

CHAPTER 513
RM -I – MULTIPLE FAMILY RESIDENTIAL

- 513.001. Purpose
- 513.005. Uses
- 513.010. Development Standards
- 513.015. Design Review
- 513.020. Other Provisions

513.001. Purpose. The purpose of the Multiple Family Residential- I (RM-I) zone is to implement the Multiple Family Residential designation of the Salem Area Comprehensive Plan through the identification of allowed uses and the establishment of development standards. The RM-I zone generally allows Multiple Family and Two Family residential uses, along with a mix of other uses that are compatible with and/or provide services to the residential area. (Ord No. 31-13)

513.005. Uses. The permitted (P), special (S), conditional (C), and prohibited (N) uses in the RM-I zone are set forth in Table 513-1. (Ord No. 31-13)

TABLE 513-1
USES

| Table 513-1: Uses | | |
|-------------------------------|---------------|--|
| Use | Status | Limitations & Qualifications |
| Household Living | | |
| Single Family | P | The following Single Family activities are permitted: <ul style="list-style-type: none"> ▪ Single family detached dwelling. ▪ Townhouse. ▪ 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. ▪ Zero side yard dwelling, subject to SRC 700.090. |
| | N | All other Single Family. |
| Two Family | P | |
| Multiple Family | P | |
| Group Living | | |
| Room and Board | P | Room and Board serving 5 or fewer persons. |
| | C | Room and Board serving 6 to 10 persons. |
| | N | All other Room and Board. |
| Residential Care | P | |
| Nursing Care | S | Nursing Care, subject to SRC 700.040. |
| Lodging | | |
| Short-Term Commercial Lodging | P | Bed and Breakfast. |
| | N | All other Short-Term Commercial Lodging. |
| Long-Term Commercial Lodging | N | |
| Non-Profit Shelters | C | Non-Profit Shelters serving up to 10 persons. |

Table 513-1: Uses

| Use | Status | Limitations & Qualifications |
|---|---------------|---|
| | N | All other Non-Profit Shelters. |
| Retail Sales and Service | | |
| Eating and Drinking Establishments | N | |
| Retail Sales | N | |
| Personal Services | N | |
| Postal Services and Retail Financial Services | N | |
| Business and Professional Services | | |
| Office | N | |
| 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 | P | Commercial Parking, when located on a lot whose side abuts property, other than a street or alley, within a commercial or industrial zone, and the lot is located entirely within 165 feet of the abutting commercial or industrial zone. |
| | N | All other Commercial Parking. |
| Park-and-Ride Facilities | P | Park-and-Ride Facilities, when located on a lot whose side abuts property, other than a street or alley, within a commercial or industrial zone, and the lot is located entirely within 165 feet of the abutting commercial or industrial zone. |
| | N | All other Park-and-Ride Facilities. |
| 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 | C | Membership sports and recreation clubs. |
| | N | All other Commercial Entertainment – Indoor. |
| Commercial Entertainment – Outdoor | C | Membership sports and recreation clubs. |
| | N | All other Commercial Entertainment – Outdoor. |
| Major Event Entertainment | N | |
| Recreational and Cultural Community Services | P | Libraries. |
| | C | All other Recreation and Cultural Community Services. |

Table 513-1: Uses

| Use | Status | Limitations & Qualifications |
|---|---------------|---|
| Parks and Open Space | C | Arboreta and botanical gardens. |
| | P | All other Parks and Open Space. |
| Non-Profit Membership Assembly | N | |
| 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 | N | |
| 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 | |
| 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 | |
| Wholesale Sales, Storage, and Distribution | | |
| General Wholesaling | N | |
| Heavy Wholesaling | N | |
| Warehousing and Distribution | N | |

Table 513-1: Uses

| Use | Status | Limitations & Qualifications |
|---|---------------|---|
| 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 | |
| Forestry | N | |
| Agriculture and Forestry Services | N | |
| Keeping of Livestock and Other Animals | N | |
| Animal Services | N | |
| 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. |
| Home Occupations | S | Home Occupations, subject to SRC 700.020. |
| Taking of Boarders or Leasing of Rooms by a 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. |

Table 513-1: Uses

| Use | Status | Limitations & Qualifications |
|--|---------|--|
| 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. |

513.010. Development Standards. Development within the RM-I zone must comply with the development standards set forth in this section.

