	
INTERIOR FRONT		
Buildings		
All uses	Min. 12 ft.	
Accessory Structures		
Accessory to all uses	Min. 12 ft.	
INTERIOR SIDE		

Table 500-3: Setbacks		
Requirement	Standard	Limitations & Qualifications
Buildings		
All Uses	Min. 5 ft.	Applicable to buildings not more than 35 ft. in height.
	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.
Accessory Structures		
Accessory to Single Family	None	Applicable to accessory structures having at least one wall which is an integral part of a fence.
	Min. 5 ft.	Applicable to all other accessory structures.
Accessory to all Other Uses	Min. 5 ft.	Applicable to accessory structures not more than 35 ft. in height.
	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 accessory structures greater than 35 ft. in height.
INTERIOR REAR		
Buildings		
All Uses	Min. 14 ft.	Applicable to any portion of a building not more than 15 ft. in height.
	Min. 20 ft.	Applicable to any portion of a building greater than 15 ft. in height.
Accessory Structures		
Accessory to Single Family	None	Applicable to accessory structures not more than 9 ft. in height.
	Min. one-foot for each one-foot of height over 9 feet.	Applicable to accessory structures greater than 9 ft. in height.
Accessory to All Other Uses	Min. 14 ft.	Applicable to any portion of an accessory structure not more than 15 ft. in height.
	Min. 20 ft.	Applicable to any portion of an accessory structure greater than 15 ft. in height.

(c) **Lot Coverage; Height.** Buildings and accessory structures within the EFU zone shall conform to the setback, lot coverage, and height standards set forth in Table 500-4. (Ord No. 31-13)

**TABLE 500-4
LOT COVERAGE; HEIGHT**

Table 500-4: Lot Coverage; Height

Requirement	Standard	Limitations & Qualifications
LOT COVERAGE		
Buildings and Accessory Structures		
All Uses	No Max.	
REAR YARD COVERAGE		
Buildings		
All uses	N/A	
Accessory Structures		
Accessory to all uses	No Max.	
HEIGHT		
Buildings and Structures		
Agriculture, Forestry, and Keeping of Livestock and Other Animals	No Max.	
All other uses	Max. 35 ft.	
Accessory Structures		
Accessory to Agriculture, Forestry, and Keeping of Livestock and Other Animals	No Max.	
Accessory to Single Family	Max. 15 ft.	
Accessory to all other uses	Max. 35 ft.	

500.015. Other Provisions. In addition to the standards set forth in this Chapter, development within the EFU 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) | |