

CHAPTER 510
RA – RESIDENTIAL AGRICULTURE

- 510.001. Purpose
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510.001. Purpose. The purpose of the Residential Agriculture (RA) zone is to implement the Developing Residential designation for the Salem Area Comprehensive Plan through the identification of allowed uses and the establishment of development standards. The RA zone generally allows Single Family residential and Agricultural uses. (Ord No. 31-13)

510.005. Uses.

(a) Except as otherwise provided in this section, the permitted (P), special (S), conditional (C), and prohibited (N) uses in the RA zone are set forth in Table 510-1.

TABLE 510-1
USES

Table 510-1: Uses		
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. ▪ Manufactured dwelling park, subject to SRC Chapter 235.
	S	The following Single Family activities: <ul style="list-style-type: none"> ▪ Manufactured home, subject to SRC 700.025. ▪ Townhouse, subject to SRC 700.080. ▪ Zero side yard dwelling, subject to SRC 700.090.
	N	All other Single Family.
Two Family	P	The following Two Family activities: <ul style="list-style-type: none"> ▪ Duplex, when located on a corner lot. ▪ Duplex, when located on a lot whose side abuts property other than a street or alley in a Commercial (C) or Industrial (I) zone, and the entire lot is located within 165 feet of the C or I zone.
	S	Two family shared dwelling, subject to SRC 700.085.
	N	All other Two Family
Multiple Family	N	
Group Living		
Room and Board	N	
Residential Care	C	Residential Facility, as defined under ORS 197.660, when located on a lot with frontage on an arterial or collector street.
	N	All other Residential Care.
Nursing Care	C	Nursing Care, when located on a lot with frontage on an arterial or collector street.

Table 510-1: Uses

Use	Status	Limitations & Qualifications
	N	All other Nursing Care.
Lodging		
Short-Term Commercial Lodging	C	Bed and breakfasts.
	N	All other Short-Term Commercial Lodging.
Long-Term Commercial Lodging	N	
Non-Profit Shelters	C	Non-Profit Shelters serving 5 or fewer persons, when located on a lot with frontage on an arterial or collector street.
	N	All other Non-Profit Shelters.
Retail Sales and Service		
Eating and Drinking Establishments	N	
Retail Sales	P	Retail sales of agricultural products, when the sales area does not exceed 1,000 square feet in size.
	N	All other Retail Sales.
Personal Services	C	The following Personal Services activities: <ul style="list-style-type: none"> ▪ Beauty salons. ▪ Barber shops.
	N	All other Personal Services.
Postal Services and Retail Financial Services	N	
Business and Professional Services		
Office	C	Landscape architects and planners.
	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	Parking structures.
	S	All other Commercial Parking, subject to SRC 700.045.
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	

Table 510-1: Uses

Use	Status	Limitations & Qualifications
Commercial Entertainment – Outdoor	S	Golf courses, subject to SRC 700.015.
	N	All other Commercial Entertainment – Outdoor.
Major Event Entertainment	N	
Recreational and Cultural Community Services	P	Libraries.
	S	Golf courses, subject to SRC 700.015.
	C	All other Recreational and Cultural Community Services.
Parks and Open Space	C	Arboreta and botanical gardens.
	P	All other Parks and Open Space.
Non-Profit Membership Assembly	C	
Religious Assembly	S	Religious Assembly, subject to SRC 700.050.
Health Services		
Medical Centers/Hospitals	N	
Outpatient Medical Services and Laboratories	N	
Educational Services		
Day Care	P	The following Day Care activities: <ul style="list-style-type: none"> ▪ Child day care home. ▪ Adult day care home.
	C	The following Day Care activities: <ul style="list-style-type: none"> ▪ Child day care center. ▪ Adult day care center.
	N	All other Day Care.
Basic Education	S	Basic Education, subject to SRC 700.010.
Post-Secondary and Adult Education	N	
Civic Services		
Governmental Services	N	
Social Services	S	Social Services, subject to SRC 700.075.
Governmental Maintenance Services and Construction	N	
Public Safety		
Emergency Services	N	The following Emergency Services activities: <ul style="list-style-type: none"> ▪ Ambulance stations. ▪ Ambulance service facilities.
	P	All other Emergency Services.
Detention Facilities	N	
Military Installations	N	
Funeral and Related Services		
Cemeteries	N	
Funeral and Cremation Services	N	Crematories.
	C	All other Funeral and Cremation Services.
Construction Contracting, Repair, Maintenance, and Industrial Services		
General Repair Services	N	

