

CHAPTER 800
GENERAL DEVELOPMENT STANDARDS

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800.001. Purpose. The purpose of this Chapter is to establish certain standards that apply generally to development throughout the City, regardless of zone. (Ord No. 31-13)

800.005. Applicability. The standards set forth in this Chapter apply to all development in every zone unless otherwise exempted by the UDC. In the event of a conflict between the standards set forth in this Chapter and any other provision of the UDC, the more restrictive provision shall apply. (Ord No. 31-13)

800.010. Definitions. Unless the context otherwise specifically requires, as used in this Chapter, the terms identified in this section shall have the following meanings. Where a term used under SRC 800.055 (Solid Waste Service Areas) is not defined in this section, the definitions under SRC Chapter 47 (Solid Waste Management) and SRC Chapter 50 (Property Maintenance) shall apply.

- (a) Compactor: Any self-contained, power-driven, mechanical equipment designed for the containment and compaction of solid waste or recyclable materials.
- (b) Drop box: A single container designed for the storage and collection of large volumes of solid waste or recyclable materials, which is usually 10 cubic yards or larger in size, and requires a special vehicle for pick up.
- (c) Enclosure: A structure built consistent with the State of Oregon Structural Specialty Code designed to provide screening for permanent compactors, receptacles, drop boxes, or any other solid waste, recycling, and compostable containment facilities.
- (d) Receptacle: Any vessel approved by the Director and used for the storage of solid waste, recycling, and compostable material, excluding drop boxes and compactors.
- (e) Solid waste service area: An area designed and established for the purpose of satisfying the local collection franchise service requirements for servicing receptacles, drop boxes, and compactors singularly or collectively. (Ord No. 31-13)

800.015. Lot Standards, Generally.

(a) **Buildings to be on a Lot.** Every building or structure shall be entirely located on a lot. Where two or more lots are under single ownership to accommodate a single development, the entire combined area shall be considered as a single lot for purposes of the UDC. Buildings that are attached at a common property line, but which otherwise meet all requirements of SRC Chapter 56 as separate buildings shall be considered as separate buildings for purposes of this subsection.

(b) **Side Lot Lines.** As far as is practicable, side lot lines shall run at right angles to the street upon which the lot faces, except that on curved streets they shall be radial to the curve. (Ord No. 31-13)

800.020. Designation of Lot Lines.

(a) Front Lot Line. The front lot line shall be designated as set forth in this subsection (see Figure 800-1).

(1) Interior Lot. For an interior lot, the front lot line shall be the property line abutting the street.

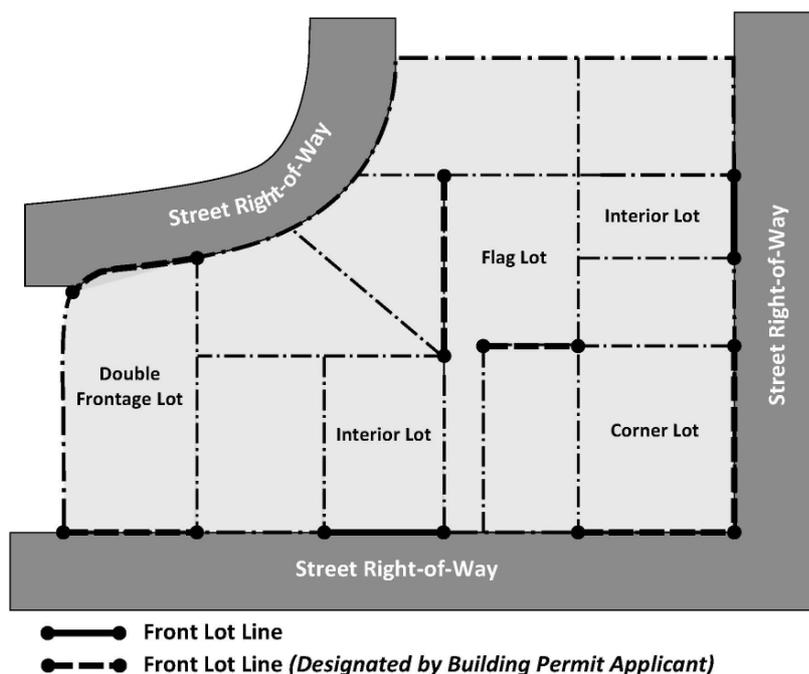
(2) Corner Lot. For a corner lot, the front lot line shall be the property line abutting a street designated by the building permit applicant, provided, however, that lot dimension standards are met.

(3) Double Frontage Lot. For a double frontage lot, the front lot line shall be the property line abutting a street designated by the building permit applicant, provided, however, that lot dimension requirements are met.

(4) Flag Lot. For a flag lot, the front lot line shall be the outside property line that is an extension of the flag lot accessway or the property line separating the flag portion of the lot from the lot between it and the street from which access is provided to the flag lot, unless the Planning Administrator otherwise directs, in which case the front lot line shall be set forth in the conditions of approval for the tentative plan of the plat, which shall be recorded on deeds conveying lots.

(5) Other Lots. In the case of any lot not covered by paragraphs (1) through (4) of this subsection, the front lot line shall be the property line that the architecturally designed front of the building faces.

