

CHAPTER 532
NCMU - NEIGHBORHOOD CENTER MIXED USE ZONE

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532.001. Purpose. The purpose of this Chapter is to create the Neighborhood Center Mixed Use (NCMU) zone, in order to implement the Mixed-Use Comprehensive Plan designation, and to encourage the development of appropriately scaled, pedestrian friendly neighborhood center developments. (Ord No. 20-11; Ord 31-13)

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

- (a) Contiguous: Touching along boundaries.
- (b) Ground floor area: The floor area of a building or structure devoted to a particular use, measured within the exterior walls that are at the grade plane of the building or structure.
- (c) Major intersection: The intersection of two streets, one of which is designated in the Salem Transportation System Plan as a major arterial or minor arterial, and the other which is designated in the Salem Transportation System Plan as a major arterial, minor arterial, or collector.
- (d) NCMU district: A lot or parcel, or contiguous lots or parcels, that are zoned NCMU and that will be developed as a unit.
- (e) Neighborhood Center Master Plan: A comprehensive development plan for a district approved pursuant to SRC Chapter 215. (Ord No. 20-11; Ord 31-13)

532.010. Requirements for Application of Neighborhood Center Mixed Use Zone. In addition to the approval criteria for zone changes set forth in SRC Chapter 265, proposals to zone land NCMU shall meet the following criteria:

- (a) The proposed NCMU district shall have an area that contains a minimum of 3 acres, but not more than 15 acres; and
- (b) NCMU districts that are separated by public street right-of-way shall not be considered contiguous; and
- (c) The proposed NCMU district shall be located within one-eighth of a mile of a major intersection, as measured from the center of the intersection to the point in the district that is nearest to the intersection. (Ord No. 20-11; Ord No. 31-13)

532.015. Uses Allowed with Neighborhood Center Master Plan. The permitted (P), special (S), conditional (C), and prohibited (N) uses in the NCMU zone with a Neighborhood Center Master Plan are set forth in Table 532-1. The uses set forth in Table 532-1 are only allowed in the NCMU zone as a part of a Neighborhood Center Master Plan, approved in accordance with SRC Chapter 215, and are allowed based on whether the location of the building or structure housing the use is located inside or outside of the Core Area designated in the Master Plan. (Ord No. 20-11; Ord No. 31-13)

**TABLE 532-1
NCMU ZONE USES WITH MASTER PLAN**

Table 532-1: NCMU Zone Uses with Master Plan			
Use	Status		Limitations & Qualifications
	Inside Core	Outside Core	
Household Living			
Single Family	N	P	The following Single Family activities: <ul style="list-style-type: none"> ▪ Single family detached dwelling. ▪ Townhouse. ▪ Residential Home, as defined under ORS 197.660.
	N	S	Manufactured home, subject to SRC 700.025.
	N	N	All other Single Family.
Two Family	N	P	Duplex.
	N	N	All other Two Family.
Multiple Family	P	N	Multiple Family, located in a mixed-use building above ground floor non-residential uses.
	N	N	All other Multiple Family.
Group Living			
Room and Board	N	N	
Residential Care	P	N	Residential Care, located in a mixed-use building above ground floor non-residential uses.
	P	C	Assisted living.
	N	N	All other Residential Care.
Nursing Care	N	N	
Lodging			
Short-Term Commercial Lodging	P	N	Short-Term Commercial Lodging with five or fewer guest rooms.
	N	N	All other Short-Term Commercial Lodging.
Long-Term Commercial Lodging	N	N	
Non-Profit Shelters	N	N	
Retail Sales and Services			
Eating and Drinking Establishments	P	N	
Retail Sales	P	N	
Personal Services	P	N	
Postal Services and Retail Financial Services	P	N	Retail Financial Services.
	P	C	Postal Services.
Business and Professional Services			
Office	P	N	
Audio/Visual Media Production	N	N	

