

CHAPTER 632
GENERAL RETAIL/OFFICE OVERLAY ZONE

- 632.001. Purpose
- 632.005. General Retail/Office Overlay Zone Boundary
- 632.010. Uses
- 632.015. Development Standards
- 632.020. Design Review
- 632.025. Design Review Guidelines and Design Review Standards

632.001. Purpose. The purpose of the General Retail/Office Overlay Zone is to establish standards that promote an active and inviting urban and pedestrian-oriented district within the core of the downtown. (Ord No. 31-13)

632.005. General Retail/Office Overlay Zone Boundary. The boundaries of the General Retail/Office Overlay Zone are shown in Figure 632-4. (Ord No. 31-13)

632.010. Uses. Any use that is a permitted, special, conditional, or prohibited use in the underlying zone is a permitted, special, conditional, or prohibited use in the General Retail/Office Overlay Zone. (Ord No. 31-13)

632.015. Development Standards. Development within the General Retail/Office Overlay Zone must comply with the development standards applicable in underlying zone. (Ord No. 31-13)

632.020. Design Review. Design review under SRC Chapter 225 is required for development within the General Retail/Office Overlay Zone as follows:

- (a) Except as otherwise provided in this section, design review according to the design review guidelines or the design review standards set forth in SRC 632.025 is required for all development within the General Retail/Office Overlay Zone.
- (b) Multiple family development shall only be subject to design review according to the design review guidelines or the design review standards set forth in SRC 632.025. (Ord No. 31-13)

632.025. Design Review Guidelines and Design Review Standards.

(a) **Building Location, Orientation, and Design.**

(1) **Building Setbacks.**

(A) **Design Review Guidelines**

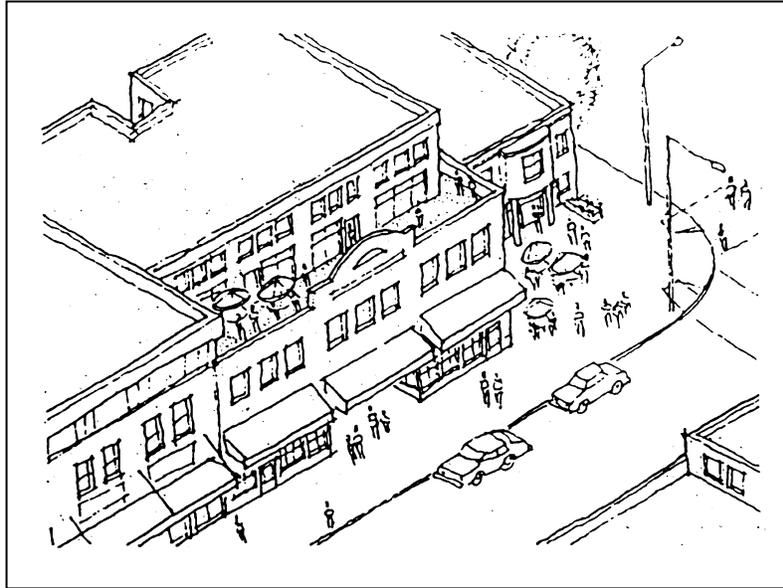
- (i) Building setbacks from the street shall be minimized (see Figure 632-1). Buildings constructed contiguous to the street right-of-way are preferred.

(B) **Design Review Standards.**

- (i) **Setback Abutting Street.** New buildings shall have the following setbacks from a street:

- (aa) Contiguous to the street right-of-way; or
- (bb) Maximum 10 feet from the street right-of-way, for those portions of a building where a plaza or other outdoor space open to the public is provided between the building and the street right-of-way.
- (cc) Portions of buildings greater than 25 feet in height may setback up to 10 additional feet from the street right-of-way.

**FIGURE 632-1
BUILDING SETBACKS MINIMIZED FROM STREET**



(2) Building Orientation and Design.

(A) Design Review Guidelines.

