

**CHAPTER 555**  
**II – INTENSIVE INDUSTRIAL**

- 555.001. Purpose
- 555.005. Uses
- 555.010. Development Standards
- 555.015. Other Provisions

**555.001. Purpose.** The purpose of the Intensive Industrial (II) 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 II zone generally allows a mix of heavy manufacturing and wholesaling uses, together with a wide variety of general manufacturing uses. (Ord No. 31-13)

**555.005. Uses.** The permitted (P), special (S), conditional (C), and prohibited (N) uses in the II zone are set forth in Table 555-1. (Ord No. 31-13; Ord 22-15)

**TABLE 555-1**  
**USES**

<b>Table 555-1: II Zone Uses</b>		
<b>Use</b>	<b>Status</b>	<b>Limitations &amp; Qualifications</b>
<b>Household Living</b>		
Single Family	C	Dwelling unit for a caretaker on the premises being cared for or guarded.
	N	All other Single Family.
Two Family	N	
Multiple Family	N	
<b>Group Living</b>		
Room and Board	N	
Residential Care	N	
Nursing Care	N	
<b>Lodging</b>		
Short-Term Commercial Lodging	N	
Long- Term Commercial Lodging	N	
Non-Profit Shelters	N	
<b>Retail Sales and Service</b>		
Eating and Drinking Establishments	C	
Retail Sales	N	
Personal Services	N	
Postal Services and Retail Financial Services	P	Banks, credit unions, and other customer-oriented facilities for financial institutions.
	N	All other Postal Services and Retail Financial Services.
<b>Business and Professional Services</b>		
Office	P	The following Office activities: <ul style="list-style-type: none"> <li>▪ Headquarters of banks and other financial institutions.</li> <li>▪ Telecommunication services.</li> </ul>
	N	All other Office.

**Table 555-1: II Zone Uses**

<b>Use</b>	<b>Status</b>	<b>Limitations &amp; Qualifications</b>
Audio/Visual Media Production	P	
Laboratory Research and Testing	N	
<b>Motor Vehicle, Trailer, and Manufactured Dwelling Sales and Service</b>		
Motor Vehicle and Manufactured Dwelling and Trailer Sales	N	
Motor Vehicle Services	N	
Commercial Parking	P	
Park-and-Ride Facilities	P	
Taxicabs and Car Services	N	
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.
	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	
<b>Health Services</b>		
Medical Centers/Hospitals	N	
Outpatient Medical Services and Laboratories	N	
<b>Education Services</b>		
Day Care	P	Child day care services.
	N	All other Day Care.
Basic Education	N	
Post-Secondary and Adult Education	N	
<b>Civic Services</b>		
Governmental Services	N	
Social Services	N	
Governmental Maintenance Services and Construction	N	
<b>Public Safety</b>		
Emergency Services	P	
Detention Facilities	N	
Military Installations	N	
<b>Funeral and Related Services</b>		
Cemeteries	N	

**Table 555-1: II Zone Uses**

<b>Use</b>	<b>Status</b>	<b>Limitations &amp; Qualifications</b>
Funeral and Cremation Services	N	
<b>Construction Contracting, Repair, Maintenance, and Industrial Services</b>		
General Repair Services	N	
Building and Grounds Services and Construction Contracting	P	Utility storage yards.
	N	All other Buildings and Grounds Services and Construction Contracting.
Cleaning Plants	N	
Industrial Services	P	
<b>Wholesale Sales, Storage, and Distribution</b>		
General Wholesaling	P	
Heavy Wholesaling	P	
Warehousing and Distribution	N	
Self-Service Storage	N	
<b>Manufacturing</b>		
General Manufacturing	P	
Heavy Manufacturing	P	
Printing	P	
<b>Transportation Facilities</b>		
Aviation Facilities	C	Helicopter landing areas, with or without passenger and freight terminal facilities, are allowed conditionally.
	N	All other Aviation Facilities.
Passenger Ground Transportation Facilities	P	Transit stop shelters.
	N	All other Passenger Ground Transportation Facilities.
Marine Facilities	P	The following Marine Facilities: <ul style="list-style-type: none"> <li>▪ Water transportation of passengers</li> <li>▪ Services incidental to water transportation services</li> </ul>
	N	All other Marine Facilities.
<b>Utilities</b>		
Basic Utilities	P	
Wireless Communication Facilities	Allowed	Wireless Communication Facilities are allowed, subject to SRC Chapter 703.
Drinking Water Treatment Facilities	P	
Power Generation Facilities	P	
Data Center Facilities	N	
Fuel Dealers	N	
Waste-Related Facilities	P	
<b>Mining and Natural Resource Extraction</b>		
Petroleum and Natural Gas Production	C	
Surface Mining	C	
<b>Farming, Forestry, and Animal Services</b>		
Agriculture	S	Marijuana Production subject to SRC 700.034
	P	All other Agriculture
Forestry	P	
Agriculture and Forestry Services	N	

