

CHAPTER 607
WEST SALEM GATEWAY OVERLAY ZONE

- 607.001. Purpose
- 607.005. Definitions
- 607.010. West Salem Gateway Overlay Zone Boundary
- 607.015. Uses
- 607.020. Development Standards
- 607.025. Design Review
- 607.030. Design Review Guidelines and Design Review Standards

607.001. Purpose. The purpose of the West Salem Gateway Overlay Zone is to establish development standards to enhance the area's role as the gateway into West Salem. (Ord No. 31-13)

607.005. Definitions. Unless the context otherwise specifically requires, as used in this Chapter, the following mean:

(a) Mixed-use development: A combination of uses in two or more of the following Use Categories within a single building, or within separate buildings on the same lot or contiguous lots:

- (1) Household Living;
- (2) Lodging;
- (3) Retail Sales and Service;
- (4) Business and Professional Services;
- (5) Health Services; or
- (6) Civic Services. (Ord No. 31-13)

607.010. West Salem Gateway Overlay Zone Boundary. The boundaries of the West Salem Gateway Overlay Zone are shown in Figure 607-1. (Ord No. 31-13)

607.015. Uses. Any use that is a permitted, special, conditional, or prohibited use in the underlying zone is a permitted, special, conditional, or prohibited use in the West Salem Gateway Overlay Zone. (Ord No. 31-13)

607.020. Development Standards. Development within the West Salem Gateway Overlay Zone must comply with the development standards applicable in the underlying zone and the development standards set forth in this section. The development standards in this section are in addition to, and not in lieu of, all other applicable development standards in the underlying zone. Where the development standards in this section conflict with the development standards applicable in the underlying zone, the development standards in this section shall be the applicable development standard.

(a) **Continued Development.** Buildings and structures existing within the West Salem Gateway Overlay Zone that conformed to the development standards existing on December 1, 2002, but which would otherwise be made non-conforming development by this Chapter, are hereby deemed continued development. The owner shall have the burden to demonstrate continued development status under this subsection.

(1) Continued development may be enlarged, rebuilt, or the exterior altered, provided such enlargement, rebuilding, or exterior alteration complies with all applicable standards in the underlying zone.

(2) An owner or user of property on December 1, 2002, may extend continued development onto any contiguous vacant land owned by such owner or user if such land was held under the same ownership on December 1, 2002, and has been maintained under the same ownership continuously thereafter. The extension of continued development onto

contiguous vacant land under the same ownership must comply with all applicable standards in the underlying zone.

(3) A determination by the Building Official that a continued development is derelict or dangerous, as defined in SRC 50.600 and SRC 56.230, shall terminate the continued development status conferred by this subsection and the building or structure shall thereafter be deemed non-conforming development.

(b) Pedestrian Access.

(1) A pedestrian connection shall be provided from the public sidewalk to the primary building entrance.

(2) A pedestrian connection through the parking area to the primary building entrance shall be provided when the parking area is greater than 60 feet in depth.

(3) Within shopping centers, office complexes, and mixed-use developments pedestrian connections shall be provided to connect the buildings. Pedestrian connections shall be the most practical, direct route.

(4) Pedestrian connections shall be a minimum of 5 feet in width, and defined by visual contrast or tactile finish texture.

(5) Wheel stops or extended curbs shall be provided along required pedestrian connections to prevent the encroachment of vehicles onto pedestrian connections.

(c) Project Enhancements. Development within the West Salem Gateway Overlay Zone shall include four or more of the following project enhancements:

(1) Closure of one driveway approach on Wallace Road;

(2) Joint parking agreement under SRC 806.020(a)(5), or implementation of a plan to satisfy off-street parking requirements through alternative modes of transportation under SRC 806.015(e)(2);

(3) Freestanding sign not more than 5 feet in height and placed upon a foundation;

(4) Weather protection, in the form of awnings or canopies, along more than 50 percent of the length of the ground floor building facade adjacent to sidewalks or pedestrian connections;

(5) Cast iron or wrought iron fencing adjacent to Wallace Road;

(6) Pedestrian connections that are:

(A) Constructed with pavers, scored or colored cement, and/or stamped asphalt;

(B) Elevated above the parking area and driveway; or

(C) Defined with landscaping or building features such as canopies, awnings, or arcades;

(7) Replacement of existing surface parking areas with new development of buildings or structures;

(8) A minimum of 7 percent interior landscaping within parking areas not more than 50,000 square feet in size; or a minimum of 10 percent interior landscaping within parking areas greater than 50,000 square feet in size;

(9) Installation of landscaping and irrigation using a plan designed by an Oregon landscape architect;

(10) Development of a mixed-use building;

(11) Construction of a building where at least 50 percent of the building frontage is constructed contiguous to the minimum building setback line;

(12) Construction of one or more buildings at least two stories in height;

(13) Construction of planter bays, each a minimum of 50 square feet in size, to meet minimum interior parking area landscaping requirements;

(14) Construction of planter bays below the surface grade of parking areas to accommodate surface water runoff; or

(15) Use of native plant materials to meet minimum landscaping requirements.

(Ord No. 31-13)

607.025. Design Review. Design review under SRC Chapter 225 is required for development within the West Salem Gateway Overlay Zone as follows:

(a) Except as otherwise provided in this section, design review according to the design review guidelines or the design review standards set forth in SRC 607.030 is required for all development within the West Salem Gateway Overlay Zone, when located on property abutting Wallace Road.

(b) Multiple family development, other than multiple family development within a mixed-use building, shall only 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.