- (i) Buildings shall create safe, pleasant, and active pedestrian environments.
- (ii) Weather protection, in the form of awnings or canopies appropriate to the design of the building, shall be provided along ground floor building facades adjacent to a street in order to create a comfortable and inviting pedestrian environment.
- (iii) Above grade pedestrian walkways shall not be provided to property located within the Salem Downtown Historic District.

(B) Design Review Standards.

- (i) A primary building entrance shall be provided for each building facade facing a street. If a building has frontage on more than one street, a single primary building entrance may be provided at the corner of the building where the streets intersect. (see Figure 632-2)
- (ii) Ground floor building facades facing a street shall include transparent windows on a minimum of 65 percent of the ground floor facade. The windows shall not be mirrored or treated in such a way as to block visibility into the building. The windows shall have a minimum Visible Transmittance (VT) of 37 percent.
 - (aa) Alternative Standard for Existing Buildings.** Notwithstanding subsection (a)(2)(B)(ii) of this section, where a building existing on November 23, 1998, does not include transparent windows on a minimum of 65 percent of the ground floor facade facing a street, the percentage of transparent windows existing on the ground floor facade shall not be reduced. Additional windows meeting the transparency requirements of subsection (a)(2)(B)(ii) may be added without meeting the minimum ground floor facade window percentage of 65 percent.
- (iii) Upper floors of buildings shall incorporate vertical windows.
- (iv) Weather protection, in the form of awnings or canopies, shall be provided along a minimum of 90 percent of the length of the ground floor building facade adjacent to a street. Awnings or canopies shall have a minimum clearance height

above the sidewalk of 8 feet, and may encroach into the street right-of-way as provided in SRC 76.160.

(aa) Alternative Standard for Existing Buildings. Notwithstanding subsection (a)(2)(B)(iv) of this section, where a building existing on November 23, 1998, does not include weather protection, in the form of awnings or canopies, along a minimum of 90 percent of the length of a ground floor facade adjacent to a street, the percentage of weather protection along the ground floor facade shall not be reduced. Additional weather protection meeting the sidewalk clearance requirements in subsection (a)(2)(B)(iv) of this section may be added without meeting the minimum weather protection standard of 90 percent.

(v) Above grade pedestrian walkways may be provided, except that no above grade pedestrian walkway shall be provided to property located within the Salem Downtown Historic District. (Ord No. 31-13)

**FIGURE 632-2
BUILDING CORNER ENTRY**

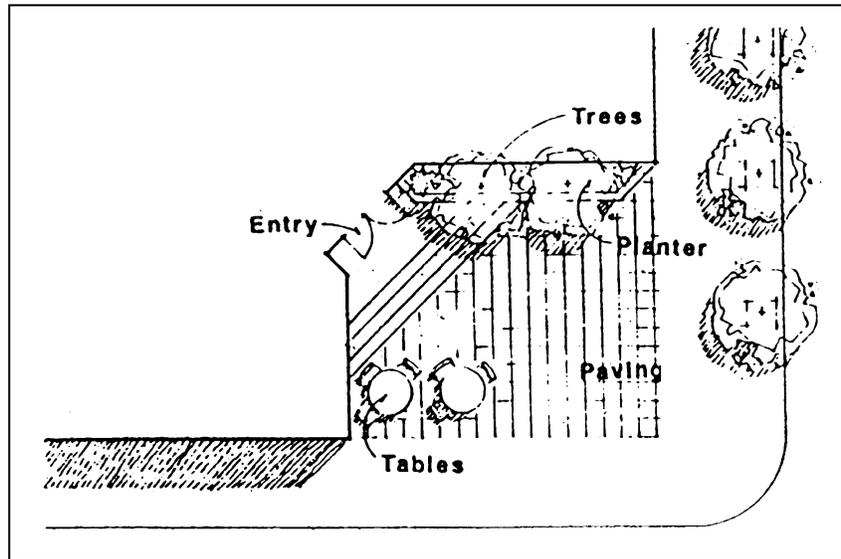


FIGURE 632-3
WEATHER PROTECTION ON GROUND FLOOR



/

**FIGURE 632-4
GENERAL RETAIL/OFFICE OVERLAY ZONE**