Table 532-1: NCMU Zone Uses with Master Plan

Use	Status		Limitations & Qualifications
	Inside Core	Outside Core	
Laboratory Research and Testing	N	N	
Motor Vehicle, Trailer, and Manufactured Dwelling Sales and Service			
Motor Vehicle and Manufactured Dwelling and Trailer Sales	P	N	Indoor sales and leasing.
	N	N	All other Motor Vehicle and Manufactured Dwelling and Trailer Sales.
Motor Vehicle Services	N	N	
Commercial Parking	N	N	
Park-and-Ride Facilities	N	N	
Taxicabs and Car Services	N	N	
Heavy Vehicle and Trailer Sales	N	N	
Heavy Vehicle and Trailer Service and Storage	N	N	
Recreation, Entertainment, and Cultural Services and Facilities			
Commercial Entertainment - Indoor	N	N	The following Commercial Entertainment – Indoor activities: <ul style="list-style-type: none"> ▪ Firing ranges. ▪ Theaters greater than 5,000 square feet. ▪ Pool halls. ▪ Continuous entertainment activities, such as bowling alleys, ice rinks, and game arcades.
	P	N	All other Commercial Entertainment – Indoor.
Commercial Entertainment - Outdoor	N	N	
Major Event Entertainment	N	N	
Recreational and Cultural Community Services	P	C	
Parks and Open Space	P	P	
Non-Profit Membership Assembly	P	N	
Religious Assembly	P	C	
Health Services			
Medical Centers/Hospitals	N	N	
Outpatient Medical Services and Laboratories	P	N	
Educational Services			
Day Care	P	C	
Basic Education	P	C	
Post-Secondary and Adult Education	P	C	

Table 532-1: NCMU Zone Uses with Master Plan

Use	Status		Limitations & Qualifications
	Inside Core	Outside Core	
Civic Services			
Governmental Services	P	C	
Social Services	P	N	
Governmental Maintenance Services and Construction	N	N	
Public Safety			
Emergency Services	P	C	
Detention Facilities	N	N	
Military Installations	N	N	
Funeral and Related Services			
Cemeteries	N	N	
Funeral and Cremation Services	N	N	
Construction Contracting, Repair, Maintenance, and Industrial Services			
General Repair Services	P	N	
Building and Grounds Services and Construction Contracting	N	N	
Cleaning Plants	N	N	
Industrial Services	N	N	
Wholesale Sales			
General Wholesaling	N	N	
Heavy Wholesaling	N	N	
Warehousing and Distribution	N	N	
Self-Service Storage	N	N	
Manufacturing			
General Manufacturing	N	N	
Heavy Manufacturing	N	N	
Printing	N	N	
Transportation Facilities			
Aviation Facilities	N	N	
Passenger Ground Transportation Facilities	P	P	Transit stop shelters.
	N	N	All other Passenger Ground Transportation Facilities.
Marine Facilities	N	N	
Utilities			
Basic Utilities	C	C	The following Basic Utilities: <ul style="list-style-type: none"> ▪ Pump stations. ▪ Reservoirs. ▪ Radio microwave relay stations. ▪ Telephone substations. ▪ Electric substations.
	P	P	All other Basic Utilities.

Table 532-1: NCMU Zone Uses with Master Plan			
Use	Status		Limitations & Qualifications
	Inside Core	Outside Core	
Wireless Communication Facilities	Allowed	Allowed	Wireless Communication Facilities are allowed, subject to SRC Chapter 703.
Drinking Water Treatment Facilities	N	N	
Power Generation Facilities	N	N	
Data Center Facilities	N	N	
Fuel Dealers	N	N	
Waste-Related Facilities	N	N	
Mining and Natural Resource Extraction			
Petroleum and Natural Gas Production	N	N	
Surface Mining	N	N	
Farming, Forestry, and Animal Services			
Agriculture	N	N	
Forestry	N	N	
Agriculture and Forestry Services	N	N	
Keeping of Livestock and Other Animals	N	N	
Animal Services	N	N	Kennels.
	P	N	All other Animal Services.
Other Uses			
Home Occupations	S	S	Home Occupations, subject to SRC 700.020.

532.020. Uses Allowed in-Lieu of Neighborhood Center Master Plan. The permitted (P), special (S), conditional (C), and prohibited (N) uses in the NCMU zone in-lieu of a Neighborhood Center Master Plan are set forth in Table 532-2. The uses set forth in Table 532-2 are allowed in the NCMU zone in-lieu of development pursuant to a Neighborhood Center Master Plan, and are subject to the development standards set forth in SRC 532.035. (Ord No. 20-11; Ord No. 31-13)

**TABLE 532-2
NCMU ZONE USES IN-LIEU OF MASTER PLAN**

Table 532-2: NCMU Zone Uses In-Lieu of Master Plan		
Use	Status	Limitations & Qualifications
Household Living		
Single Family	P	The following Single Family activities: <ul style="list-style-type: none"> ▪ Single family detached dwelling. ▪ Residential Home, as defined under ORS 197.660.
	S	Manufactured home, subject to SRC 700.025.
	N	All other Single Family.

