

**CHAPTER 551  
IC – INDUSTRIAL COMMERCIAL**

- 551.001. Purpose
- 551.005. Uses
- 551.010. Development Standards
- 551.015. Design Review
- 551.020. Other Provisions

**551.001. Purpose.** The purpose of the Industrial Commercial (IC) zone is to implement the Industrial Commercial designation of the Salem Area Comprehensive Plan through the identification of allowed uses and the establishment of development standards. The IC zone generally allows a wide variety of retail, office, heavy commercial, light manufacturing, and warehousing activities. (Ord No. 31-13)

**551.005. Uses.**

(a) Except as otherwise provided in this section, the permitted (P), special (S), conditional (C), and prohibited (N) uses in the IC zone are set forth in Table 551-1.

**TABLE 551-1  
USES**

<b>Table 551-1: Uses</b>		
Use	Status	Limitations & Qualifications
<b>Household Living</b>		
Single Family	P	The following Single Family activities: <ul style="list-style-type: none"> <li>▪ Residential Home, as defined under ORS 197.660, within an existing single family dwelling allowed as a continued use pursuant to SRC 551.005(b).</li> <li>▪ Dwelling unit for a caretaker on the premises being cared for or guarded.</li> </ul>
	S	Manufactured home as a dwelling for a caretaker, subject to SRC 700.030.
	C	The following Single Family activities: <ul style="list-style-type: none"> <li>▪ Single family detached dwelling.</li> <li>▪ Residential Home, as defined under ORS 197.660.</li> <li>▪ Manufactured home.</li> </ul>
	N	All other Single Family.
Two Family	C	Duplex.
	N	All other Two Family.
Multiple Family	C	
<b>Group Living</b>		
Room and Board	C	Room and Board serving up to 75 persons.
	N	All other Room and Board.
Residential Care	C	
Nursing Care	P	
<b>Lodging</b>		
Short-Term Commercial Lodging	P	
Long- Term Commercial Lodging	C	

**Table 551-1: Uses**

<b>Use</b>	<b>Status</b>	<b>Limitations &amp; Qualifications</b>
Non-Profit Shelters	C	Non-Profit Shelters serving up to 75 persons.
	N	All other Non-Profit Shelters.
<b>Retail Sales and Service</b>		
Eating and Drinking Establishments	P	
Retail Sales	P	
Personal Services	P	
Postal Services and Retail Financial Services	P	
<b>Business and Professional Services</b>		
Office	P	
Audio/Visual Media Production	P	
Laboratory Research and Testing	P	
<b>Motor Vehicle, Trailer, and Manufactured Dwelling Sales and Service</b>		
Motor Vehicle and Manufactured Dwelling and Trailer Sales	P	
Motor Vehicle Services	P	
Commercial Parking	P	
Park-and-Ride Facilities	P	
Taxicabs and Car Services	P	
Heavy Vehicle and Trailer Sales	P	
Heavy Vehicle and Trailer Service and Storage	P	
<b>Recreation, Entertainment, and Cultural Services and Facilities</b>		
Commercial Entertainment - Indoor	C	Night clubs, located within 200 feet of a residential zone.
	P	All other Commercial Entertainment – Indoor.
Commercial Entertainment - Outdoor	P	
Major Event Entertainment	N	Race tracks.
	P	All other Major Event Entertainment.
Recreational and Cultural Community Services	P	
Parks and Open Space	P	
Non-Profit Membership Assembly	P	
Religious Assembly	P	
<b>Health Services</b>		
Medical Centers/Hospitals	N	
Outpatient Medical Services and Laboratories	P	
<b>Education Services</b>		
Day Care	P	
Basic Education	P	
Post-Secondary and Adult Education	P	