**FIGURE 800-1:
DESIGNATION OF FRONT LOT LINE**

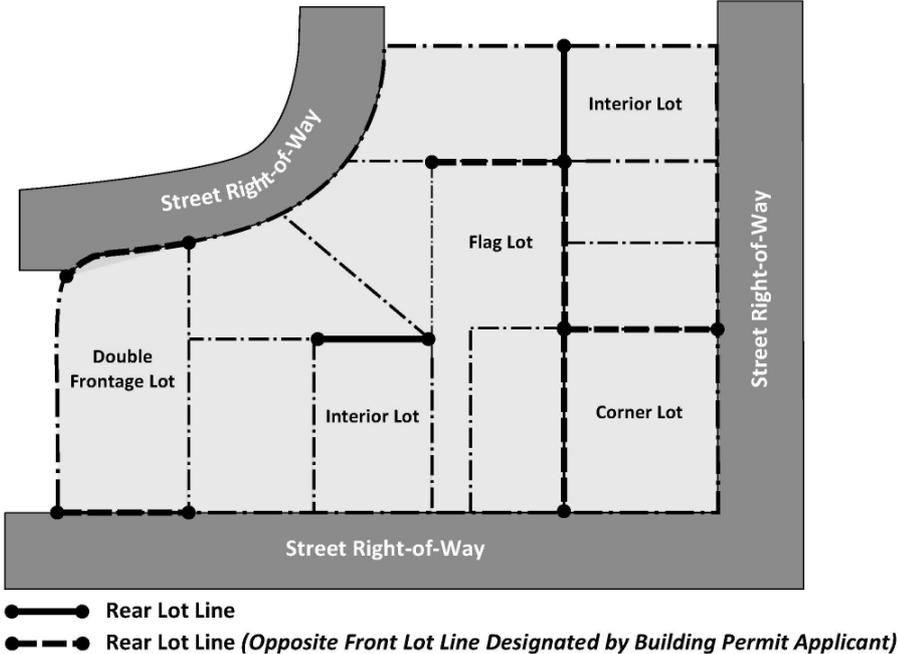


(b) Rear lot line. The rear lot line shall be designated as set forth in this subsection (see Figure 800-2).

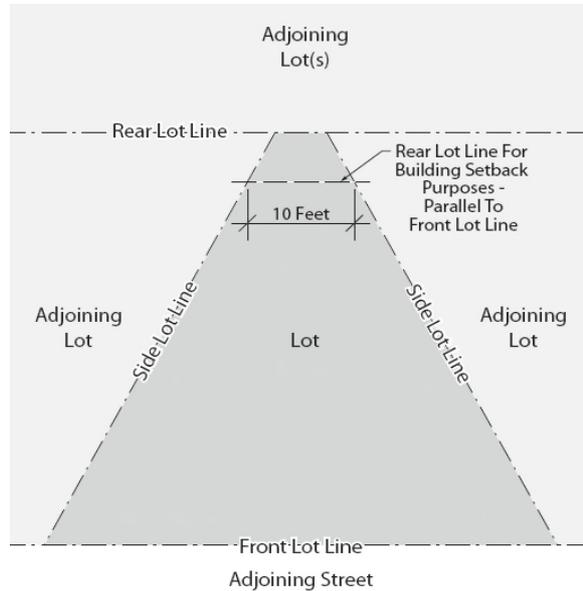
(1) Generally. For all lots, except those identified in paragraph (2) of this subsection, the rear lot line shall be the property line that is opposite and most parallel to, and located the greatest distance from, the front lot line.

(2) **Trapezoidal, Triangular, Diamond, or Other Shaped Lots.** For trapezoidal, triangular, diamond, or other shaped lots with a distance between the side lot lines at the rear of the lot of less than 10 feet, the rear lot line for purposes of determining required setbacks shall be a line 10 feet in width drawn between the side lot lines and located parallel to and at the maximum distance from the front lot line (see Figure 800-3).

**FIGURE 800-2:
DESIGNATION OF REAR LOT LINE**



**FIGURE 800-3:
REAR LOT LINE FOR TRAPEZOIDAL, TRIANGULAR, DIAMOND, OR
OTHER SHAPED LOTS**



(c) **Side Lot Line.** A side lot line is any lot line which is not a front or rear lot line. (Ord No. 31-13)

800.025. Flag Lots. Flag lots are allowed subject to the standards set forth in this section.

(a) **Lot Area.** The lot area of a flag lot shall conform to the lot area standards of the UDC. Lot area shall be calculated exclusive of the flag lot accessway.

(b) **Lot Dimensions.** The lot dimensions of a flag lot shall conform to the lot dimension standards of the UDC. Lot dimensions shall be calculated exclusive of the flag lot accessway.

(c) **Flag Lot Accessways.** Flag lot accessways shall be developed and maintained in conformance with the standards set forth in Table 800-1 and this subsection.

**TABLE 800-1
FLAG LOT ACCESSWAY STANDARDS**

Table 800-1: Flag Lot Accessway Standards			
Number of Lots Served by Accessway	Maximum Length	Total Width	Paved Width
1-2 Lots (Residential Zoned Property)	150 ft. ⁽¹⁾	Min. 20 ft.	Min. 15 ft.
3-4 Lots (Residential Zoned Property)	400 ft. ⁽¹⁾	Min. 25 ft.	Min. 20 ft.
1-4 Lots (Non-Residential Zoned Property)	400 ft. ⁽¹⁾	Min. 25 ft.	Min. 20 ft.
<u>Limitations and Qualifications</u>			
(1) Maximum flag lot accessway length shall not apply where geographic features make it impractical, and when approved by the Planning Administrator following review and recommendation by the Fire Marshal.			