Table 532-2: NCMU Zone Uses In-Lieu of Master Plan

Use	Status	Limitations & Qualifications
Two Family	N	
Multiple Family	N	
Group Living		
Room and Board	N	
Residential Care	N	
Nursing Care	N	
Lodging		
Short-Term Commercial Lodging	N	
Long-Term Commercial Lodging	N	
Non-Profit Shelters	N	
Retail Sales and Services		
Eating and Drinking Establishments	N	
Retail Sales	N	
Personal Services	N	
Postal Services and Retail Financial Services	N	
Business and Professional Services		
Office	N	
Audio/Visual Media Production	N	
Laboratory Research and Testing	N	
Motor Vehicle, Trailer, and Manufactured Dwelling Sales and Service		
Motor Vehicle and Manufactured Dwelling and Trailer Sales	N	
Motor Vehicle Services	N	
Commercial Parking	N	
Park-and-Ride Facilities	N	
Taxicabs and Car Services	N	
Heavy Vehicle and Trailer Sales	N	
Heavy Vehicle and Trailer Service and Storage	N	
Recreation, Entertainment, and Cultural Services and Facilities		
Commercial Entertainment - Indoor	N	
Commercial Entertainment - Outdoor	N	
Major Event Entertainment	N	
Recreational and Cultural Community Services	N	
Parks and Open Space	P	

Table 532-2: NCMU Zone Uses In-Lieu of Master Plan

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	N	
Basic Education	N	
Post-Secondary and Adult Education	N	
Civic Services		
Governmental Services	N	
Social Services	N	
Governmental Maintenance Services and Construction	N	
Public Safety		
Emergency Services	N	
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	N	
Building and Grounds Services and Construction Contracting	N	
Cleaning Plants	N	
Industrial Services	N	
Wholesale Sales, Storage, and Distribution		
General Wholesaling	N	
Heavy Wholesaling	N	
Warehousing and Distribution	N	
Self-Service Storage	N	
Manufacturing		
General Manufacturing	N	
Heavy Manufacturing	N	
Printing	N	
Transportation Facilities		
Aviation Facilities	N	

Table 532-2: NCMU Zone Uses In-Lieu of Master Plan

Use	Status	Limitations & Qualifications
Passenger Ground Transportation Facilities	N	
Marine Facilities	N	
Utilities		
Basic Utilities	C	The following Basic Utilities: <ul style="list-style-type: none"> ▪ Pump stations. ▪ Reservoirs. ▪ Radio microwave relay stations. ▪ Telephone substations. ▪ Electric substations.
	P	All other Basic Utilities.
Wireless Communication Facilities	Allowed	Wireless Communication Facilities are allowed, subject to SRC Chapter 703.
Drinking Water Treatment Facilities	N	
Power Generation Facilities	N	
Data Center Facilities	N	
Fuel Dealers	N	
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	
Forestry	N	
Agriculture and Forestry Services	N	
Keeping of Livestock and Other Animals	N	
Animal Services	N	
Other Uses		
Home Occupations	S	Home Occupations, subject to SRC 700.020.

532.025. Development in a NCMU District.

(a) Except for development undertaken pursuant to SRC 532.030, development within a NCMU district shall comply with the Neighborhood Center Master Plan.

(b) The following activities may be undertaken in a NCMU district without approval of a Neighborhood Center Master Plan:

- (1) Site grading;
- (2) Environmental remediation;
- (3) Use or reuse of existing structures; or
- (4) Installation of utilities serving adjacent properties. (Ord No. 20-11; Ord No. 31-13)

532.030. Development Standards for Residential Development in-Lieu of Neighborhood Center Master Plan. In-lieu of developing property through a Neighborhood Center Master Plan, residential development that meets the standards set forth in this section, and all other applicable standards of the UDC, is permitted without a Neighborhood Center Master Plan.

(a) **Lot Standards.** Lots shall comply with the standards set forth in Table 532-3.