**Table 551-1: Uses**

Use	Status	Limitations & Qualifications
<b>Civic Services</b>		
Governmental Services	P	
Social Services	P	
Governmental Maintenance Services and Construction	P	
<b>Public Safety</b>		
Emergency Services	P	
Detention Facilities	N	
Military Installations	P	
<b>Funeral and Related Services</b>		
Cemeteries	N	
Funeral and Cremation Services	P	
<b>Construction Contracting, Repair, Maintenance, and Industrial Services</b>		
General Repair Services	P	
Building and Grounds Services and Construction Contracting	P	
Cleaning Plants	P	
Industrial Services	P	
<b>Wholesale Sales, Storage, and Distribution</b>		
General Wholesaling	P	
Heavy Wholesaling	C	The following Heavy Wholesaling activities: <ul style="list-style-type: none"> <li>▪ Firearms wholesalers.</li> <li>▪ Wood products and timber wholesalers.</li> </ul>
	N	The following Heavy Wholesaling activities: <ul style="list-style-type: none"> <li>▪ Chemicals and allied products wholesalers.</li> <li>▪ Scrap dealers.</li> </ul>
	P	All other Heavy Wholesaling.
Warehousing and Distribution	P	
Self-Service Storage	P	
<b>Manufacturing</b>		
General Manufacturing	P	The following General Manufacturing activities: <ul style="list-style-type: none"> <li>▪ Industrial and institutional food service contractors.</li> <li>▪ Sign Manufacturing.</li> <li>▪ Fabrics, leather goods, footwear, and apparel manufacturing. EXCEPT rubber and plastic footwear manufacturing.</li> <li>▪ General food manufacturing.</li> <li>▪ Beverage and related products manufacturing.</li> <li>▪ Tobacco products manufacturing.</li> <li>▪ Cabinetry.</li> <li>▪ Aircraft and aircraft parts manufacturing.</li> <li>▪ Motor Vehicles and Motor Vehicle Equipment manufacturing.</li> <li>▪ Computer and electronics manufacturing.</li> <li>▪ Paperboard containers and boxes manufacturing.</li> </ul>

**Table 551-1: Uses**

Use	Status	Limitations & Qualifications
	C	The following General Manufacturing activities: <ul style="list-style-type: none"> <li>▪ Rubber and plastic footwear manufacturing.</li> <li>▪ Rubber and plastics products manufacturing.</li> <li>▪ Costume jewelry and precious metals metalsmithing.</li> <li>▪ Furniture manufacturing.</li> <li>▪ Fabricated metal products manufacturing.</li> <li>▪ Wood product manufacturing.</li> <li>▪ Engineered wood product manufacturing.</li> <li>▪ Wood preservation.</li> <li>▪ Plastics and rubber products manufacturing.</li> <li>▪ General chemical manufacturing.</li> <li>▪ Leather tanning.</li> <li>▪ Metal coating and engraving.</li> <li>▪ Battery manufacturing.</li> <li>▪ Ship and boat building.</li> <li>▪ Commercial and service industry machinery manufacturing.</li> <li>▪ Metalworking machinery manufacturing.</li> <li>▪ Sawmill and woodworking machinery manufacturing.</li> </ul>
	N	All other General Manufacturing.
Heavy Manufacturing	N	
Printing	P	
<b>Transportation Facilities</b>		
Aviation Facilities	C	Helicopter landing areas, with or without passenger and freight terminal facilities.
	N	All other Aviation Facilities.
Passenger Ground Transportation Facilities	P	
Marine Facilities	P	
<b>Utilities</b>		
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	
Fuel Dealers	P	
Waste-Related Facilities	P	Recycling depots.
	C	Solid waste transfer stations.
	N	All other Waste-Related Facilities.
<b>Mining and Natural Resource Extraction</b>		
Petroleum and Natural Gas Production	C	
Surface Mining	N	

Table 551-1: Uses		
Use	Status	Limitations & Qualifications
<b>Farming, Forestry, and Animal Services</b>		
Agriculture	C	Marijuana Production
	P	All other Agriculture
Forestry	P	
Agriculture and Forestry Services	P	
Keeping of Livestock and Other Animals	C	The following Keeping of Livestock and Other Animal activities: <ul style="list-style-type: none"> <li>▪ Animal shelters.</li> <li>▪ Boarding kennels.</li> <li>▪ Animal training facilities.</li> </ul>
	N	All other Keeping of Livestock and Other Animals.
Animal Services	C	Wildlife rehabilitation facilities.
	P	All other Animal Services.
<b>Other Uses</b>		
Home Occupations	S	Home Occupations, subject to SRC 700.020.

**(b) Continued Uses.** Existing single and two family uses, other than manufactured dwellings, within the IC zone constructed prior to February 1, 1983, but which would otherwise be made non-conforming by this Chapter, are hereby deemed continued uses.

(1) Building or structures housing a continued use may be structurally altered or enlarged, or rebuilt following damage or destruction, provided such alteration, enlargement, or rebuilding complies with the standards set forth in SRC 551.010(g).