(1) Maximum Number of Lots Served by Flag Lot Accessway. A maximum of 4 lots may be served by a flag lot accessway.

(2) Flag Lot Accessway Grade. Flag lot accessway grade shall conform to the Salem Fire Prevention Code.

(3) Fire Department Access and Flag Lot Accessway Turnarounds.

(A) Unobstructed fire apparatus access shall be provided to within 150 feet of any facility, building, or portion of a building, unless the building is equipped with an approved automatic fire sprinkler system or where geographic features make it impractical and an alternative means of fire protection is provided and approved by the Fire Marshal.

(B) Flag lot accessways greater than 150 feet in length shall include a turnaround meeting Salem Fire Prevention Code standards, unless the buildings served by the flag lot accessway are equipped with approved automatic fire sprinkler systems or where geographic features make it impractical and an alternative means of fire protection is provided and approved by the Fire Marshal.

(d) Parking Prohibited on Flag Lot Accessways. Parking shall be prohibited on flag lot accessways. No parking signs shall be posted and maintained on both sides of the accessway. The signs shall read "NO PARKING"; provided, however, where parking is prohibited because of a fire lane, the signs shall read "NO PARKING - FIRE LANE" and shall be installed in accordance with Salem Fire Prevention Code standards.

(e) Maximum Percentage of Flags Lots Within a Subdivision. Within a subdivision, up to 15 percent of the lots may be flag lots. . (Ord No. 31-13)

800.030. Hillside Lots. Hillside lots may, at the option of the developer or owner, meet the standards set forth in this section, in lieu of the standards applicable in the zone.

(a) Topographic Survey Required. An application to develop a lot pursuant to the standards set forth in this section shall include a topographical survey. The survey shall show the topography of the site at 2-foot intervals.

(b) Grade. Natural grade shall be retained on at least 40 percent of the total lot area. Landscaping that does not involve substantial movement of earth shall not be deemed a change to the natural grade. As used in this subsection, "natural grade" means both the slope and the elevation of the land in its natural state.

(c) **Cut and Fill Slopes.**

(1) A fill slope shall begin no closer than 2 feet from the edge of the curb.

(2) Cut and fill slopes shall not exceed a slope of 1 to 2; provided, however, the Director may approve slopes not exceeding 1 to 1 upon certification by a qualified engineer or geologist that the slope will remain stable under foreseeable conditions.

(3) Cut and fill shall comply with SRC Chapter 65. If there is a conflict between SRC Chapter 65 and this subsection, the more restrictive regulation shall apply.

(d) **Retaining Walls.** Retaining walls shall not exceed a maximum height of 6 feet

(e) **Setbacks.**

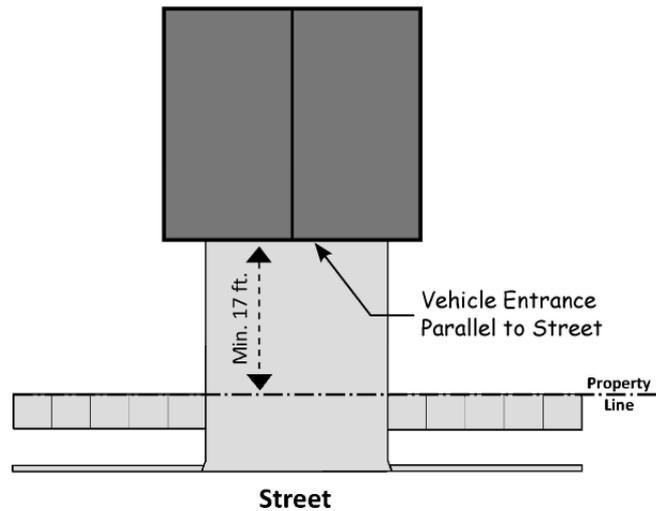
(1) **Abutting Street.**

(A) **Buildings and Structures, other than Garages and Carports.** All buildings and structures, other than garages and carports, shall have a minimum setback of 7 feet from the street.

(B) **Garages and Carports.**

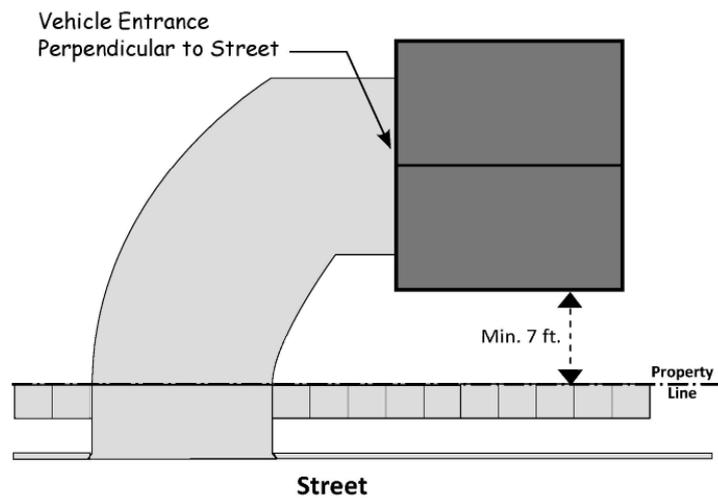
(i) **Vehicle Entrance Parallel to Street.** Where a garage or carport is located on a hillside lot with an average cross slope of 20 percent or more, and the vehicle entrance to the garage or carport is parallel to the street, the garage or carport shall have a minimum setback of 17 feet from the street.

