

**CHAPTER 619  
MIXED-USE OVERLAY ZONE**

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**619.001. Purpose.** The purpose of the Mixed Use Overlay Zone is to implement the mixed-use land use concepts in the Salem Area Comprehensive Plan by providing residential uses along with commercial, office, and neighborhood service uses. (Ord No. 31-13)

**619.005. Definitions.** Unless the context otherwise specifically requires, as used in this Chapter, the following mean:

- (a) **Mixed-use development:** A combination of residential and non-residential uses within a single building, or within separate buildings on the same lot or contiguous lots. (Ord No. 31-13)

**619.010. Mixed-Use Overlay Zone Boundary.** The boundaries of the Mixed-Use Overlay Zone are shown in Figure 619-1. (Ord No. 31-13)

**619.015. Uses.** Except as otherwise provided in this section, 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 Mixed-Use Overlay Zone.

- (a) **Additional Permitted Uses.** The uses set forth in Table 619-1 are additional permitted (P) uses in the Mixed-Use Overlay Zone. (Ord No. 31-13)

**TABLE 619-1  
ADDITIONAL PERMITTED USES**

<b>Table 619-1: Additional Permitted Uses</b>		
<b>Use</b>	<b>Status</b>	<b>Limitations &amp; Qualifications</b>
<b>Household Living</b>		
Single Family	P	Only the following Single Family activities are allowed as additional permitted uses: <ul style="list-style-type: none"> <li>▪ Townhouse.</li> <li>▪ Residential Home, as defined under ORS 197.660.</li> </ul>
Two Family	P	Only the following Two Family activities are allowed as additional permitted uses: <ul style="list-style-type: none"> <li>▪ Duplex.</li> </ul>
Multiple Family	P	
<b>Group Living</b>		
Room and Board	P	Only the following Room and Board activities are allowed as additional permitted uses: <ul style="list-style-type: none"> <li>▪ Room and Board serving 5 or fewer persons.</li> </ul>
<b>Recreation, Entertainment, and Cultural Services and Facilities</b>		
Recreation and Cultural Community Services	P	
Parks and Open Space	P	

Table 619-1: Additional Permitted Uses		
Use	Status	Limitations & Qualifications
<b>Public Safety</b>		
Emergency Services	P	Only the following Emergency Services activities are allowed as additional permitted uses: <ul style="list-style-type: none"> <li>▪ Fire Stations.</li> </ul>

**619.020. Development Standards.** Development within the Mixed-Use Overlay Zone must comply with the development standards applicable in underlying zone and the development standards set forth in this section. The development standards in this section are in addition to, and not in lieu of, all other applicable development standards in the underlying zone. Where the development standards in this section conflict with the development standards applicable in the underlying zone, the development standards in this section shall be the applicable development standard.

(a) **Dwelling Unit Density.** Dwelling unit density within the Mixed-Use Overlay Zone shall conform to the standards set forth in Table 619-2.

**TABLE 619-2  
DWELLING UNIT DENSITY**

Table 619-2: Dwelling Unit Density		
Use or Activity	Standard	Limitations & Qualifications
Single Family, Two Family, and Multiple Family	Min. 12 dwelling units per acre	
	None	Applicable to mixed-use buildings.

(b) **Height.** Buildings and accessory structures within the Mixed-Use Overlay Zone shall conform to the height standards set forth in Table 619-3.

**TABLE 619-3  
HEIGHT**

Table 619-3: Height		
Requirements	Standards	Limitations & Qualifications
<b>HEIGHT</b>		
<b>Buildings and Accessory Structures</b>		
All Uses	Max. 75 ft.	Applicable when developed as part of a mixed-use development.
<b>Accessory Structures</b>		
Accessory to All Uses	Max. 75 ft.	Applicable when developed as part of a mixed-use development.

(c) **Off-Street Parking.** Off-street parking for dwelling units within the Mixed-Use Overlay Zone shall be as follows:

- (1) **Minimum Off-Street Parking.** The minimum off-street parking requirement for dwelling units within the Mixed-Use Overlay Zone shall be 1 space per dwelling unit.
- (2) **Maximum Off-Street Parking.** The maximum off-street parking requirement for dwelling units within the Mixed-use Overlay Zone shall be 2.5 spaces per dwelling unit. (Ord No. 31-13)

**619.025. Design Review.** Design review under SRC Chapter 225 is required for development within the Mixed-Use Overlay Zone as follows:

- (a) Multiple family development, other than multiple family development within a mixed-use building, 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) Multiple family development within a mixed-use building shall not 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)

**FIGURE 619-1  
MIXED-USE OVERLAY ZONE**