(2) Cease of occupancy of a building or structure for a continued use shall not preclude future use of the building or structure for a residential use; provided, however, conversion of the building or structure to a non-residential use shall thereafter prevent conversion back to a residential use. (Ord No. 31-13; Ord 22-15; Ord No. 7-16; Ord No. 10-16)

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

**(a) Lot Standards.** Lots within the IC zone shall conform to the standards set forth in Table 551-2.

**TABLE 551-2  
LOT STANDARDS**

Table 551-2: Lot Standards		
Requirement	Standard	Limitations & Qualifications
<b>LOT AREA</b>		
All uses	None	
<b>LOT WIDTH</b>		
All uses	None	
<b>LOT DEPTH</b>		
All uses	None	
<b>STREET FRONTAGE</b>		
Single Family	Min. 40 ft.	
	Min. 30 ft.	Applicable to lots fronting on the turnaround of a cul-de-sac street or the outside curve of

**Table 551-2: Lot Standards**

Requirement	Standard	Limitations & Qualifications
		curved street having a radius of 200 feet or less and a direction change of 60 degrees or more.  In no case shall the lot width be less than 40 ft. at the front building setback line.
All other uses	Min. 16 ft.	

(b) **Setbacks.** Setbacks within the IC zone shall be provided as set forth in Tables 551-3 and 551-4.

**TABLE 551-3  
SETBACKS**

**Table 551-3: Setbacks**

Requirement	Standard	Limitations & Qualifications
<b>ABUTTING STREET</b>		
<b>Buildings</b>		
All uses	Min. 5 ft.	
<b>Accessory Structures</b>		
Accessory to Single Family, Two Family, and Multiple Family	None	Applicable to accessory structures not more than 4 ft. in height.
	Min. 5 ft.	Applicable to accessory structures greater than 4 ft. in height.
Accessory to all other uses	Min. 5 ft.	Not applicable to transit stop shelters.
<b>Vehicle Use Areas</b>		
All uses	Per SRC Chapter 806	
<b>INTERIOR FRONT</b>		
<b>Buildings</b>		
Single Family and Two Family	None	
Multiple Family	Min. 15 ft.	Required landscaping shall meet the Type C standard set forth in SRC Chapter 807.
All other uses	Zone-to-Zone Setback (Table 551-4)	
<b>Accessory Structures</b>		
Accessory to Single Family and Two Family	Min. 5 ft.	
Accessory to Multiple Family	Min. 15 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 551-4)	
<b>Vehicle Use Areas</b>		
Single Family and Two Family	Per SRC Chapter 806	
Multiple Family	Min. 15 ft.	Required landscaping shall meet the Type C standard set forth in SRC Chapter 807.
All other uses	Zone-to-Zone Setback (Table 551-4)	

**Table 551-3: Setbacks**

Requirement	Standard	Limitations & Qualifications
<b>INTERIOR SIDE</b>		
<b>Buildings</b>		
Single Family and Two Family	None	
Multiple Family	Min. 15 ft.	Required landscaping shall meet the Type C standard set forth in SRC Chapter 807.
All other uses	Zone-to-Zone Setback (Table 551-4)	
<b>Accessory Structures</b>		
Accessory to Single Family and Two 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 Multiple Family	Min. 15 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 551-4)	
<b>Vehicle Use Areas</b>		
Single Family and Two Family	Per SRC Chapter 806	
Multiple Family	Min. 15 ft.	Required landscaping shall meet the Type C standard set forth in SRC Chapter 807.
All uses	Zone-to-Zone Setback (Table 551-4)	
<b>INTERIOR REAR</b>		
<b>Buildings</b>		
Single Family and Two Family	None	
Multiple Family	Min. 15 ft.	Required landscaping shall meet the Type C standard set forth in SRC Chapter 807.
All other uses	Zone-to-Zone Setback (Table 551-4)	
<b>Accessory Structures</b>		
Accessory to Single Family and Two Family	None	Applicable to accessory structures not more than 9 ft. in height.
	Min. one foot for each one-foot of height over 9 ft.	Applicable to accessory structures greater than 9 ft. in height.
	Min. 1 ft.	Applicable to accessory structures adjacent to an alley, unless a greater setback is required based on the height of the accessory structure.
Accessory to Multiple Family	Min. 15 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 551-4)	

**Table 551-3: Setbacks**

Requirement	Standard	Limitations & Qualifications
<b>Vehicle Use Areas</b>		
Single Family and Two Family	Per SRC Chapter 806	
Multiple Family	Min. 15 ft.	Required landscaping shall meet the Type C standard set forth in SRC Chapter 807.
All other uses	Zone-to-Zone Setback (Table 551-4)	

