

CHAPTER 552
IBC – INDUSTRIAL BUSINESS CAMPUS

- 552.001. Purpose
- 552.005. Uses
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552.001. Purpose. The purpose of the Industrial Business Campus (IBC) zone is to implement the Industrial designation of the Salem Area Comprehensive Plan through the identification of allowed uses and the establishment of development standards. The IBC zone allows a mixture of light industrial, employment, and office uses, together with some small-scale commercial uses. The development standards within the zone require well-landscaped, attractive, and cohesive developments. (Ord No. 31-13)

552.005. Uses.

(a) The permitted (P), special (S), conditional (C), and prohibited (N) uses in the IBC zone are set forth in Table 552-1.

TABLE 552-1
USES

Table 552-1: Uses		
Use	Status	Limitations & Qualifications
Household Living		
Single Family	N	
Two Family	N	
Multiple Family	N	
Group Living		
Room and Board	N	
Residential Care	N	
Nursing Care	N	
Lodging		
Short-Term Commercial Lodging	P	Short-Term Commercial Lodging, subject to SRC 552.005(b).
Long-Term Commercial Lodging	N	
Non-Profit Shelters	N	
Retail Sales and Service		
Eating and Drinking Establishments	P	Eating and Drinking Establishments are permitted, unless noted below, subject to SRC 552.005(b).
	N	Drive-in or drive-through facilities.
Retail Sales	P	The following Retail Sales activities, subject to SRC 552.005(b): <ul style="list-style-type: none"> ▪ Photocopying and blueprinting. ▪ Office supplies.
	N	All other Retail Sales.
Personal Services	N	
Postal Services and Retail Financial Services	P	Postal Services and Retail Financial Services are permitted, subject to SRC 552.005(b).
Business and Professional Services		
Office	P	

Table 552-1: Uses

Use	Status	Limitations & Qualifications
Audio/Visual Media Production	P	Audio/Visual Media Production, provided it is conducted within an enclosed building.
Laboratory Research and Testing	P	Laboratory Research and Testing, provided it is conducted within an enclosed building.
Motor Vehicle, Trailer, and Manufactured Dwelling Sales and Services		
Motor Vehicle and Manufactured Dwelling and Trailer Sales	N	
Motor Vehicle Services	P	Gasoline service stations, subject to SRC 552.005(b).
	N	All other Motor Vehicle Services.
Commercial Parking	N	
Park-and-Ride Facilities	N	
Taxicabs and Car Services	N	
Heavy Vehicle and Trailer Sales	P	Heavy equipment rental and leasing, subject to SRC 552.005(b).
	N	All other Heavy Vehicle and Trailer Sales.
Heavy Vehicle and Trailer Service and Storage	N	
Recreation, Entertainment, and Cultural Services and Facilities		
Commercial Entertainment – Indoor	P	Health clubs, gyms, and membership sports and recreation clubs, subject to SRC 552.005(b).
	N	All other Commercial Entertainment – Indoor.
Commercial Entertainment – Outdoor	N	
Major Event Entertainment	N	
Recreational and Cultural Community Services	N	
Parks and Open Space	P	
Non-Profit Membership Assembly	N	
Religious Assembly	N	
Health Services		
Medical Centers/Hospitals	N	
Outpatient Medical Services and Laboratories	P	Outpatient Medical Services and Laboratories, subject to SRC 552.005(b).
Educational Services		
Day Care	P	Child day care services, subject to SRC 552.005(b).
	N	All other Day Care.
Basic Education	N	
Post-Secondary and Adult Education	P	Post-Secondary and Adult Education, subject to SRC 552.005(b).
Civic Services		
Governmental Services	P	
Social Services	N	
Governmental Maintenance Services and Construction	N	
Public Safety		

Table 552-1: Uses

Use	Status	Limitations & Qualifications
Emergency Services	P	Emergency Services, subject to SRC 552.005(b).
Detention Facilities	N	
Military Installations	N	
Funeral and Related Services		
Cemeteries	N	
Funeral and Cremation Services	N	
Construction Contracting, Repair, Maintenance, and Industrial Services		
General Repair Services	P	General Repair Services, subject to SRC 522.005(b).
Building and Grounds Services and Construction Contracting	P	Buildings and Grounds Services and Construction Contracting, subject to SRC 552.005(b).
Cleaning Plants	N	
Industrial Services	P	Industrial Services, subject to SRC 552.005(b).
Whole Sales, Storage, and Distribution		
General Wholesaling	P	General Wholesaling, provided it is conducted within an enclosed building.
Heavy Wholesaling	P	Heavy Wholesaling, provided it is conducted within an enclosed building.
Warehousing and Distribution	P	Warehousing and Distribution, provided it is conducted within an enclosed building.
Self-Service Storage	P	Self-Service Storage, provided it is conducted within an enclosed building.
Manufacturing		
General Manufacturing	P	General Manufacturing, provided it is conducted within an enclosed building. Retail sales of products manufactured on the site are permitted.
Heavy Manufacturing	N	
Printing	P	Printing, provided it is conducted within an enclosed building. Retail sales of products produced on the site are permitted.
Transportation Facilities		
Aviation Facilities	C	Helicopter landing areas, with or without passenger and freight terminal facilities.
	N	All other Aviation Facilities.
Passenger Ground Transportation Facilities	P	Transit stop shelters.
	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	C	
Power Generation Facilities	C	
Data Center Facilities	P	Data Center Facilities, provided they are conducted within an enclosed building.

