

**CHAPTER 553
IP – INDUSTRIAL PARK**

- 553.001. Purpose
- 553.005. Uses
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553.001. Purpose. The purpose of the Industrial Park (IP) 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 IP zone allows industrial uses, along uses providing services and support to industry, in a park like setting. (Ord No. 31-13)

553.005. Uses. The permitted (P), special (S), conditional (C), and prohibited (N) uses in the IP zone are set forth in Table 553-1.

**TABLE 553-1
USES**

Table 553-1: Uses		
Use	Status	Limitations & Qualifications
Household Living		
Single Family	P	Dwelling unit for a caretaker on the premises being cared for or guarded.
	S	Manufactured home as a dwelling for a caretaker, subject to SRC 700.030.
	N	All other Single Family.
Two Family	N	
Multiple Family	N	
Group Living		
Room and Board	N	
Residential Care	N	
Nursing Care	N	
Lodging		
Short-Term Commercial Lodging	P	
Long-Term Commercial Lodging	N	
Non-Profit Shelters	N	
Retail Sales and Service		
Eating and Drinking Establishments	P	
Retail Sales	P	The following Retail Sales activities: <ul style="list-style-type: none"> ▪ News dealers and newsstands. ▪ Tobacco stores and stands. ▪ Caterers.
	N	All other Retail Sales.
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.

Table 553-1: Uses

Use	Status	Limitations & Qualifications
Business and Professional Services		
Office	P	The following Office activities: <ul style="list-style-type: none"> ▪ Photofinishing laboratories. ▪ Headquarters of banks and other financial institutions. ▪ Insurance carriers and brokers. ▪ Real estate. ▪ Communication services. ▪ Engineering, architectural, and surveying services. ▪ Accounting services. ▪ Management and public relations services. ▪ Technical services provided by independent authors and artists. ▪ Research. ▪ Music publishing. ▪ Actuarial consulting. ▪ Environmental consultants. ▪ Call centers. ▪ Vocational trade schools.
	N	All other Office.
Audio/Visual Media Production	P	
Laboratory Research and Testing	P	
Motor Vehicle, Trailer, and Manufactured Dwelling Sales and Services		
Motor Vehicle and Manufactured Dwelling and Trailer Sales	N	
Motor Vehicle Services	P	The following Motor Vehicle Services activities: <ul style="list-style-type: none"> ▪ Motorcycle repair. ▪ Gasoline service stations.
	N	All other Motor Vehicle Services.
Commercial Parking	P	
Park-and-Ride Facilities	P	
Taxicabs and Car Services	N	
Heavy Vehicle and Trailer Sales	N	
Heavy Vehicle and Trailer Service and Storage	P	
Recreation, Entertainment, and Cultural Services and Facilities		
Commercial Entertainment – Indoor	P	Health clubs, gyms, and membership sports and recreation 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	

Table 553-1: Uses

Use	Status	Limitations & Qualifications
Non-Profit Membership Assembly	N	
Religious Assembly	N	
Health Services		
Medical Centers/Hospitals	N	
Outpatient Medical Services and Laboratories	N	
Educational Services		
Day Care	P	Child day care services.
	N	All other Day Care.
Basic Education	N	
Post-Secondary and Adult Education	P	Vocational trade schools.
	N	All other Post-Secondary and Adult Education.
Civic Services		
Governmental Services	N	
Social Services	N	
Governmental Maintenance Services and Construction	P	
Public Safety		
Emergency Services	P	
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	
Building and Grounds Services and Construction Contracting	P	
Cleaning Plants	P	
Industrial Services	P	
Whole Sales, Storage, and Distribution		
General Wholesaling	P	
Heavy Wholesaling	C	The following Heavy Wholesaling activities: <ul style="list-style-type: none"> ▪ Petroleum And Petroleum Products wholesalers. ▪ Chemicals and allied products wholesalers. ▪ Firearms wholesalers. ▪ Wood products and timber wholesalers.
	N	All other Heavy Wholesaling.
Warehousing and Distribution	P	
Self-Service Storage	P	
Manufacturing		
General Manufacturing	P	

Table 553-1: Uses

Use	Status	Limitations & Qualifications
Heavy Manufacturing	N	The following Heavy Manufacturing activities: <ul style="list-style-type: none"> ▪ Petroleum and coal products manufacturing. ▪ Primary metal manufacturing. ▪ Cement and concrete product manufacturing. ▪ Lime and gypsum product manufacturing.
	C	All other Heavy Manufacturing activities.
Printing	P	
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	
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	
Fuel Dealers	N	
Waste-Related Facilities	P	Recycling depots.
	C	Solid waste transfer stations.
	N	All other Waste-Related Facilities
Mining and Natural Resource Extraction		
Petroleum and Natural Gas Production	C	
Surface Mining	N	
Farming, Forestry, and Animal Services		
Agriculture	C	Marijuana Production
	P	All other Agriculture
Forestry	P	
Agriculture and Forestry Services	N	
Keeping of Livestock and Other Animals	C	
Animal Services	C	
Other Uses		
Home Occupations	S	Home Occupations, subject to SRC 700.020.

