

CHAPTER 542
PE - PUBLIC AND PRIVATE EDUCATIONAL SERVICES

- 542.001. Purpose
- 542.005. Uses
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542.001. Purpose. The purpose of the Public and Private Educational Services (PE) zone is to implement the Community Service designation of the Salem Area Comprehensive Plan through the identification of allowed uses and the establishment of development standards. The PE zone generally allows a variety of public and private educational service uses, together with a limited variety of other compatible uses. (Ord No. 31-13)

542.005. Uses. The permitted (P), special (S), conditional (C), and prohibited (N) uses in the PE zone are set forth in Table 542-1. (Ord No. 31-13; Ord No. 11-14; Ord 22-15)

TABLE 542-1
USES

Table 542-1: 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	P	
Nursing Care	P	
Lodging		
Short-Term Commercial Lodging	N	
Long-Term Commercial Lodging	N	
Non-Profit Shelters	P	
Retail Sales and Service		
Eating and Drinking Establishments	P	Mobile Food Units
	N	All Other Eating and Drinking Establishments
Retail Sales	N	
Personal Services	N	

Table 542-1: Uses

Use	Status	Limitations & Qualifications
Postal Services and Retail Financial Services	N	
Business and Professional Services		
Office	P	The following office activities: <ul style="list-style-type: none"> ▪ Distance education and distance learning. ▪ Home health care services.
	N	All other Office.
Audio/Visual Media Production	N	
Laboratory Research and Testing	N	
Motor Vehicle, Trailer, and Manufactured Dwelling Sales and Services		
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	P	
Parks and Open Space	P	
Non-Profit Membership Assembly	N	
Religious Assembly	N	
Health Services		
Medical Centers/Hospitals	P	
Outpatient Medical Services and Laboratories	P	
Educational Services		
Day Care	P	
Basic Education	P	
Post-Secondary and Adult Education	P	
Civic Services		
Governmental Services	N	

Table 542-1: Uses

Use	Status	Limitations & Qualifications
Social Services	P	
Governmental Maintenance Services and Construction	N	
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	N	
Building and Grounds Services and Construction Contracting	N	
Cleaning Plants	N	
Industrial Services	N	
Whole 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	
Passenger Ground Transportation Facilities	P	Transit stop shelters.
Marine Facilities	N	All other Passenger Ground Transportation Facilities.
Utilities		
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	
Mining and Natural Resource Extraction		
Petroleum and Natural Gas Production	N	
Surface Mining	N	
Farming, Forestry, and Animal Services		

Table 542-1: Uses		
Use	Status	Limitations & Qualifications
Agriculture	N	Marijuana Production
	P	All other Agriculture
Forestry	P	
Agriculture and Forestry Services	N	
Keeping of Livestock and Other Animals	N	
Animal Services	C	Wildlife rehabilitation facilities.
	N	All other Animal Services.
Other Uses		
Home Occupations	N	

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

(a) **Lot Standards.** Lots within the PE zone shall conform to the standards set forth in Table 542-2.

**TABLE 542-2
LOT STANDARDS**

Table 542-2: Lot Standards		
Requirement	Standard	Limitations & Qualifications
LOT AREA		
All uses	Min. 10,000 sq. ft.	
LOT WIDTH		
All uses	Min. 50 ft.	
LOT DEPTH		
All uses	Min. 80 ft.	
STREET FRONTAGE		
All uses	Min. 16 ft.	

(b) **Setbacks.** Setbacks within the PE zone shall be provided as set forth in Tables 542-3 and 542-4.

**TABLE 542-3
SETBACKS**

Table 542-3: Setbacks		
Requirement	Standard	Limitations & Qualifications
ABUTTING STREET		
Buildings		
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	Applicable to buildings greater than 35 ft. in height.

Table 542-3: Setbacks

Requirement	Standard	Limitations & Qualifications
	of height over 35 ft., but need not exceed 50 ft. in depth.	
Accessory Structures		
Accessory to all uses	Min. 20 ft.	Applicable to accessory structures 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 accessory structures greater than 35 ft. in height.
	None	Applicable to transit stop shelters.
Vehicle Use Area		
All uses	Per SRC Chapter 806	
INTERIOR FRONT		
Buildings		
All uses	Zone-to-Zone Setback (Table 542-4)	
Accessory Structures		
Accessory to all uses	Zone-to-Zone Setback (Table 542-4)	
Vehicle Use Area		
All uses	Zone-to-Zone Setback (Table 542-4)	
INTERIOR SIDE		
Buildings		
All uses	Zone-to-Zone Setback (Table 542-4)	
Accessory Structures		
Accessory to all uses	Zone-to-Zone Setback (Table 542-4)	
Vehicle Use Area		
All uses	Zone-to-Zone Setback (Table 542-4)	
INTERIOR REAR		
Buildings		
All uses	Zone-to-Zone Setback (Table 542-4)	
Accessory Structures		
Accessory to all uses	Zone-to-Zone Setback (Table 542-4)	
Vehicle Use Area		
All uses	Zone-to-Zone Setback	

Table 542-3: Setbacks

Requirement	Standard	Limitations & Qualifications
	(Table 542-4)	

**TABLE 542-4
ZONE-TO-ZONE SETBACKS**

Table 542-4: Zone-to-Zone Setbacks

Abutting Zone	Type of Improvement	Setback ⁽¹⁾	Landscaping & Screening	Limitations & Qualifications
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	

Limitations and Qualifications

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

(c) **Lot Coverage; Height.** Buildings and accessory structures within the PE zone shall conform to the lot coverage and height standards set forth in Table 542-5.

**TABLE 542-5
LOT COVERAGE; HEIGHT**

Table 542-5: Lot Coverage; Height

Requirement	Standard	Limitations & Qualifications
LOT COVERAGE		
Buildings and Accessory Structures		
All uses	Max. 50%	
HEIGHT		
Buildings		
All uses	Max. 70 ft.	
Accessory Structures		
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 PE 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)

542.015. Design Review. Design review under SRC Chapter 225 is required for development within the PE as follows:

(a) Residential Care with three or more self-contained dwelling units 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. (Ord No. 31-13)

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