**FIGURE 800-4:
GARAGE/CARPORT SETBACK – VEHICLE ENTRANCE PARALLEL TO STREET**



(ii) **Vehicle Entrance Perpendicular to Street.** Where a garage or carport is located on a hillside lot with an average cross slope of 20 percent or more, and the vehicle entrance to the garage or carport is perpendicular to the street, the garage or carport shall have a minimum setback of 7 feet from the street.

**FIGURE 800-5:
GARAGE/CARPORT SETBACK – VEHICLE ENTRANCE PERPENDICULAR TO
STREET**



(C) **Vision Clearance.** Notwithstanding subparagraphs (A) and (B) of this paragraph, minimum vision clearance requirements shall be maintained.

(f) **Trees.** Building pads and driveways should be sited so as to preserve trees having a dbh of 10 inches or greater. . (Ord No. 31-13)

800.035. Setbacks.

(a) **Setbacks to be Unobstructed.** Except as otherwise provided under subsection (b) of this section, required setbacks shall be unobstructed.

(b) **Permitted Projections into Required Setbacks.** Permitted projections into required setbacks are set forth in Table 800-2. . (Ord No. 31-13)

**TABLE 800-2
PERMITTED PROJECTIONS INTO REQUIRED SETBACKS**

Type of Projection	Maximum Projection		
	Front Abutting Street; Side Abutting Street; Interior Front	Interior Side	Rear Abutting Street; Interior Rear ⁽¹⁾
Planter boxes; window bays; greenhouse windows; chimneys; flues; belt courses; leaders; sills; pilasters; lintels; solar collectors; and ornamental features	24 in.	24 in.	24 in.
Cornices; eaves; gutters; and steps	24 in	One-third the width of the interior side setback or 3 ft., whichever is less.	24 in.

Table 800-2: Permitted Projections into Required Setbacks

Type of Projection	Maximum Projection		
	Front Abutting Street; Side Abutting Street; Interior Front	Interior Side	Rear Abutting Street; Interior Rear ⁽¹⁾
Fire Escapes	Not allowed	One-third the width of the interior side setback or 3 ft., whichever is less.	5 ft., provided in no case shall such projection come closer than 6 ft. to any property line.
Wheelchair ramps	Not limited, provided: (1) The floor area does not exceed 4 ft. above grade; and (2) In no case shall the wheelchair ramp come closer than 10 ft. to the property line.	Not limited, provided the floor area does not exceed 3 ft. above grade.	Not limited, provided the floor area does not exceed 4 ft. above grade.
Porches and decks – covered, but unenclosed	Not limited, provided: (1) The structure covering the porch or deck does not exceed 15 ft. above grade; (2) The floor area of the porch or deck does not exceed 4 ft. above grade; and (3) In no case shall the covered porch or deck come closer than 10 ft. to the property line.	Not allowed	Not limited, provided: (1) The structure covering the porch or deck does not exceed 15 ft. above grade; (2) The floor area of the porch or deck does not exceed 4 ft. above grade; and (3) In no case shall the covered porch or deck come closer than 8 ft. to the rear property line.
Porches and decks – uncovered	Not limited, provided: (1) The floor area of the porch or deck does not exceed 3 ft. above grade; (2) No railing or perimeter seating on the porch or deck exceeds 44 inches in height above the floor of the porch or deck at any point; and (3) A landscaped area 4 ft. in depth is maintained between the property line and the porch or deck.	Not limited, provided the floor area of the porch or deck does not exceed 3 ft. above grade.	Not limited, provided the floor area of the porch or deck does not exceed 4 ft. above grade. 5 ft., when the floor area of the porch or deck exceeds 4 ft. above grade; provided, however, in no case shall the porch or deck come closer than 6 ft. to any property line.
Patios – covered, but enclosed	Not limited, provided: (1) The structure covering the patio does not exceed 15 ft. above grade;	Not allowed	Not limited, provided: (1) The structure covering the patio does not exceed 15 ft. above grade;

Table 800-2: Permitted Projections into Required Setbacks

Type of Projection	Maximum Projection		
	Front Abutting Street; Side Abutting Street; Interior Front	Interior Side	Rear Abutting Street; Interior Rear ⁽¹⁾
	(2) The floor area of the patio does not exceed 4 ft. above grade; and (3) In no case shall the covered patio come closer than 10 ft. to the property line.		(2) The floor area of the patio does not exceed 4 ft. above grade; and (3) In no case shall the covered patio come closer than 8 ft. to the rear property line.
Patios – uncovered	Not limited, provided: (1) The floor area of the patio does not exceed 3 ft. above grade; and (2) A landscaped area 4 ft. in depth is maintained between the property line and the patio.	Not limited, provided the floor area of the patio does not exceed 3 ft. above grade.	Not limited, provided the floor area of the patio does not exceed 4 ft. above grade.
Balconies; outside stairways; and other unenclosed, unroofed projections	Not allowed	Not allowed	5 ft., provided in no case shall such projection come closer than 6 ft. to any property line.
<u>Limitations and Qualifications</u>			
(1) No permitted projection into a rear setback shall extend to within 10 ft. of the centerline of an alley, or to within 6 ft. of an accessory structure.			

