

**CHAPTER 544  
PS – PUBLIC SERVICE**

- 544.001. Purpose
- 544.005. Uses
- 544.010. Development Standards
- 544.015. Design Review
- 544.020. Other Provisions

**544.001. Purpose.** The purpose of the Public Service (PS) 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 PS zone generally allows a variety of civic service, social service, health service, and educational service uses, together with a limited variety of other compatible uses. (Ord No. 31-13)

**544.005. Uses.** The permitted (P), special (S), conditional (C), and prohibited (N) uses in the PS zone are set forth in Table 544-1. (Ord No. 31-13; Ord No. 11-14; Ord 22-15)

**TABLE 544-1  
USES**

| <b>Table 544-1: Uses</b>                      |               |   |
|---|---------------|---|
| <b>Use</b>                                    | <b>Status</b> | <b>Limitations &amp; Qualifications</b>                                   |
| <b>Household Living</b>                       |               |   |
| 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             |   |
| <b>Group Living</b>                           |               |   |
| Room and Board                                | N             |   |
| Residential Care                              | P             |   |
| Nursing Care                                  | P             |   |
| <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             |   |
| Postal Services and Retail Financial Services | N             |   |

**Table 544-1: Uses**

| Use   | Status | Limitations & Qualifications   |
|---|--------|--|
| <b>Business and Professional Services</b>                                   |        |  |
| Office  | P      | The following Office activities: <ul style="list-style-type: none"> <li>▪ Distance education and distance learning.</li> <li>▪ Home health care services.</li> <li>▪ Information technology services.</li> </ul> |
|   | N      | All other Office.  |
| 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  | P      |  |
| Taxicabs and Car Services   | N      |  |
| Heavy Vehicle and Trailer Sales   | N      |  |
| Heavy Vehicle and Trailer Service and Storage                               | P      |  |
| <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  | N      |  |
| Religious Assembly  | N      |  |
| <b>Health Services</b>  |        |  |
| Medical Centers/Hospitals   | P      |  |
| Outpatient Medical Services and Laboratories                                | P      |  |
| <b>Educational Services</b>   |        |  |
| Day Care  | P      |  |
| Basic Education   | P      |  |
| Post-Secondary and Adult Education  | P      |  |
| <b>Civic Services</b>   |        |  |
| Governmental Services   | P      |  |
| Social Services   | P      |  |

**Table 544-1: Uses**

| <b>Use</b>  | <b>Status</b> | <b>Limitations &amp; Qualifications</b>                                    |
|---|---------------|--|
| Governmental Maintenance Services and Construction                            | P             |  |
| <b>Public Safety</b>  |               |  |
| Emergency Services  | P             |  |
| Detention Facilities  | P             |  |
| 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  | P             | Major post offices and postal distributions centers.                       |
|   | N             | All other Warehousing and Distribution.                                    |
| Self-Service Storage  | N             |  |
| <b>Manufacturing</b>  |               |  |
| General Manufacturing   | N             |  |
| Heavy Manufacturing   | N             |  |
| Printing  | P             |  |
| <b>Transportation Facilities</b>  |               |  |
| Aviation Facilities   | P             | Helicopter landing areas.  |
|   | N             | All other Aviation Facilities.   |
| Passenger Ground Transportation Facilities                                    | P             |  |
| 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   | P             |  |
| Power Generation Facilities   | P             |  |
| Data Center Facilities  | P             |  |
| Fuel Dealers  | N             |  |
| Waste-Related Facilities  | C             | Solid waste disposal sites.  |
|   | N             | All other Waste-Related Facilities.  |
| <b>Mining and Natural Resource Extraction</b>                                 |               |  |
| Petroleum and Natural Gas Production  | N             |  |
| Surface Mining  | N             |  |

| Table 544-1: Uses                             |        |                                   |
|---|--------|-----------------------------------|
| Use   | Status | Limitations & Qualifications      |
| <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                               | C      | Wildlife rehabilitation facility. |
|   | N      | All other Animal Services.        |
| <b>Other Uses</b>                             |        |                                   |
| Home Occupations                              | N      |                                   |

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

(a) **Lot Standards.** Lots within the PS zone shall conform to the standards set forth in Table 544-2.

**TABLE 544-2  
LOT STANDARDS**

| Table 544-2: 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 PS zone shall be provided as set forth in Tables 544-3 and 544-4.

**TABLE 544-3  
SETBACKS**

| Table 544-3: 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.  |

**Table 544-3: Setbacks**

| <b>Requirement</b>          | <b>Standard</b>  | <b>Limitations &amp; Qualifications</b>                            |
|-----------------------------|--|--|
| <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 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                    | Zone-to-Zone Setback (Table 544-4)   |  |
| <b>Accessory Structures</b> |  |  |
| Accessory to all uses       | Zone-to-Zone Setback (Table 544-4)   |  |
| <b>Vehicle Use Areas</b>    |  |  |
| All uses                    | Zone-to-Zone Setback (Table 544-4)   |  |
| <b>INTERIOR SIDE</b>        |  |  |
| <b>Buildings</b>            |  |  |
| All uses                    | Zone-to-Zone Setback (Table 544-4)   |  |
| <b>Accessory Structures</b> |  |  |
| Accessory to all uses       | Zone-to-Zone Setback (Table 544-4)   |  |
| <b>Vehicle Use Areas</b>    |  |  |
| All uses                    | Zone-to-Zone Setback (Table 544-4)   |  |
| <b>INTERIOR REAR</b>        |  |  |
| <b>Buildings</b>            |  |  |
| All uses                    | Zone-to-Zone Setback (Table 544-4)   |  |
| <b>Accessory Structures</b> |  |  |
| Accessory to all uses       | Zone-to-Zone Setback (Table 544-4)   |  |
| <b>Vehicle Use Areas</b>    |  |  |
| All uses                    | Zone-to-Zone Setback (Table 544-4)   |  |

**TABLE 544-4  
ZONE-TO-ZONE SETBACKS**

| <b>Table 544-4: 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 PS zone shall conform to the lot coverage and height standards set forth in Table 544-5.

**TABLE 544-5  
LOT COVERAGE; HEIGHT**

| <b>Table 544-5: 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.     |   |

**Table 544-5: Lot Coverage; Height**

| Requirement                 | Standard    | Limitations & Qualifications |
|-----------------------------|-------------|------------------------------|
| <b>Accessory Structures</b> |             |                              |
| 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 PS 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)

**544.015. Design Review.** Design review under SRC Chapter 225 is required for development within the PS 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)

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