Table 552-1: Uses

Use	Status	Limitations & Qualifications
Fuel Dealers	P	Fuel Dealers, subject to SRC 552.005(b).
Waste-Related Facilities	N	
Mining and Natural Resource Extraction		
Petroleum and Natural Gas Production	N	
Surface Mining	N	
Farming, Forestry, and Animal Services		
Agriculture	N	Marijuana Production
	P	All other Agriculture
Forestry	N	
Agriculture and Forestry Services	N	
Keeping of Livestock and Other Animals	N	
Animal Services	N	
Other Uses		
Home Occupations	N	

(b) 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) The use shall be limited to no more than 10,000 square feet of total floor area per development site; provided, however:

(A) Short-Term Commercial Lodging may accommodate up to 100 guest rooms per development site, regardless of total floor area.

(B) Health clubs, gyms, and membership sports and recreation clubs may occupy up to 50,000 square feet of total floor area per development site. (Ord No. 31-13; Ord 2-15)

552.010. Development Standards. Development within the IBC zone must comply with the development standards set forth in this section. Where used in this section, “IBC Internal Street” means a street which is not an arterial or collector street, which has no or only one actual or proposed connection to an existing or proposed street at the boundaries of an IBC District, or which is a loop street entirely within the IBC District. “IBC District” means contiguous IBC zoned property.

(a) Land Division in IBC Zone. In addition to the approval criteria set forth in SRC Chapter 205, no land shall be divided within the IBC zone unless the following criteria are met:

(1) The configuration of the lots does not require the creation of other smaller lots as the only way to develop the remainder of the property within the IBC District;

(2) The lots are complementary and compatible to other uses within the IBC District; and

(3) The lots do not preclude expansion of existing industries.

(b) Lot Standards. Lots within the IBC zone shall conform to the standards set forth in Table 552-2.

**TABLE 552-2
LOT STANDARDS**

Table 552-2: Lot Standards		
Requirement	Standard	Limitations & Qualifications
LOT AREA		
All uses	None	

Table 552-2: Lot Standards		
Requirement	Standard	Limitations & Qualifications
LOT WIDTH		
All uses	None	
LOT DEPTH		
All uses	None	
STREET FRONTAGE		
All uses	Min. 16 ft.	

(c) **Setbacks.**

(1) Setbacks within the IBC zone shall be provided as set forth in Tables 552-3 and 552-4.

**TABLE 552-3
SETBACKS**

Table 552-3: Setbacks		
Requirement	Standard	Limitations & Qualifications
ABUTTING STREET		
Buildings		
All uses	Min. 20 ft.	Applicable where abutting an IBC Internal Street.
	Min. 40 ft.	Applicable where abutting a street, other than an IBC Internal Street.
Accessory Structures		
Accessory to all uses	Min. 20 ft.	Applicable where abutting an IBC Internal Street.
	Min. 40 ft.	Applicable where abutting a street, other than an IBC Internal Street.
	None	Applicable to transit stop shelters.
Vehicle Use Areas		
All uses	Min. 20 ft.	
INTERIOR FRONT		
Buildings		
All uses	Zone-to-Zone Setback (Table 552-4)	
Accessory Structures		
Accessory to all uses	Zone-to-Zone Setback (Table 552-4)	
Vehicle Use Areas		
All uses	Zone-to-Zone Setback (Table 552-4)	
INTERIOR SIDE		
Buildings		
All uses	Zone-to-Zone Setback (Table 552-4)	
Accessory Structures		
Accessory to all uses	Zone-to-Zone Setback	

Table 552-3: Setbacks		
Requirement	Standard	Limitations & Qualifications
	(Table 552-4)	
Vehicle Use Areas		
All uses	Zone-to-Zone Setback (Table 552-4)	
INTERIOR REAR		
Buildings		
All uses	Zone-to-Zone Setback (Table 552-4)	
Accessory Structures		
Accessory to all uses	Zone-to-Zone Setback (Table 552-4)	
Vehicle Use Areas		
All uses	Zone-to-Zone Setback (Table 552-4)	