800.040. Special Setbacks.

(a) Generally. To afford better light, air, and vision on public streets and to permit the eventual widening of streets without creating nonconforming structures, special setbacks are hereby established. No structures or paving, other than those identified under subsection (d) of this section, shall be placed within a special setback.

(b) Setback Distance Required; How Measured. The special setback shall equal one-half of the right-of-way width specified in the Salem Transportation System Plan for the street’s applicable classification. Special setbacks shall be measured at right angles to the centerline of the street, or, where there is no street, from the centerline of the right-of-way. Where the centerline is not designated, the Public Works Director shall designate the location of the centerline.

(c) Relationship to Other Required Setbacks. The special setback shall apply in addition to other setbacks required under the UDC. Setbacks required elsewhere under the UDC shall be measured from the special setback line.

(d) Permitted Structures and Paving within Special Setbacks. The following structures and paving are permitted within a special setback with a removal agreement as set forth in subsection (e) of this section:

- (1) Transit stop shelters.
- (2) Signs and their supporting members.
- (3) Fences.
- (4) Off-street parking, other than minimum required off-street parking, provided such parking is developed in conformance with the setback and landscaping requirements set

forth in SRC Chapter 806.

(e) Removal Agreement. Where structures or paving, as permitted under subsection (d) of this section, are proposed to be placed within a special setback, a removal agreement shall be required as provided in this subsection.

(1) The removal agreement shall be entered into by:

(A) The owner of the property and the local transit operator, for transit stop shelters located within a special setback. The local transit operator shall have the obligation to remove the shelter when required.

(B) The owner of the property and/or owner of the sign, for signs and their supporting members located within a special setback.

(C) The owner of the property, for fences and off-street parking, other than minimum required off-street parking, located within a special setback.

(2) The removal agreement shall be in a form approved by the City Attorney and shall provide that:

(A) Within 6 months after notice by the City, any structure, paving, or portion thereof that extends into the special setback shall be completely removed at no expense to the City;

(B) Where off-street parking set forth in subsection (d) of this section is removed, any remaining portion of the parking area located outside of the special setback shall be brought into conformance with the setback and landscaping requirements set forth in SRC Chapter 806 at no expense to the City;

(C) If the owner or transit operator fails or refuses to make the removal, or fails or refuses to make required improvements to any remaining portion of the parking area located outside of the special setback, the City may cause the removal, or the required parking area improvement, to be made, and the costs incurred shall:

(i) Be a lien against the property if the removal agreement was entered into by the owner of the property, which may be foreclosed in the manner provided by law;

(ii) Be the obligation of the transit operator if the removal agreement was entered by the owner and the local transit operator, and that, in the event an action must be brought to enforce the obligation, that the City shall be entitled to its attorney's fees and costs incurred in enforcing the obligation.

(D) The property owner, sign owner, or transit operator shall not be entitled to damages or compensation as the result of City's exercise of its rights under the removal agreement; provided, however, the property owner shall retain his or her right to just compensation for the unimproved value of any land taken for the widening of the street.

(3) The removal agreement shall be recorded with the county in which the property is located. Notice to remove any structure, paving, or portion thereof shall not be given until the City or the State of Oregon proceeds with a project to widen the street in front of the property. (Ord No. 31-13)

800.045. Height.

(a) Generally. Unless otherwise provided under the UDC, standards relating to height shall apply to all buildings and structures. Height shall be measured as set forth in SRC Chapter 112.

(b) Height Exceptions. Except as otherwise provided in this subsection, the following height exceptions are permitted under the UDC:

(1) Towers, steeples, chimneys, wind-driven electrical generating equipment, flag poles, and monuments may project above the maximum height limits set forth in the UDC, provided:

(A) They do not exceed 185 feet in height;

(B) They do not contain any habitable space;

- (C) The horizontal section of the structure does not exceed 625 square feet at the top of the main building or structure; and
 - (D) The sum of the horizontal section of all such projections measured at the maximum height limit applicable to the building or structure on which they are located does not exceed 20 percent of the horizontal area of the roof of the building or structure on which they are located.
- (2) Radio, television, and microwave antennas, and structures used exclusively for their support, are exempt from all height limitations.
- (3) Mechanical equipment necessary for the operation or maintenance of a building or structure, including, but not limited to, ventilators, plumbing and vent stacks, cooling towers, water tanks, panels or collectors for solar energy, and window washing equipment, together with enclosures for any such equipment, may project above the maximum height limits set forth in the UDC, provided:
- (A) They do not project more than 15 feet above the roof;
 - (B) They do not contain any habitable space;
 - (C) The sum of the horizontal section of all such projections measured at the maximum height limit applicable to the building or structure on which they are located does not exceed 60 percent of the horizontal area of the roof of the building or structure on which they are located;
- (4) **Relationship to FAA Part 77 Surfaces.** Notwithstanding paragraphs (1) through (3) of this subsection, nothing in this subsection shall authorize the projection of a building or structure into an FAA Part 77 Surface established under SRC Chapter 602.
- (c) **Height of Structures within 165 Feet of Capitol Mall District.** Except as provided under subsection (b) of this section, no portion of a building or structure located outside of, but within 165 feet of, the external boundary of the Capitol Mall (PM) zone shall exceed a height of 70 feet. (Ord No. 31-13)

