

**CHAPTER 540  
PA - PUBLIC AMUSEMENT**

- 540.001. Purpose
- 540.005. Uses
- 540.010. Development Standards
- 540.015. Other Provisions

**540.001. Purpose.** The purpose of the Public Amusement (PA) zone is to implement the Parks, Open Space, and Outdoor Recreation designation of the Salem Area Comprehensive Plan through the identification of allowed uses and the establishment of development standards. The PA zone generally allows a variety of public and private parks, open space, and indoor and outdoor recreation. (Ord No. 31-13)

**540.005. Uses.** The permitted (P), special (S), conditional (C), and prohibited (N) uses in the PA zone are set forth in Table 540-1. (Ord No. 31-13; Ord No. 11-14; Ord 22-15)

**TABLE 540-1  
USES**

<b>Table 540-1: 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>▪ Dwelling unit for a caretaker on the premises being cared for or guarded.</li> <li>▪ Houseboats, when developed in conjunction with a marina.</li> </ul>
	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	
<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	<u>P</u>	Mobile Food Units
	<u>N</u>	All Other Eating and Drinking Establishments
Retail Sales	N	
Personal Services	N	
Postal Services and Retail Financial Services	N	

**Table 540-1: Uses**

<b>Use</b>	<b>Status</b>	<b>Limitations &amp; Qualifications</b>
<b>Business and Professional Services</b>		
Office	N	
Audio/Visual Media Production	N	
Laboratory Research and Testing	N	
<b>Motor Vehicle, Trailer, and Manufactured Dwelling Sales and Services</b>		
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	
<b>Recreation, Entertainment, and Cultural Services and Facilities</b>		
Commercial Entertainment – Indoor	P	
Commercial Entertainment – Outdoor	N	The following Commercial Entertainment – Outdoor activities: <ul style="list-style-type: none"> <li>▪ Camps.</li> <li>▪ Recreational vehicle parks.</li> </ul>
	P	All other Commercial Entertainment – Indoor.
Major Event Entertainment	P	
Recreational and Cultural Community Services	P	
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>Educational Services</b>		
Day Care	N	
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	

**Table 540-1: Uses**

<b>Use</b>	<b>Status</b>	<b>Limitations &amp; Qualifications</b>
<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	N	
<b>Construction Contracting, Repair, Maintenance, and Industrial Services</b>		
General Repair Services	N	
Building and Grounds Services and Construction Contracting	N	
Cleaning Plants	N	
Industrial Services	N	
<b>Whole Sales, Storage, and Distribution</b>		
General Wholesaling	N	
Heavy Wholesaling	N	
Warehousing and Distribution	N	
Self-Service Storage	N	
<b>Manufacturing</b>		
General Manufacturing	N	
Heavy Manufacturing	N	
Printing	N	
<b>Transportation Facilities</b>		
Aviation Facilities	N	
Passenger Ground Transportation Facilities	P	Transit stop shelters.
	N	All other Passenger Ground Transportation Facilities.
Marine Facilities	P	Marinas.
	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	N	
Power Generation Facilities	N	
Data Center Facilities	N	
Fuel Dealers	N	
Waste-Related Facilities	N	
<b>Mining and Natural Resource Extraction</b>		
Petroleum and Natural Gas Production	N	
Surface Mining	N	
<b>Farming, Forestry, and Animal Services</b>		
Agriculture	N	Marijuana Production
	P	All other Agriculture
Forestry	P	

**Table 540-1: Uses**

Use	Status	Limitations & Qualifications
Agriculture and Forestry Services	N	
Keeping of Livestock and Other Animals	N	
Animal Services	C	Wildlife rehabilitation facilities.
	N	All other Animal Services.
<b>Other Uses</b>		
Home Occupations	N	

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

(a) **Lot Standards.** Lots within the PA zone shall conform to the standards set forth in Table 540-2.

**TABLE 540-2  
LOT STANDARDS**

**Table 540-2: Lot Standards**

Requirement	Standard	Limitations & Qualifications
<b>LOT AREA</b>		
All uses	Min. 10,000 sq. ft.	
<b>LOT WIDTH</b>		
All uses	Min. 50 ft.	
<b>LOT DEPTH</b>		
All uses	Min. 80 ft.	
<b>STREET FRONTAGE</b>		
All uses	Min. 16 ft.	

(b) **Setbacks.** Setbacks within the PA zone shall be provided as set forth in Tables 540-3 and 540-4.