(b) Continued Uses. Existing single family and two family uses, other than manufactured dwellings, within the IP 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 553.010(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)

553.010. Development Standards. Development within the IP zone must comply with the development standards set forth in this section.

(a) **Lot Standards.** Lots within the IP zone shall conform to the standards set forth in Table 553-2.

**TABLE 553-2
LOT STANDARDS**

Table 553-2: Lot Standards		
Requirement	Standard	Limitations & Qualifications
LOT AREA		
All uses	None	
LOT WIDTH		
All uses	None	
LOT DEPTH		
All uses	None	
STREET FRONTAGE		
Single Family	Min. 40 ft.	
	Min. 30 ft.	Applicable to lots fronting on the turnaround of cul-de-sac street or the outside curve of a 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 IP zone shall be provided as set forth in Tables 553-3 and 553-4.

**TABLE 553-3
SETBACKS**

Table 553-3: Setbacks		
Requirement	Standard	Limitations & Qualifications
ABUTTING STREET		
Buildings		
All uses	Min. 20 ft.	
Accessory Structures		
Accessory to all uses	Min. 20 ft.	Not applicable to transit stop shelters.
Vehicle Use Areas		
All uses	Min. 20 ft.	
INTERIOR FRONT		
Buildings		
All uses	Zone-to-Zone Setback (Table 553-4)	Not applicable adjacent to a railroad siding or spur.

Table 553-3: Setbacks

Requirement	Standard	Limitations & Qualifications
Accessory Structures		
Accessory to all uses	Zone-to-Zone Setback (Table 553-4)	Not applicable adjacent to a railroad siding or spur.
Vehicle Use Areas		
All uses	Zone-to-Zone Setback (Table 553-4)	Not applicable adjacent to a railroad siding or spur.
INTERIOR SIDE		
Buildings		
All uses	Zone-to-Zone Setback (Table 553-4)	Not applicable adjacent to a railroad siding or spur.
Accessory Structures		
Accessory to all uses	Zone-to-Zone Setback (Table 553-4)	Not applicable adjacent to a railroad siding or spur.
Vehicle Use Areas		
All uses	Zone-to-Zone Setback (Table 553-4)	Not applicable adjacent to a railroad siding or spur.
INTERIOR REAR		
Buildings		
All uses	Zone-to-Zone Setback (Table 553-4)	Not applicable adjacent to a railroad siding or spur.
Accessory Structures		
Accessory to all uses	Zone-to-Zone Setback (Table 553-4)	Not applicable adjacent to a railroad siding or spur.
Vehicle Use Areas		
All uses	Zone-to-Zone Setback (Table 553-4)	Not applicable adjacent to a railroad siding or spur.

**TABLE 553-4
ZONE-TO-ZONE SETBACKS**

Table 553-4: Zone-to-Zone Setbacks

Abutting Zone	Type of Improvement	Setback ⁽¹⁾	Landscaping & Screening
EFU	Buildings and Accessory Structures	Min. 10 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. 10 ft.	Type A
	Vehicle Use Areas		
Commercial Zone	Buildings and Accessory Structures	Min. 10 ft.	Type A
	Vehicle Use Areas		
Public Zone	Buildings and Accessory Structures	Min. 10 ft.	Type A
	Vehicle Use Areas		
Industrial and Employment Zone: EC, IC, IBC, and IP	Buildings and Accessory Structures	Min. 10 ft.	Type A
	Vehicle Use Areas		

Table 553-4: Zone-to-Zone Setbacks			
Abutting Zone	Type of Improvement	Setback ⁽¹⁾	Landscaping & Screening
Industrial and Employment Zone: IG and II	Buildings and Accessory Structures Vehicle Use Areas	Min. 10 ft.	Type C
<u>Limitations and Qualifications</u>			
(1) Zone-to-Zone setbacks are not required abutting an alley.			

(c) **Lot Coverage; Height.** Buildings and accessory structures within the IP zone shall conform to the lot coverage and height standards set forth in Table 553-5.

**TABLE 553-5
LOT COVERAGE; HEIGHT**

Table 553-5: Lot Coverage; Height		
Requirement	Standard	Limitations & Qualifications
LOT COVERAGE		
Buildings and Accessory Structures		
All uses	No Max.	
HEIGHT		
Buildings		
All uses	Max. 45 ft.	
Accessory Structures		
Accessory to all uses	Max. 45 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 vehicle use areas, may count towards meeting this requirement.

(e) **Outdoor Storage.** Within the IP 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.

(f) **Industrial Performance Standards.** Within the IP 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.

(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 553.010(g)(1)&(2), any building or accessory structure rebuilt following damage or destruction shall 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)

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