800.050. Fences, Walls, Hedges, Gates, and Retaining Walls. Unless otherwise provided under the UDC, the standards set forth in this section shall apply to fences, walls, hedges, gates, and retaining walls in all zones. Where screening is required under the UDC in the form of a fence, wall, or hedge, it shall meet the standards set forth in SRC Chapter 807, in addition to the standards set forth in this section. For purposes of this section, “front yard” means that portion of a lot located between the front property line and a line parallel to the front property line extended from the wall of the main building lying at the greatest distance from the front property line.

(a) **Location, Height, and Density.** Fences, walls, hedges, gates, and retaining walls shall comply with the location, height, and density standards set forth in this subsection.

(1) **Fences and Walls.**

(A) **Residential Zones and Property Used for Uses Falling Under Household Living in Other Zones.** Fences and walls within residential zones, or on property used for uses falling under Household Living in other zones, shall not exceed a maximum height of 8 feet; provided, however:

(i) **Front Yard Abutting Street.** Fences and walls within a front yard abutting a street shall not exceed a maximum height of 4 feet when located within 20 feet of the property line abutting the street; provided, however, within 10 feet of the property line abutting the street any portion of the fence or wall above 30 inches in height shall be less than 25 percent opaque when viewed at any angle at a point 25 feet away from the fence or wall.

(ii) **Side and Rear Yards Abutting Street.** Fences and walls within a side or rear yard abutting a street shall not exceed a maximum height of 6 feet when located within 10 feet of a property line abutting a street.

(B) **Non-Residential Zones.** Except for fences and walls on property used for uses

falling under Household Living, fences and walls within non-residential zones shall not exceed a maximum height of 12 feet; provided, however:

(i) Front, Side, and Rear Yards Abutting Street. Fences and walls within a front, side, or rear yard abutting a street shall not exceed a maximum height of 8 feet when located within 10 feet of a property line abutting a street; provided, however, any portion of the fence or wall above 30 inches in height shall be less than 25 percent opaque when viewed at any angle at a point 25 feet away from the fence or wall.

(2) Hedges. There is no maximum height limitation for hedges; provided, however, where a hedge is located within 10 feet of a property line abutting a street, any portion of the hedge more than 30 inches in height shall be less than 25 percent opaque when viewed at any angle at a point 25 feet away from the hedge.

(3) Gates. Where a gate is part of a fence, wall, or hedge it shall conform to the height limitations applicable to fences and walls set forth under SRC 800.050(a)(1). Gates shall not swing open onto a public right-of-way or vehicle or pedestrian easement.

(4) Retaining Walls. Retaining walls shall not exceed a maximum height of 4 feet when located at the property line abutting a street. Retaining walls not located at the property line abutting a street may exceed 4 feet in height.

(b) Vision Clearance. Notwithstanding any other provision of this section, fence, walls, hedges, gates, and retaining walls shall conform to the vision clearance requirements of SRC Chapter 805.

(c) Material.

(1) Fences. Fences shall be constructed of materials specifically designed and manufactured for fencing purposes, including, but not limited to, wooden pickets, vinyl, wrought iron, and chain link fencing, with or without plastic or wood slats. Materials not specifically designed as fencing material, including, but not limited to, corrugated cardboard, corrugated metal, plywood, wooden pallets, garage doors, concrete rubble, and other junked material, are prohibited. Chicken wire may be used within the Residential Agriculture (RA) zone if used to raise livestock. Fencing for raising livestock in other zones may be replaced if the use was an allowed use on the property prior to December 31, 2002. Fencing used for the establishment and protection of vegetation is permitted for a period not to exceed 6 months.

(2) Walls. Walls shall be constructed of materials specifically designed and manufactured for use as walls, including, but not limited to, masonry, rock, concrete, concrete block, or other similar material.

(d) Hazardous Materials. Fences and walls shall not be constructed of or contain any material which will do bodily harm, such as electric or barbed wire, upturned barbed selvage, broken glass, spikes, or any other hazardous or dangerous material, except as follows:

(1) Concertina Wire. Concertina wire is permitted around state and county correctional facilities and secure mental health facilities.

(2) Barbed Wire and Upturned Barbed Selvage.

(A) Location. Barbed wire and upturned barbed selvage is permitted within the following locations:

- (i)** Any zone where the fence will be used to enclose livestock; and
- (ii)** The Retail Commercial (CR) and General Commercial (CG) zones, and any industrial or public zone.

(B) Standards. Where allowed as set forth this paragraph, barbed wire or upturned barbed selvage shall comply with the following additional standards:

(i) Enclosure of Livestock. Fences with barbed wire or upturned barbed selvage enclosing livestock shall be clearly posted with warning signs notifying persons of a dangerous fence. The signs shall be posted at an interval of not less than 15 feet.

