

**CHAPTER 545  
PM – CAPITOL MALL**

- 545.001. Purpose
- 545.005. Uses
- 545.010. Development Standards
- 545.015. Design Review
- 545.020. Other Provisions

**545.001. Purpose.** The purpose of the Capitol Mall (PM) zone is to implement the Community Service Government designation of the Salem Area Comprehensive Plan through the identification of allowed uses and the establishment of development standards appropriate for the Capitol Mall. The Capitol Mall is the center of State government. The PM zone generally allows a variety of governmental services, civic services, and social services uses, together with residential uses and a limited variety of other compatible uses. (Ord No. 31-13)

**545.005. Uses.** The permitted (P), special (S), conditional (C), and prohibited (N) uses in the PM zone are set forth in Table 545-1. (Ord No. 31-13; Ord 22-15)

**TABLE 545-1  
USES**

<b>Table 545-1: Uses</b>		
<b>Use</b>	<b>Status</b>	<b>Limitations &amp; Qualifications</b>
<b>Household Living</b>		
Single Family	P	The following Single Family activities: <ul style="list-style-type: none"> <li>▪ Single family detached dwelling.</li> <li>▪ Dwelling unit for a caretaker on the premises being cared for or guarded.</li> </ul>
	N	All Other Single Family.
Two Family	P	Duplex, when located on a corner lot.
	N	All other Two Family.
Multiple Family	P	
<b>Group Living</b>		
Room and Board	P	
Residential Care	P	
Nursing Care	N	
<b>Lodging</b>		
Short-Term Commercial Lodging	N	
Long-Term Commercial Lodging	N	
Non-Profit Shelters	P	
<b>Retail Sales and Service</b>		
Eating and Drinking Establishments	P	
Retail Sales	P	Caterers.
	N	All other Retail Sales.
Personal Services	N	

**Table 545-1: Uses**

<b>Use</b>	<b>Status</b>	<b>Limitations &amp; Qualifications</b>
Postal Services and Retail Financial Services	P	
<b>Business and Professional Services</b>		
Office	P	
Audio/Visual Media Production	N	
Laboratory Research and Testing	P	
<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	P	
Park-and-Ride Facilities	P	
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	N	
Commercial Entertainment – Outdoor	N	
Major Event Entertainment	N	
Recreational and Cultural Community Services	P	
Parks and Open Space	P	
Non-Profit Membership Assembly	P	
Religious Assembly	P	
<b>Health Services</b>		
Medical Centers/Hospitals	N	
Outpatient Medical Services and Laboratories	N	The following Outpatient Medical Services and Laboratories activities: <ul style="list-style-type: none"> <li>▪ Medical laboratories.</li> <li>▪ Dental laboratories.</li> <li>▪ Outpatient care facilities.</li> <li>▪ Kidney dialysis centers.</li> <li>▪ Commercial blood banks, plasma centers.</li> <li>▪ Commercial reproductive services.</li> </ul>
	P	All other Outpatient Medical Services and Laboratories.
<b>Educational Services</b>		
Day Care	P	
Basic Education	N	

**Table 545-1: Uses**

<b>Use</b>	<b>Status</b>	<b>Limitations &amp; Qualifications</b>
Post-Secondary and Adult Education	N	
<b>Civic Services</b>		
Governmental Services	P	
Social Services	P	
Governmental Maintenance Services and Construction	P	
<b>Public Safety</b>		
Emergency Services	N	The following Emergency Services activities: <ul style="list-style-type: none"> <li>▪ Ambulance station.</li> <li>▪ Ambulance service facility.</li> </ul>
	P	All other Emergency Services.
Detention Facilities	P	
Military Installations	P	
<b>Funeral and Related Services</b>		
Cemeteries	P	
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	P	The following Building and Grounds Services and Construction Contracting activities: <ul style="list-style-type: none"> <li>▪ Disinfecting and pest control services.</li> <li>▪ Building cleaning and maintenance services.</li> </ul>
	N	All other Building and Grounds Services and Construction Contracting.
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	P	Helicopter landing areas.
	N	All other Aviation Facilities.
Passenger Ground	P	Transit stop shelters.

**Table 545-1: Uses**

Use	Status	Limitations & Qualifications
Transportation Facilities	N	All other Passenger Ground Transportation Facilities.
Marine Facilities	N	
<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	P	
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	
Agriculture and Forestry Services	N	
Keeping of Livestock and Other Animals	N	
Animal Services	N	
<b>Other Uses</b>		
Home Occupations	S	Home Occupations, subject to SRC 700.020.
Guest Houses and Guest Quarters	P	Guest houses and guest quarters are permitted as an accessory use to Single Family, provided such houses and quarters are dependent upon the main building for either kitchen or bathroom facilities, or both, and are used for temporary lodging and not as a place of residence.
Storage of Commercial Vehicle as an Accessory Use to Household Living	P	Storage of a commercial vehicle as an accessory use to Household Living is permitted, provided no more than one commercial vehicle is stored per dwelling unit.

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

(a) **Lot Standards.** Lots within the PM zone shall conform to the standards set forth in Table 545-2

**TABLE 545-2  
LOT STANDARDS**

<b>Table 545-2: Lot Standards</b>		
Requirement	Standard	Limitations & Qualifications
<b>LOT AREA</b>		
Single Family	Min. 4,000 sq. ft.	
Two Family	Min. 7,000 sq. ft.	