(a) **Land Division in the RM-I Zone.** Lots subdivided or partitioned in the RM-I zone shall be a minimum of 20,000 square feet in size, unless the lots are restricted to contain two or more attached dwelling units per lot, are used for townhouse development, or are used for allowed uses other than Household Living.

(b) **Lot Standards.** Lots within the RM-I zone shall conform to the standards set forth in Table 513-2.

**TABLE 513-2
LOT STANDARDS**

Table 513-2: Lot Standards

| Requirement | Standard | Limitations & Qualifications |
|------------------------|--------------------------------|--|
| LOT AREA | | |
| Single Family | Min. 1,500 sq. ft. | Applicable to townhouses. |
| | Min. 4,000 sq. ft. | Applicable to all other Single Family. |
| All other uses | Min. 4,000 sq. ft. | |
| LOT WIDTH | | |
| Single Family | Min. 20 ft. | Applicable to townhouses. |
| | Min. 40 ft. | Applicable to all other Single Family. |
| All other uses | Min. 40 ft. | |
| LOT DEPTH | | |
| All uses | Min. 70 ft. | |
| | Min. 120 ft. | Applicable to double frontage lots. |
| | Max. 300% of average lot width | |
| STREET FRONTAGE | | |
| Single Family | Min. 20 ft. | Applicable to townhouses. |
| | Min. 40 ft. | Applicable to all other Single Family. |
| | Min. 30 ft. | Applicable to all other Single Family, when located on a lot 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. 40 ft. | |

(c) **Dwelling Unit Density.** Dwelling unit density within the RM-I zone shall conform to the standards set forth in Table 513-3. Maximum dwelling unit density cannot be varied or adjusted.

**TABLE 513-3
DWELLING UNIT DENSITY**

| Table 513-3: Dwelling Unit Density | | | |
|--|---------------------------|----------------------------|--|
| Use | Standard | | Limitations & Qualifications |
| | Minimum | Maximum | |
| Single Family, Two Family, and Multiple Family | 8 dwelling units per acre | 14 dwelling units per acre | |
| | 6 dwelling unit per acre | 14 dwelling units per acre | Applicable to manufactured dwelling parks developed pursuant to SRC Chapter 235. |

(d) **Setbacks.** Setbacks within the RM-I zone shall be provided as set forth in Tables 513-4 and 513-5.

**TABLE 513-4
SETBACKS**

| Table 513-4: Setbacks | | |
|---|--|---|
| Requirement | Standard | Limitations & Qualifications |
| ABUTTING STREET | | |
| Buildings | | |
| Single Family and Two Family | Min. 12 ft. Min. 20 ft. | Applicable along collector or arterial streets. |
| All other uses | Min. 12 ft., plus one foot for each one-foot of height over 12 ft., but need not exceed 20 ft. in depth. | |
| Accessory Structures | | |
| Accessory to Single Family and Two Family | 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. |
| Accessory to all other uses | None | Applicable to accessory structures not more than 4 ft. in height. |
| | Min. 12 ft., plus one foot for each one-foot of height over 12 ft. | Applicable to accessory structures greater than 4 ft. in height |
| Vehicle Use Areas | | |
| All uses, other than Single Family and Two Family | Min. 12 ft. | |
| INTERIOR FRONT | | |
| Buildings | | |

Table 513-4: Setbacks

| Requirement | Standard | Limitations & Qualifications |
|---|---------------------------------------|---|
| Single Family and Two Family | Min. 12 ft. | |
| All other uses | Zone-to-Zone Setback (Table 513-5) | |
| Accessory Structures | | |
| Accessory to Single Family and Two Family | Min. 5ft. | |
| Accessory to all other uses | Zone-to-Zone Setback (Table 513-5) | |
| Vehicle Use Areas | | |
| All uses, other than Single Family and Two Family | Zone-to-Zone Setback (Table 513-5) | |
| INTERIOR SIDE | | |
| Buildings | | |
| Single Family | Min. 5 ft. | Applicable to new buildings, other than townhouses and zero side yard dwellings. |
| | Min. 3 ft. | Applicable to existing buildings, other than townhouses and zero side yard dwellings. |
| | None | Applicable to townhouses. |
| | Per SRC 700.090 | Applicable to zero side yard dwellings. |
| Two Family | Min. 5 ft. | |
| All other uses | Zone-to-Zone Setback (Table 513-5) | |
| Accessory Structures | | |
| 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. |
| Accessory to all other uses | Zone-to-Zone Setback (Table 513-5) | |
| Vehicle Use Areas | | |
| All uses, other than Single Family and Two Family | Zone-to-Zone Setback (Table 513-5) | |
| INTERIOR REAR | | |
| Buildings | | |
| Single Family and Two Family | 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. |
| All other uses | Zone-to-Zone Setback (Table 513-5) | |
| Accessory Structures | | |