(ii) CR and CG Zones; Industrial and Public Zones. Fences with barbed wire or upturned barbed selvage located within a Retail Commercial (CR) or General Commercial (CG) zone, or within an industrial or public zone, shall comply with the following:

- (aa)** The barbed wire or upturned barbed selvage shall be located more than 6 feet above grade;
- (bb)** The barbed wire or upturned barbed selvage shall be setback a minimum of 1-foot from the public right-of-way, when designed to slant towards the public right-of-way;
- (cc)** The barbed wire or upturned barbed selvage shall not extend over a street or alley; and
- (dd)** The fence shall be clearly posted with warning signs notifying persons of a dangerous fence. The signs shall be posted at an interval of not less than 15 feet.

(3) Electric fencing.

(A) Location. Electric fencing is permitted within the following locations:

- (i)** Any zone where the fence will be used to enclose livestock; and
- (ii)** Around outdoor storage areas, including vehicle storage areas, for any non-residential use within any industrial zone.

(B) Standards. Where allowed as set forth in this paragraph, electric fencing shall comply with the following additional standards:

(i) Enclosure of Livestock. Electric fencing enclosing livestock shall be clearly posted with warning signs notifying persons of a dangerous fence. The signs shall be posted at an interval of not less than 15 feet.

(ii) Outdoor Storage Areas for Non-Residential Uses within Industrial Zones.

Electric fencing around outdoor storage areas, including vehicle storage areas, for any non-residential use with any industrial zone shall comply with the following:

- (aa)** The fence shall not exceed 10 feet in height and shall be completely surrounded by a non-electric fence or wall a minimum of 6 feet in height.
- (bb)** A minimum one-foot separation shall be maintained between the electric fence and the surrounding non-electric fence or wall.
- (cc)** An electrical permit and inspection shall be obtained prior to installation.
- (dd)** The electric fence shall be listed by a testing laboratory approved by the State of Oregon, and shall be installed and used in accordance with the testing laboratory listing.
- (ee)** The fence shall be clearly posted with warning signs in English and Spanish notifying persons of a dangerous fence. The signs shall include the statement, "DANGER – ELECTRIC FENCE," or an equivalent, together with a pictorial warning. The signs shall be posted at an interval of not more than 60 feet.
- (ff)** Emergency Access. Fire department access shall be provided in accordance with the Salem Fire Prevention Code. An approved method to manually disconnect electrical power to all portions of the fence and gates shall be provided at an exterior location. The method and location of the electrical disconnect shall be approved by the Salem Fire Code Official.

(e) Maintenance. Fences and walls shall be structurally maintained in safe condition. Wooden materials shall be protected from rot, decay, and insect infestation, and replaced as necessary. Failure to maintain an electric fence in conformance with the standards set forth in this section shall result in the fence being declared a public nuisance subject to abatement under SRC Chapter 50. (Ord No. 31-13)

800.055. Solid Waste Service Areas. Solid waste service areas shall provide for the safe and convenient collection of solid waste and recyclable and compostable materials by the local solid waste collection franchisee.

(a) **Applicability.** Solid waste service area design standards shall apply to:

- (1) All new solid waste, recycling, and compostable service areas, where use of a solid waste, recycling, and compostable receptacle of 1 cubic yard or larger is proposed; and
- (2) Any change to an existing solid waste service area for receptacles of 1 cubic yard or larger that requires a building permit.

(b) **Solid Waste Receptacle Placement Standards.** All solid waste receptacles shall be placed at grade on a concrete pad that is a minimum of 4 inches thick, or on an asphalt pad that is a minimum of 6 inches thick. The pad shall have a slope of no more than a 3 percent and shall be designed to discharge stormwater runoff consistent with the overall stormwater management plan for the site approved by the Public Works Director.

(1) **Pad Area.** In determining the total concrete pad area for any solid waste service area:

- (A) The pad area shall extend a minimum of 1-foot beyond the sides and rear of the receptacle; and
- (B) The pad area shall extend a minimum 3 feet beyond the front of the receptacle.
- (C) In situations where receptacles face each other, a minimum 4 feet of pad area shall be required between the fronts of the facing receptacles.

(2) **Minimum Separation.**

- (A) A minimum separation of 1.5 feet shall be provided between the receptacle and the side wall of the enclosure.
- (B) A minimum separation of 5 feet shall be provided between the receptacle and any combustible walls, combustible roof eave lines, or building or structure openings.

(3) **Vertical Clearance.**

- (A) Receptacles 2 cubic yards or less in size shall be provided with a minimum of 8 feet of unobstructed overhead or vertical clearance for servicing.
- (B) Receptacles greater than 2 cubic yards in size shall be provided with a minimum of 14 feet of unobstructed overhead or vertical clearance for servicing.

(c) **Permanent Drop Box and Compactor Placement Standards.**

(1) All permanent drop boxes shall be placed on a concrete pad that is a minimum of 6 inches thick. The pad shall have a slope of no more than 1 percent and shall be designed to discharge stormwater runoff consistent with the overall stormwater management plan for the site approved by the Public Works Director.