Table 510-1: Uses

Use	Status	Limitations & Qualifications
Building and Grounds Services and Construction Contracting	C	The following Building and Grounds Services and Construction Contracting Activities: <ul style="list-style-type: none"> ▪ Landscape, lawn, and garden services. ▪ Tree and shrub services.
	N	All other Building and Grounds Services and Construction Contracting.
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	
Passenger Ground Transportation Facilities	P	Transit stop shelters.
	N	All other Passenger Ground Transportation Facilities.
Marine Facilities	N	
Utilities		
Basic Utilities	P	
Wireless Communication Facilities	Allowed	Wireless Communication Facilities are allowed, subject to SRC Chapter 703.
Drinking Water Treatment Facilities	C	
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	Marijuana Production
	P	All Other Agriculture
Forestry	P	
Agriculture and Forestry Services	N	
Keeping of Livestock and Other Animals	P	Raising of livestock, fowl, and other animals by residents of the premises for their own private noncommercial use on a lot 10,000 square feet or greater.

Table 510-1: Uses

Use	Status	Limitations & Qualifications
	C	All other Keeping of Livestock and Other Animals.
Animal Services	S	Small animal veterinary services, subject to SRC 700.070.
	C	All other Animals Services.
Other Uses		
Temporary Uses	P	The following Temporary Uses: <ul style="list-style-type: none"> ▪ Christmas tree sales, subject to SRC 701.015. ▪ Residential sales/development office, subject to SRC 701.030. ▪ Replacement single family dwelling, subject to SRC 701.025.
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.
Taking of Boarders or Leasing of Rooms by Resident Family	P	Taking of boarders or leasing of rooms by a resident family is permitted as an accessory use to Household Living, provided the total number of boarders and roomers does not exceed two in any dwelling unit.
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.
Historic Resource Adaptive Reuse pursuant to SRC Chapter 230	Allowed	Historic Resource Adaptive Reuse pursuant to SRC Chapter 230 is allowed, subject to SRC 230.085.

(b) Continued Uses. Existing cottage housing within the RA zone constructed prior to May 15, 1979, but which would otherwise be made non-conforming by this Chapter, is hereby deemed a continued use.

(1) Building or structures housing a continued use may be structurally altered or enlarged, or rebuilt following damage or destruction, provided such alteration, enlargement, or rebuilding complies with the standards set forth in SRC 510.010(e).

(2) Cease of occupancy of a building or structure for a continued use shall not preclude future use of the building or structure for that use; provided, however, conversion of the building or structure to another use shall thereafter prevent conversion back to that use.

(Ord No. 31-13; Ord 22-15)

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

(a) Lot Standards. Lots within the RA zone shall conform to the standards set forth in Table 510-2.

**TABLE 510-2
LOT STANDARDS**

Table 510-2: Lot Standards		
Requirement	Standard	Limitations & Qualifications
LOT AREA		
Single Family	Min. 4,000 sq. ft.	
Two Family	Min. 4,000 sq. ft.	Applicable to two family shared housing.
	Min. 7,000 sq. ft.	Applicable to all other Two Family.
All Other Uses	Min. 6,000 sq. ft.	
Infill Lot	Min. 5,500 sq. ft.	Applicable to all infill lots, unless a greater minimum lot area is required for the specific use.
LOT WIDTH		
Single Family and Two Family	Min. 40 ft.	
All Other Uses	Min. 60 ft.	
LOT DEPTH		
Single Family and Two Family	Min. 70 ft.	
	Min. 120 ft.	Applicable to double frontage lots.
	Max. 300% of average lot width	
All Other Uses	Min. 80 ft.	
	Min. 120 ft.	Applicable to double frontage lots.
	Max. 300% of average lot width	
STREET FRONTAGE		
Single Family and Two Family	Min. 40 ft.	
	Min. 30 ft.	Applicable to lots fronting on 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. 60 ft.	