**TABLE 551-4  
ZONE-TO-ZONE SETBACKS**

**Table 551-4: Zone-to-Zone Setbacks**

Abutting Zone	Type of Improvement	Setback <sup>(1)</sup>	Landscaping & Screening
EFU	Buildings and Accessory Structures	Min. 5 ft.	Type A
	Vehicle Use Areas		
Residential Zone	Buildings and Accessory Structures	Min. 30 ft.	Type C
	Vehicle Use Areas		
Mixed-Use Zone	Buildings and Accessory Structures	Min. 5 ft.	Type A
	Vehicle Use Areas		
Commercial Zone	Buildings and Accessory Structures	Min. 5 ft.	Type A
	Vehicle Use Areas		
Public Zone	Buildings and Accessory Structures	Min. 5 ft.	Type A
	Vehicle Use Areas		
Industrial and Employment Zone: EC, IC, IBC, and IP	Buildings and Accessory Structures	None	N/A
	Vehicle Use Areas	Min. 5 ft.	Type A
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 IC zone shall conform to the lot coverage and height standards set forth in Table 551-5.

**TABLE 551-5  
LOT COVERAGE; HEIGHT**

**Table 551-5: Lot Coverage; Height**

Requirement	Standard	Limitations & Qualifications
<b>LOT COVERAGE</b>		
<b>Buildings and Accessory Structures</b>		
All uses	No Max.	
<b>HEIGHT</b>		
<b>Buildings</b>		

**Table 551-5: Lot Coverage; Height**

<b>Requirement</b>	<b>Standard</b>	<b>Limitations &amp; Qualifications</b>
All uses	Max. 70 ft.	
<b>Accessory Structures</b>		
Accessory to Single Family and Two Family	Max. 15 ft.	
Accessory to all other uses	Max. 70 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 vehicular use areas, may count towards meeting this requirement.

**(e) Industrial Performance Standards.** Within the IC 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 regulations, local ordinance, and state and federal law.

**(f) Additional Standards for Manufactured Homes.** Manufactured homes shall, in addition to the development standards generally applicable in the IC zone, comply with the following:

**(1)** Manufactured homes shall be multi-sectional and enclose a space of not less than 860 square feet.

**(2)** Manufactured homes shall be placed on an excavated and back-filled foundation, and enclosed continuously at the perimeter with material comparable to the predominant materials used in foundations of surrounding dwellings.

**(3)** Manufactured homes shall have a pitched roof, with a slope not less than a nominal 3 feet in height for each 12 feet in width.

**(4)** Manufactured homes shall have exterior siding and roofing which in color, material, and appearance is similar to the exterior siding and roofing commonly used on residential dwellings within the community, or which is comparable to the predominant materials used on surrounding dwellings.

**(5)** Manufactured homes shall be certified by the manufacturer to have an exterior thermal envelope meeting performance standards equivalent to the performance standards required of single-family dwellings constructed under the State Building Code as defined in ORS 455.010.

**(6)** Manufactured homes shall have a garage or carport constructed of like materials.

**(g) Development Standards for Continued Uses.**

**(1) Buildings.** Buildings housing a continued use may be structurally altered or enlarged, or rebuilt following damage or destruction, provided such alteration, enlargement, or rebuilding conforms to development standards of the Single Family Residential (RS) zone set forth in SRC Chapter 511 and to all other applicable provisions of the UDC, except the lot size and dimensions standards in SRC Chapter 511.

**(2) Accessory Structures.** Existing accessory structures to a continued use may be structurally altered or enlarged, or rebuilt following damage or destruction, and new accessory structures to a continued use may be constructed, provided such alteration, enlargement, rebuilding, or new accessory structure construction conforms to the

development standards of the Single Family Residential (RS) zone set forth in SRC Chapter 511, except the lot size and dimensions standards, and to all other applicable provisions of the UDC.

**(3) Option to Rebuild in Same Location.** Notwithstanding SRC 551.010(g)(1)&(2), any building or accessory structure rebuilt following damage or destruction may either be located on the same location on the lot as the original building or structure, or in compliance with the setbacks of the Single Family Residential (RS) zone set forth in SRC 511.010(b). (Ord No. 31-13; Ord No. 7-16)

**551.015. Design Review.** Design review under SRC Chapter 225 is required for development within the IC 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)

**551.020. Other Provisions.** In addition to the standards set forth in this Chapter, development within the IC 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)