(2) All permanent compactors shall be placed on a concrete pad that is structurally engineered or in compliance with the manufacturer specifications. The pad shall have a slope of no more than 3 percent and shall be designed to discharge stormwater runoff consistent with the overall stormwater management plan for the site approved by the Public Works Director.

(3) **Pad Area.** The pad area shall be a minimum of 12 feet in width. The pad area shall extend a minimum of 5 feet beyond the rear of the permanent drop box or compactor.

(4) **Minimum Separation.** A minimum separation of 5 feet shall be provided between the permanent drop box or compactor and any combustible walls, combustible roof eave lines, or building or structure openings.

(d) **Solid Waste Service Area Screening Standards.**

(1) Solid waste, recycling, and compostable service areas shall be screened from all streets abutting the property and from all abutting residentially zoned property by a minimum 6-foot-tall sight-obscuring fence or wall; provided, however, where receptacles, drop boxes, and compactors are located within an enclosure, screening is not required. For the purpose of this standard, abutting property shall also include any residentially zoned property located across an alley from the property.

- (2) Existing screening at the property line shall satisfy screening requirements if it includes a 6-foot-tall sight-obscuring fence or wall.
- (e) **Solid Waste Service Area Enclosure Standards.** When enclosures are used for required screening or aesthetics, such enclosures shall conform to the following standards:
- (1) **Front Opening of Enclosure.** The front opening of the enclosure shall be unobstructed and shall be a minimum of 12 feet in width.
- (2) **Measures to Prevent Damage to Enclosure.**
- (A) Enclosures constructed of wood or chain link fencing material shall contain a minimum 4-inch nominal high bumper curb at ground level located 12 inches inside the perimeter of the outside walls of the enclosure to prevent damage from receptacle impacts.
- (B) Enclosures constructed of concrete, brick, masonry block, or similar types of material shall contain a minimum 4-inch nominal high bumper curb at ground level located 12 inches inside the perimeter of the outside walls of the enclosure, or a fixed bumper rail to prevent damage from receptacle impacts.
- (C) The requirements under subparagraphs (A) and (B) of this paragraph shall not apply if the enclosure is designed to be separated:
- (i) A minimum distance of 2 feet from the sides of the container or receptacles; and
- (ii) A minimum of 3 feet from the rear of the container or receptacles.
- (4) **Enclosure Gates.** Any gate across the front opening of an enclosure shall swing freely without obstructions. For any opening that is less than 15 feet in width, the gates shall open a minimum of 120 degrees. For any opening that is 15 feet or greater in width, the gates shall open a minimum of 90 degrees. All gates shall have restrainers in the open and closed positions.
- (5) **Prohibited Enclosures.** Receptacles shall not be stored in buildings or entirely enclosed structures unless the receptacles are:
- (A) Stored in areas protected by an automatic sprinkler system approved by the City Fire Marshal; or
- (B) Stored in a building or structure of a fire resistive Type I or Type IIA construction that is located not less than 10 feet from other buildings and used exclusively for solid waste receptacle storage.
- (f) **Solid Waste Service Area Vehicle Access.**
- (1) **Vehicle Operation Area.**
- (A) A vehicle operation area shall be provided for solid waste collection service vehicles that is free of obstructions and no less than 45 feet in length and 12 feet in width. Vehicle operation areas shall be made available in front of every receptacle, or, in the case of multiple receptacles within an enclosure, in front of every enclosure opening.
- (B) For solid waste service areas having receptacles of 2 cubic yards or less, the vehicle operation area may be located:
- (i) Directly in front of the permanent location of the receptacle; or
- (ii) In a location where the receptacle can be safely maneuvered manually not more than 45 feet into a position at one end of the vehicle operation area for receptacle servicing.
- (C) The vehicle operation area may be coincident with a parking lot drive aisle or driveway, provided that such area is kept free of parked vehicles and other obstructions at all times except for the normal ingress and egress of vehicles.
- (D) In the event that access to the vehicle operation area is not a direct approach into position for operation of the service vehicle, a turnaround, designed and constructed pursuant to the Public Works Design Standards, shall be required to allow safe and convenient access for collection service.

(2) Vehicle operation areas shall be designed so that waste collection service vehicles are not required to back onto a public street or leave the premises.

(3) Vehicle operation areas shall be paved with asphalt, concrete, or other hard surfacing approved by the Public Works Director, and shall be adequately designed, graded, and drained to the approval of the Public Works Director.

(4) **Signs.** "No Parking" signs shall be placed in a prominent location on the enclosure, or painted on the pavement in front of the enclosure or receptacle, to ensure unobstructed and safe access for the servicing of receptacles.

(g) **Notice to Solid Waste Collection Franchisee.** Upon receipt of an application to vary or adjust the standards set forth in this section, notification and opportunity to comment shall be provided to the applicable solid waste collection franchisee. Notice required under this subsection shall be in addition to the notification required for a variance or adjustment under SRC Chapter 300. (Ord No. 31-13)

800.060. Exterior Lighting.

Exterior lighting shall not shine or reflect onto adjacent properties, or cast glare onto the public right-of-way.

Exterior light fixtures shall be located and designed so that the light source, when viewed at a height of 5 feet above the ground at a distance of 5 feet outside the boundary of the lot, shall be either:

- (1) Completely shielded from direct view; or
- (2) No greater than 5 foot-candles in illumination. (Ord No. 31-13)