(b) **Setbacks.** Setbacks within the RA zone shall be provided as set forth in Table 510-3.

**TABLE 510-3
SETBACKS**

Table 510-3: Setbacks		
Requirement	Standard	Limitations & Qualifications
ABUTTING STREET		
Buildings		
All Uses	Min. 12 ft.	
	Min. 20 ft.	Applicable along collector or arterial streets.

Table 510-3: Setbacks

Requirement	Standard	Limitations & Qualifications
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	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
INTERIOR SIDE		
Buildings		
Single Family	Min. 5 ft.	Applicable to new buildings, other than zero side yard dwellings and townhouses.
	Min. 3 ft.	Applicable to existing buildings, other than zero side yard dwellings and townhouses.
	Per SRC 700.080	Applicable to townhouses.
	Per SRC 700.090	Applicable to zero side yard dwellings.
Two Family	Min. 5 ft.	
All Other Uses	Min. 5 ft.	Applicable to buildings not more than 35 ft. in height.
	Min. 5 ft., plus one foot for each one-foot of height over 35 ft., but need not exceed 20 ft. in depth.	Applicable to buildings greater than 35 ft. in height.
Infill Lot	Min. 10 ft.	Applicable to buildings not more than 35 ft. in height where the interior side setback abuts lots zoned RA or RS.
	Min. 10 ft., plus one foot for each one-foot of height over 35 ft., but need not exceed 20 ft. in depth.	Applicable to buildings greater than 35 ft. in height where the interior side setback abuts lots zoned RA or RS.
	Min. 5 ft.	Applicable to buildings not more than 35 ft. in height where the interior side setback abuts lots

Table 510-3: Setbacks		
Requirement	Standard	Limitations & Qualifications
		zoned other than RA or RS.
	Min. 5 ft., plus one foot for each one-foot of height over 35 ft., but need not exceed 20 ft. in depth.	Applicable to buildings greater than 35 ft. in height where the interior side setback abuts lots zoned other than RA or RS.
Accessory Structures		
Accessory to All Uses; Infill Lot	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 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.

(c) **Lot Coverage; Height.** Buildings and accessory structures within the RA zone shall conform to the lot coverage and height standards set forth in Table 510-4.

**TABLE 510-4
LOT COVERAGE; HEIGHT**

Table 510-4: Lot Coverage; Height		
Requirement	Standard	Limitations & Qualifications
LOT COVERAGE		
Buildings and Accessory Structures		
Single Family and Two Family	Max. 60%	
All Other Uses	Max. 35%	
REAR YARD COVERAGE		
Buildings		
All Uses	N/A	
Accessory Structures		
Accessory to Single Family	Max. 25%	

Table 510-4: Lot Coverage; Height

Requirement	Standard	Limitations & Qualifications
and Two Family		
Accessory to All Other Uses	No Max.	
HEIGHT		
Buildings		
Single Family and Two Family	Max. 35 ft.	
All Other Uses	Max. 50 ft.	
Accessory Structures		
Accessory to All Uses	Max. 15 ft.	

(d) Garages Required.

(1) Except as otherwise provided in SRC 700.025 for manufactured homes on individual lots, each dwelling constructed after February 8, 2006, within the RA zone shall have, at the time of original 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 the 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 building permit review, the applicant can show that the construction of the 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; and provision is made for a minimum of 480 cubic feet of on-site storage within a portion of the dwelling unit, or within a detached accessory structure. Such exemption shall only be made for those dwellings built on lots created through a subdivision.

(e) Development Standards for Continued Uses. Buildings or structures housing a continued use may be structurally altered or enlarged, or rebuilt following damage or destruction, provided such alteration, enlargement, or rebuilding complies with the following standards:

(1) The altered, enlarged, or rebuilt building or structure shall conform to development standards set forth in this Chapter, and to all other applicable provisions of the UDC.

(2) Any building or structure altered or enlarged shall not exceed the square footage and height of the original building or structure by more than 20 percent.

(3) Any building or structure rebuilt shall be located on the same location on the lot as the original building or structure, or in compliance with the setbacks set forth in Table 510-3. The square footage and height of the rebuilt building or structure shall not exceed the square footage and height of the original building or structure by more than 20 percent.

(Ord No. 31-13)

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