| Table 513-4: Setbacks | | |
|---|--|---|
| Requirement | Standard | Limitations & Qualifications |
| Accessory to Single Family and Two Family | None | Applicable to accessory structures not more than 9 ft. in height. |
| | Min. one foot for each one-foot of height over 9 ft. | 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 | Zone-to-Zone Setback (Table 513-5) | |
| Vehicle Use Areas | | |
| All uses, other than Single Family and Two Family | Zone-to-Zone Setback (Table 513-5) | |

**TABLE 513-5
ZONE-TO-ZONE SETBACKS**

| Table 513-5: Zone-to-Zone Setbacks | | | |
|---|------------------------------------|-------------------------------|------------------------------------|
| Abutting Zone | Type of Improvement | Setback ⁽¹⁾ | Landscaping & Screening |
| EFU | Buildings and Accessory Structures | Min. 10 ft. | Type C |
| | Vehicle Use Areas | | |
| Residential Zone | Buildings and Accessory Structures | Min. 10 ft. | Type C |
| | Vehicle Use Areas | | |
| Mixed-Use Zone | Buildings and Accessory Structures | Min. 10 ft. | Type C |
| | Vehicle Use Areas | | |
| Commercial Zone | Buildings and Accessory Structures | Min. 10 ft. | Type C |
| | Vehicle Use Areas | | |
| Public Zone | Buildings and Accessory Structures | Min. 10 ft. | Type C |
| | Vehicle Use Areas | | |
| Industrial and Employment Zone | Buildings and Accessory Structures | Min. 15 ft. | Type C |
| | Vehicle Use Areas | | |
| <u>Limitations and Qualifications</u> | | | |
| (1) Zone-to-Zone setbacks are not required abutting an alley. | | | |

(e) **Lot Coverage; Height.** Buildings and accessory structures within the RM-I zone shall conform to the lot coverage and height standards set forth in Table 513-6.

**TABLE 513-6
LOT COVERAGE; HEIGHT**

| Table 513-6: Lot Coverage; Height | | |
|--|-----------------|---|
| Requirement | Standard | Limitations & Qualifications |

| Table 513-6: Lot Coverage; Height | | |
|---|-------------|------------------------------|
| Requirement | Standard | Limitations & Qualifications |
| LOT COVERAGE | | |
| Buildings and Accessory Structures | | |
| All uses | Max. 50% | |
| REAR YARD COVERAGE | | |
| Buildings | | |
| All uses | N/A | |
| Accessory Structures | | |
| Accessory to Single Family and Two Family | Max. 25% | |
| Accessory to all other uses | No Max. | |
| HEIGHT | | |
| Buildings | | |
| Single Family, Two Family, Multiple Family, Residential Care, Nursing Care, and Short-Term Commercial Lodging | Max. 35 ft. | |
| All other uses | Max. 70 ft. | |
| Accessory Structures | | |
| Accessory to all uses | Max 15 ft. | |

(f) **Maximum Square Footage for All Accessory Structures.** In addition to the maximum coverage requirements established in Table 513-6, accessory structures to Single Family and Two Family uses shall be limited to the maximum aggregate total square footage set forth in Table 513-7.

**TABLE 513-7
MAXIMUM SQUARE FOOTAGE FOR ALL ACCESSORY STRUCTURES**

| Table 513-7: Maximum Square Footage for All Accessory Structures | |
|--|--|
| Main Building Gross Area | Maximum Aggregate Total Square Footage for All Accessory Structures |
| 1,200 square feet or less. | 600 sq. ft. |
| Greater than 1,200 square feet. | 1,000 sq. ft. or 50% of main building gross area, whichever is less. |

(g) **Landscaping.** Landscaping within the RM-I zone shall be provided as set forth in this subsection.

(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.

(h) **Outdoor Storage.** Within the RM-I 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)

513.015. Design Review. Design review under SRC Chapter 225 is required for development within the RM-I 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)

513.020. Other Provisions. In addition to the standards set forth in this Chapter, development within the RM-I 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)