**TABLE 552-4
ZONE-TO-ZONE SETBACKS**

Table 552-4: Zone-to-Zone Setbacks			
Abutting Zone	Type of Improvement	Setback (1)	Landscaping & Screening
EFU	Buildings and Accessory Structures	Min. 40 ft.	Type C
	Vehicle Use Areas	Min. 20 ft.	
Residential Zone	Buildings and Accessory Structures	Min. 40 ft.	Type C
	Vehicle Use Areas	Min. 20 ft.	
Mixed-Use Zone	Buildings and Accessory Structures	Min. 40 ft.	Type C
	Vehicle Use Areas	Min. 20 ft.	
Commercial Zone	Buildings and Accessory Structures	Min. 40 ft.	Type C
	Vehicle Use Areas	Min. 20 ft.	
Public Zone	Buildings and Accessory Structures	Min. 40 ft.	Type C
	Vehicle Use Areas	Min. 20 ft.	
Industrial and Employment Zone: IBC	Buildings and Accessory Structures	None	N/A
	Vehicle Use Areas	Min. 10 ft.	Type A
Industrial and Employment Zone: EC, IC, IP, IG, and II	Buildings and Accessory Structures	Min. 20 ft.	Type C
	Vehicle Use Areas		
<u>Limitations and Qualifications</u>			
(1) Zone-to-Zone setbacks are not required abutting an alley.			

(2) Driveway Setbacks.

- (A) Driveways shall be set back from property lines abutting a street as set forth in Tables 552-3 and 552-4, except where the driveway provides direct access to a street.
- (B) Driveways shall be set back from interior property lines separating an IBC zoned property from a non-IBC zoned property as set forth in Tables 552-3 and 552-4, except where the driveway provides direct access to an abutting property or to a street.
- (C) Driveways shall set back from interior property lines separating an IBC zoned

property from another IBC zoned property as set forth in Tables 552-3 and 552-4, except where the driveway provides direct access to an abutting property or street, or where a common driveway is provided along a property line between separately owned IBC zoned properties. Where a common driveway is provided along a property line between separately owned IBC zoned properties, a minimum 10-foot wide landscaped area shall be provided parallel to and along each side of the common driveway.

(d) Lot Coverage; Height. Buildings and accessory structures within the IBC zone shall conform to the lot coverage and height standards set forth in Table 552-5.

**TABLE 552-5
LOT COVERAGE; HEIGHT**

Table 552-5: Lot Coverage; Height		
Requirement	Standard	Limitations & Qualifications
LOT COVERAGE		
Buildings and Accessory Structures		
All uses	No Max.	
HEIGHT		
Buildings		
All uses	Max. 70 ft.	
Accessory Structures		
Accessory to all uses	Max. 70 ft.	

(e) Off-Street Parking and Loading. Off-street parking and loading within the IBC zone shall, in addition to the off-street parking and loading requirements set forth in SRC Chapter 806, conform to the following additional requirements:

(1) Off-Street Parking. Not more than 10 percent of the required off-street parking spaces may be located in a required setback abutting a street. For purposes of this paragraph, required setback means the setback required for a building abutting a street.

(2) Loading.

(A) All loading spaces shall be screened from adjacent property by a minimum 6-foot-high sight-obscuring fence, wall, or hedge; or a berm a minimum of 4 feet in height.

(B) Loading docks and loading doors shall be offset from driveway approaches, and shall be screened from the street by landscaping.

(f) 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 20 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.

(g) Outdoor Storage. Within the IBC zone, outdoor storage shall conform to the following standards:

(1) Storage areas shall not be located within required setbacks.

(2) Storage areas shall be enclosed by a minimum 6-foot-high sight-obscuring fence, wall, or hedge; or a berm.

(3) Materials and equipment stored shall not exceed a maximum height of 14 feet above grade; provided, however, materials and equipment more than 6 feet in height above grade

shall be screened by sight-obscuring landscaping.

(h) Industrial Performance Standards. Within the IBC zone, no land or structure shall be used or occupied unless maintained and operated in continuing compliance with all applicable standards adopted by the Oregon Department of Environmental Quality (DEQ), including the holding of all licenses and permits required by DEQ regulation, local ordinance, and state and federal law.

(i) Additional Development Standards for Uses Allowed Subject to SRC 552.005(b). Uses within the IBC zone allowed subject to SRC 552.005(b) shall conform to the following additional development standards:

- (1)** Buildings fronting a street and within 50 feet of an abutting property shall have glass frontage not less than 35 percent of the area of the street front wall.
- (2)** Outdoor storage areas shall:
 - (A)** Be no more than 3,000 square feet per building and shall not be aggregated with the storage of another building;
 - (B)** Be enclosed with a minimum 6-foot-high sight-obscuring fence or wall;
 - (C)** Have at least one side conterminous with the building which it serves; and
 - (D)** Have no opening within 50 feet and visible from any property boundary. (Ord No. 31-13)

552.015. Other Provisions. In addition to the standards set forth in this Chapter, development within the IBC 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)