**TABLE 532-3
LOT STANDARDS**

Table 532-3: Lot Standards		
Requirement	Standard	Limitations & Qualifications
LOT AREA		
All uses	Min. 7,000 sq. ft.	
LOT WIDTH		
All uses	Min. 70 ft.	
LOT DEPTH		
All uses	Min. 70 ft.	
	Min. 120 ft.	Applicable to double frontage lots.
	Max. 300% of average lot width.	
STREET FRONTAGE		
All uses	Min. 70 ft.	

(b) **Setbacks.** Setbacks shall be provided as set forth in Table 532-4.

**TABLE 532-4
SETBACKS**

Table 532-4: Setbacks		
Requirement	Standard	Limitations & Qualifications
ABUTTING STREET		
Buildings		
All uses	Min. 12 ft.	
	Min. 20 ft.	Applicable along collector or arterial streets.
Accessory Structures		
Accessory to all uses	None	Applicable to accessory structures not more than 4 ft. in height.
	Min. 12 ft.	Applicable to accessory structures greater than 4 ft. in height.
	Min. 20 ft.	Applicable to accessory structures greater than 4 ft. in height, when located in a yard adjacent to a collector or arterial street.
INTERIOR FRONT		
Buildings		
All uses	Min. 12 ft.	
Accessory Structures		
Accessory to all uses	Min. 12 ft.	

Table 532-4: Setbacks		
Requirement	Standard	Limitations & Qualifications
INTERIOR SIDE		
Buildings		
All uses	Min. 5 ft.	
Accessory Structures		
Accessory to all uses	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.
INTERIOR REAR		
Buildings		
All uses	Min. 14 ft.	Applicable to any portion of a building not more than one-story in height.
	Min. 20 ft.	Applicable to any portion of a building greater than one-story in height.
Accessory Structures		
Accessory to all uses	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.

(c) **Lot Coverage; Height.** Buildings and accessory structures shall conform to the lot coverage and height standards set forth in Table 532-5.

**TABLE 532-5
LOT COVERAGE; HEIGHT**

Table 532-5: Lot Coverage; Height		
Requirement	Standard	Limitations & Qualifications
LOT COVERAGE		
Buildings and Accessory Structures		
All uses	Max. 60%	
HEIGHT		
Buildings		
All uses	Max. 35 ft.	Applicable to new buildings.
	Max. 28 ft. or existing building height, whichever is greater.	Applicable to existing buildings.
Accessory Structures		
Accessory to all uses	Max. 15 ft.	

(d) Maximum Square Footage for All Accessory Structures. In addition to the maximum coverage requirements established in Table 532-5, accessory structures to Single Family uses shall be limited to the maximum aggregate total square footage set forth in Table 532-6.

**TABLE 532-6
MAXIMUM SQUARE FOOTAGE FOR ALL ACCESSORY STRUCTURES**

Table 532-6: Maximum Square Footage for All Accessory Structures	
Main Building Gross Area	Maximum Aggregate Total Square Footage for All Accessory Structures
1,200 square feet or less.	600 sq. ft.
Greater than 1,200 square feet.	1,000 sq. ft. or 50% of main building gross area, whichever is less.

(e) Garages Required.

(1) Except as otherwise provided in SRC 700.025 for manufactured homes on individual lots, each single family dwelling shall have, at the time of construction, a garage that is constructed of like materials and color as the dwelling. The garage may be attached to, or detached from, the dwelling. Nothing in this paragraph shall prevent subsequent removal or conversion of a garage, so long as the minimum number of required off-street parking spaces is maintained.

(2) Exception to this standard may be made if, at the time of the building permit review, the applicant can show that the construction of the single family dwelling is being provided by a not-for-profit organization to families at or below the City's 60 percent median income level, as defined by the U.S. Department of Housing and Urban Development. Provision shall be made for a minimum of 480 cubic feet of on-site storage within a portion of the single family dwelling, or within a detached accessory structure. Such exemption shall only be made for those single family dwellings built on lots created through a subdivision. (Ord No. 31-13)

532.035. Other Provisions. Additional standards may apply to development in the NCMU zone as a result of regulations found in other chapters of the UDC, including but not limited to the chapters identified in this section. In the event of a conflict between the standards contained in the NCMU zone and the standards contained within other chapters of the UDC, the standards contained in the NCMU zone shall govern.

- | | |
|---|-----------------|
| (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. 20-11; Ord No. 4-12; Ord No. 31-13)