(c) Multiple family development within a mixed-use building located on property abutting Wallace Road shall only be subject to design review according to the design review guidelines or the design review standards set forth in SRC 607.030. (Ord No. 31-13)

607.030. Design Review Guidelines and Design Review Standards.

(a) Building Location, Orientation, and Design.

(1) Building Setbacks.

(A) Design Review Guidelines.

(i) Building setbacks from Wallace Road shall be minimized.

(B) Design Review Standards.

(i) Buildings shall have the following setbacks from Wallace Road:

(aa) Minimum: 0 feet.

(bb) Maximum: 60 feet.

(cc) Where a minimum of 50 percent of the buildable width of a lot is already occupied by buildings, or portions of buildings, located within 60 feet of the Wallace Road right-of-way, the maximum setback shall not apply.

(b) Landscaping.

(1) Landscaping for Open Sales.

(A) Design Review Guidelines.

(i) Landscaping shall be utilized to provide adequate screening of open sales areas.

(B) Design Review Standards.

(i) Open sales areas for construction, communication or recreational equipment, vehicles, boats, recreational vehicles, and building materials shall be screened from Wallace Road with a minimum 3-foot tall sight-obscuring fence, masonry wall, or hedge, and a minimum 6-foot wide landscape strip. The fence, masonry wall, or hedge shall not encroach into the vision clearance area.

(c) Site Access.

(1) Vehicle Access.

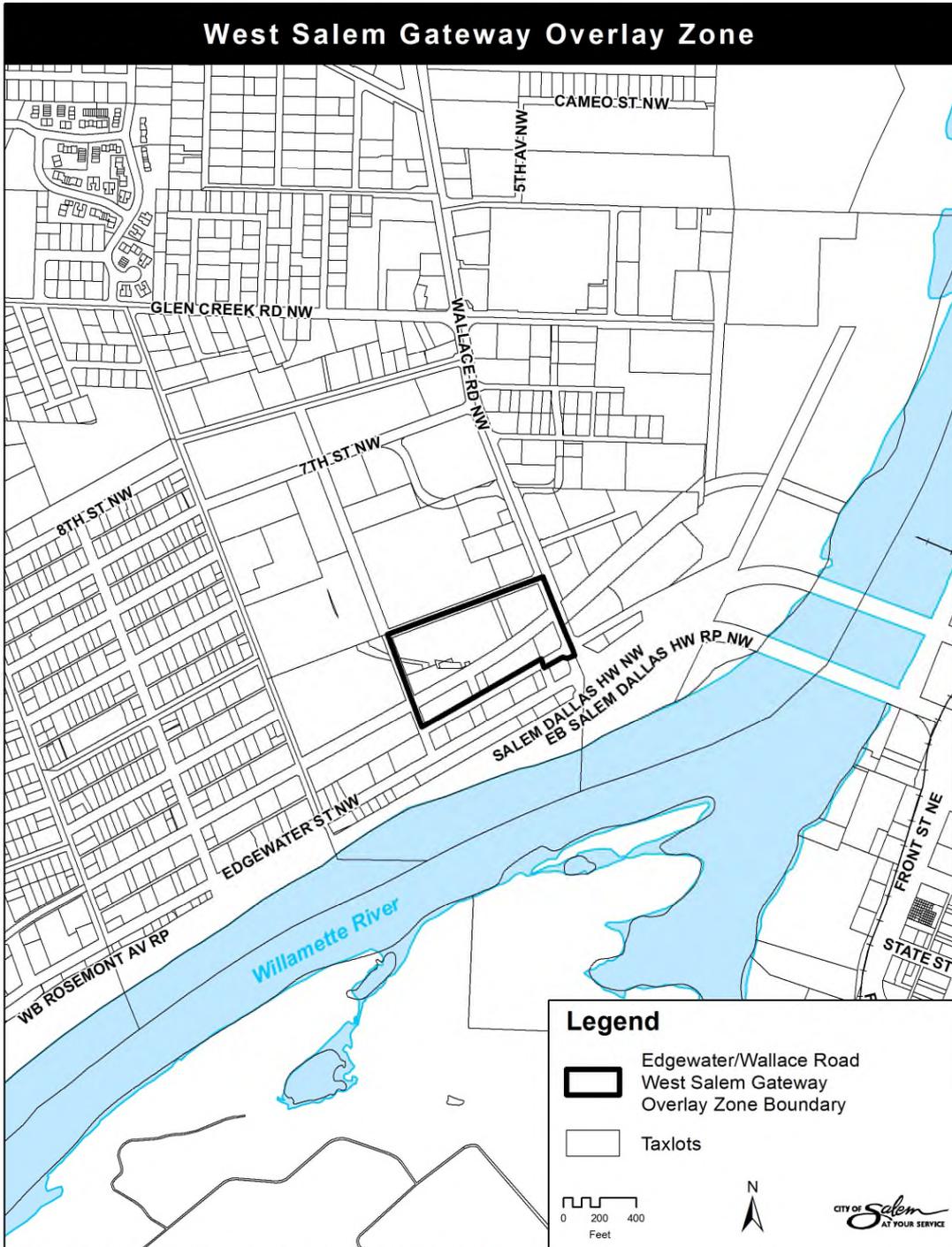
(A) Design Review Guidelines.

(i) Vehicle access onto Wallace Road shall be minimized when access to parking is available from a local street.

(B) Design Review Standards.

(i) New driveway approaches onto Wallace Road shall not be constructed when access to parking is available from a local street. (Ord No. 31-13)

**FIGURE 607-1
WEST SALEM GATEWAY OVERLAY ZONE**



(Ord No. 31-13)