<b>Table 545-2: Lot Standards</b>		
<b>Requirement</b>	<b>Standard</b>	<b>Limitations &amp; Qualifications</b>
All other uses	Min. 10,000 sq. ft.	
<b>LOT WIDTH</b>		
Single Family, Two Family, and Multiple Family	Min. 40 ft.	
All other uses	Min. 50 ft.	
<b>LOT DEPTH</b>		
All Uses	Min. 80 ft.	
<b>STREET FRONTAGE</b>		
Single Family	Min. 40 ft.	
	Min. 30 ft.	Applicable to lots fronting along the turnaround of a 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) **Dwelling Unit Density.** Dwelling unit density within the PM zone shall conform to the standards set forth in Table 545-3. Maximum dwelling unit density cannot be varied or adjusted.

**TABLE 545-3  
DWELLING UNIT DENSITY**

<b>Table 545-3: Dwelling Unit Density</b>			
<b>Use</b>	<b>Standard</b>		<b>Limitations &amp; Qualifications</b>
	<b>Minimum</b>	<b>Maximum</b>	
Single Family and Two Family	N/A	N/A	
Multiple Family	None	28 dwelling units per acre	

(c) **Setbacks.** Setbacks within the PM zone shall be provided as set forth in Table 545-4.

**TABLE 545-4  
SETBACKS**

<b>Table 545-4: Setbacks</b>		
<b>Requirement</b>	<b>Standard</b>	<b>Limitations &amp; Qualifications</b>
<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.,	Applicable to buildings greater than 35 ft. in height.

**Table 545-4: Setbacks**

<b>Requirement</b>	<b>Standard</b>	<b>Limitations &amp; Qualifications</b>
	but need not exceed 50 ft. in depth.	
<b>Accessory Structures</b>		
Accessory to Single Family, Two Family, and Multiple Family	None	Applicable to accessory structures not more than 4 ft. in height.
	Min. 20 ft.	Applicable to accessory structures greater than 4 ft. in height.
Accessory to all other 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.
<b>Vehicle Use Areas</b>		
All uses	Per SRC Chapter 806	
<b>INTERIOR FRONT</b>		
<b>Buildings</b>		
All uses	Min. 5 ft.	Applicable to any portion of a building not more than 35 ft. in height
	Min. 20 ft.	Applicable to any portion of a building greater than 35 ft. in height.
<b>Accessory Structures</b>		
Accessory to Single Family and Two Family	Min. 5 ft.	
Accessory to all other uses	Min. 5 ft.	Applicable to any portion of an accessory structure not more than 35 ft. in height
	Min. 20 ft.	Applicable to any portion of an accessory structure greater than 35 ft. in height.
<b>Vehicle Use Areas</b>		
All uses	Per SRC Chapter 806	
<b>INTERIOR SIDE</b>		
<b>Buildings</b>		
All uses	Min. 5 ft.	Applicable to any portion of a building not more than 35 ft. in height
	Min. 20 ft.	Applicable to any portion of a building greater than 35 ft. in height.
<b>Accessory Structures</b>		
Accessory to Single Family and Two Family	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.

<b>Table 545-4: Setbacks</b>		
<b>Requirement</b>	<b>Standard</b>	<b>Limitations &amp; Qualifications</b>
Accessory to all other uses	Min. 5 ft.	Applicable to any portion of an accessory structure not more than 35 ft. in height
	Min. 20 ft.	Applicable to any portion of an accessory structure greater than 35 ft. in height.
<b>Vehicle Use Areas</b>		
All uses	Per SRC Chapter 806	
<b>INTERIOR REAR</b>		
<b>Buildings</b>		
All uses	Min. 5 ft.	Applicable to any portion of a building not more than 35 ft. in height
	Min. 20 ft.	Applicable to any portion of a building greater than 35 ft. in height.
<b>Accessory Structures</b>		
Accessory to Single Family and Two Family	None	Applicable to accessory structures not more than 9 ft. in height.
	Min. 1 foot for each one-foot of height over 9 feet.	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.
Accessory to all other uses	Min. 5 ft.	Applicable to any portion of an accessory structure not more than 35 ft. in height
	Min. 20 ft.	Applicable to any portion of an accessory structure greater than 35 ft. in height.
<b>Vehicle Use Areas</b>		
All uses	Per SRC Chapter 806	

(d) **Lot Coverage; Height.** Buildings and accessory structures within the PM zone shall conform to the lot coverage and height standards set forth in Table 545-5.

**TABLE 545-5  
LOT COVERAGE; HEIGHT**

<b>Table 545-5: 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>		
Single Family, Two Family,	Max. 35 ft.	

**Table 545-5: Lot Coverage; Height**

Requirement	Standard	Limitations & Qualifications
and Multiple Family		
All other uses	Max. 70 ft.	
<b>Accessory Structures</b>		
Accessory to Single Family, Two Family, and Multiple Family	Max. 15 ft.	
Accessory to all other uses	Max. 70 ft.	

**(e) 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.

**(f) Outdoor Storage.** Within the PM 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)

**545.015. Design Review.** Design review under SRC Chapter 225 is required for development within the PM as follows:

**(a)** Multiple family development 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)** 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)

**545.020. Other Provisions.** In addition to the standards set forth in this Chapter, development within the PM 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)