**TABLE 540-3  
SETBACKS**

**Table 540-3: Setbacks**

Requirement	Standard	Limitations & Qualifications
<b>ABUTTING STREET</b>		
<b>Buildings</b>		
All uses	Min. 20 ft.	Applicable to buildings not more than 35 ft. in height.
	Min. 20 ft., plus one foot for each one-foot of height over 35 ft., but need not exceed 50 ft. in depth.	Applicable to buildings greater than 35 ft. in height.
<b>Accessory Structures</b>		
Accessory to all uses	Min. 20 ft.	Applicable to accessory structures not more than 35 ft. in height.
	Min. 20 ft., plus one	Applicable to accessory structures greater than

**Table 540-3: Setbacks**

<b>Requirement</b>	<b>Standard</b>	<b>Limitations &amp; Qualifications</b>
	foot for each one-foot of height over 35 ft., but need not exceed 50 ft. in depth.	35 ft. in height.
	None	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 540-4)	
<b>Accessory Structures</b>		
Accessory to all uses	Zone-to-Zone Setback (Table 540-4)	
<b>Vehicle Use Areas</b>		
All Uses	Zone-to-Zone Setback (Table 540-4)	
<b>INTERIOR SIDE</b>		
<b>Buildings</b>		
All uses	Zone-to-Zone Setback (Table 540-4)	
<b>Accessory Structures</b>		
Accessory to all uses	Zone-to-Zone Setback (Table 540-4)	
<b>Vehicle Use Areas</b>		
All uses	Zone-to-Zone Setback (Table 540-4)	
<b>INTERIOR REAR</b>		
<b>Buildings</b>		
All uses	Zone-to-Zone Setback (Table 540-4)	
<b>Accessory Structures</b>		
Accessory to all uses	Zone-to-Zone Setback (Table 540-4)	
<b>Vehicle Use Areas</b>		
All uses	Zone-to-Zone Setback (Table 540-4)	

**TABLE 540-4  
ZONE-TO-ZONE SETBACKS**

<b>Table 540-4: Zone-to-Zone Setbacks</b>				
<b>Abutting Zone</b>	<b>Type of Improvement</b>	<b>Setback <sup>(1)</sup></b>	<b>Landscaping &amp; Screening</b>	<b>Limitations &amp; Qualifications</b>
EFU	Buildings and Accessory Structures	None	N/A	
	Vehicle Use Areas	Min. 5 ft.	Type A	
Residential Zone	Buildings and Accessory Structures	Min. 20 ft.	Type A	Applicable to buildings and accessory structures not more than 35 ft. in height.
		Min. 30 ft.	Type A	Applicable to buildings and accessory structures greater than 35 ft. in height.
	Vehicle Use Areas	Min. 20 ft.	Type A	
Mixed-Use Zone	Buildings and Accessory Structures	None	N/A	
	Vehicle Use Areas	Min. 5 ft.	Type A	
Commercial Zone	Buildings and Accessory Structures	None	N/A	
	Vehicle Use Areas	Min. 5 ft.	Type A	
Public Zone	Buildings and Accessory Structures	None	N/A	
	Vehicle Use Areas	Min. 5 ft.	Type A	
Industrial and Employment Zone	Buildings and Accessory Structures	None	N/A	
	Vehicle Use Areas	Min. 5 ft.	Type A	
<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 PA zone shall conform to the lot coverage and height standards set forth in Table 540-5.

**TABLE 540-5  
LOT COVERAGE; HEIGHT**

<b>Table 540-5: 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	Max. 60%	
<b>HEIGHT</b>		
<b>Buildings</b>		
All uses	Max. 70 ft.	
<b>Accessory Structures</b>		

**Table 540-5: Lot Coverage; Height**

Requirement	Standard	Limitations & Qualifications
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) Outdoor Storage.** Within the PA zone, outdoor storage shall be screened from streets and adjacent properties by a minimum 6-foot-high sight-obscuring fence, wall, or hedge. (Ord No. 31-13)

**540.015. Other Provisions.** In addition to the standards set forth in this Chapter, development within the PA zone must comply with all other applicable development standards of the UDC, including but not limited to the following chapters:

- |   |                 |
|---|-----------------|
| <b>(a)</b> Trees and Shrubs                           | SRC Chapter 86  |
| <b>(b)</b> Wireless Communications Facilities         | SRC Chapter 703 |
| <b>(c)</b> General Development Standards              | SRC Chapter 800 |
| <b>(d)</b> Public Improvements                        | SRC Chapter 802 |
| <b>(e)</b> Streets and Right-of-Way Improvement       | SRC Chapter 803 |
| <b>(f)</b> Driveway Approaches                        | SRC Chapter 804 |
| <b>(g)</b> Vision Clearance                           | SRC Chapter 805 |
| <b>(h)</b> Off-Street Parking, Loading, and Driveways | SRC Chapter 806 |
| <b>(i)</b> Landscaping and Screening                  | SRC Chapter 807 |
| <b>(j)</b> Preservation of Trees and Vegetation       | SRC Chapter 808 |
| <b>(k)</b> Wetlands                                   | SRC Chapter 809 |
| <b>(l)</b> Landslide Hazards                          | SRC Chapter 810 |
| <b>(m)</b> Sign Code                                  | SRC Chapter 900 |
- (Ord No. 31-13)