**Table 555-1: II Zone Uses**

Use	Status	Limitations & Qualifications
Keeping of Livestock and Other Animals	P	Wholesaling of livestock, including operation of livestock auction markets.
	N	All other Keeping of Livestock and Other Animals.
Animal Services	P	
<b>Other Uses</b>		
Home Occupations	N	

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

(a) **Lot Standards.** Lots within the II zone shall conform to the standards set forth in Table 555-2.

**TABLE 555-2  
LOT STANDARDS**

**Table 555-2: 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>		
All uses	Min. 16 ft.	

(b) **Setbacks.** Setbacks within the II zone shall be provided as set forth in Tables 555-3 and 555-4.

**TABLE 555-3  
SETBACKS**

**Table 555-3: Setbacks**

Requirement	Standard	Limitations & Qualifications
<b>ABUTTING STREET</b>		
<b>Buildings</b>		
All uses	Min. 5 ft.	
<b>Accessory Structures</b>		
Accessory to all 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>		
All uses	Zone-to-Zone Setback (Table 555-4)	
<b>Accessory Structures</b>		
Accessory to all uses	Zone-to-Zone Setback (Table 555-4)	

**Table 555-3: Setbacks**

<b>Requirement</b>	<b>Standard</b>	<b>Limitations &amp; Qualifications</b>
<b>Vehicle Use Areas</b>		
All uses	Zone-to-Zone Setback (Table 555-4)	
<b>INTERIOR SIDE</b>		
<b>Buildings</b>		
All uses	Zone-to-Zone Setback (Table 555-4)	
<b>Accessory Structures</b>		
Accessory to all uses	Zone-to-Zone Setback (Table 555-4)	
<b>Vehicle Use Areas</b>		
All uses	Zone-to-Zone Setback (Table 555-4)	
<b>INTERIOR REAR</b>		
<b>Buildings</b>		
All uses	Zone-to-Zone Setback (Table 555-4)	
<b>Accessory Structures</b>		
Accessory to all uses	Zone-to-Zone Setback (Table 555-4)	
<b>Vehicle Use Areas</b>		
All uses	Zone-to-Zone Setback (Table 555-4)	

**TABLE 555-4  
ZONE-TO-ZONE SETBACKS**

**Table 555-4: Zone-to-Zone Setbacks**

<b>Abutting Zone</b>	<b>Type of Improvement</b>	<b>Setback <sup>(1)</sup></b>	<b>Landscaping &amp; Screening</b>
EFU	Buildings and Accessory Structures	Min. 10 ft.	Type C
	Vehicle Use Areas		
Residential Zone	Buildings and Accessory Structures	Min. 40 ft.	Type E
	Vehicle Use Areas		
Mixed-Use Zone	Buildings and Accessory Structures	Min. 10 ft.	Type C
	Vehicle Use Areas		
Commercial Zone	Buildings and Accessory Structures	Min. 10 ft.	Type C
	Vehicle Use Areas		
Public Zone	Buildings and Accessory Structures	Min. 10 ft.	Type C
	Vehicle Use Areas		
Industrial and Employment Zone: EC, IC, IBC, and IP	Buildings and Accessory Structures	Min. 10 ft.	Type C
	Vehicle Use Areas		
Industrial and Employment Zone: IG and II	Buildings and Accessory Structures	None	N/A
	Vehicle Use Areas	Min. 5 ft.	Type A

**Limitations and Qualifications**

(1) Zone-to-Zone setbacks are not required abutting an alley.

(c) **Lot Coverage; Height.** Buildings and accessory structures within the II zone shall conform to the lot coverage and height standards set forth in Table 555-5.

**TABLE 555-5  
LOT COVERAGE; HEIGHT**

<b>Table 555-5: Lot Coverage; Height</b>		
<b>Requirement</b>	<b>Standard</b>	<b>Limitations &amp; Qualifications</b>
<b>LOT COVERAGE</b>		
<b>Buildings and Accessory Structures</b>		
All uses	No Max.	
<b>HEIGHT</b>		
<b>Buildings</b>		
All uses	Max. 70 ft.	
<b>Accessory Structures</b>		
Accessory to all 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.

(e) **Industrial Performance Standards.** Within the II 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. (Ord No. 31-13)

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