



Comprehensive Plan Map Designations

Overview February 2022

The following information describes the Comprehensive Plan Map designations, as provided in the proposed update to the Salem Area Comprehensive Plan. The Comprehensive Plan and Comprehensive Plan Map are proposed to be updated as part of the [Our Salem project](#). If you have questions, please contact Eunice Kim, ekim@cityofsalem.net.

Comprehensive Plan Map Designations

The Comprehensive Plan Map represents and carries out the Comprehensive Plan's goals and policies. The Comprehensive Plan Map designations are described below. The descriptions identify where the designations are generally intended to be applied in the Salem area and the primary uses generally envisioned to be allowed in each designation. The descriptions also identify the corresponding zones that implement each designation.

Farm and Resource Management (FRM)

The Farm and Resource Management designation is applied to areas within Salem city limits but outside the Urban Growth Boundary where the continued practice of agricultural and related resource uses is required. This land is not currently urbanizable, and public services required for urban development are not currently available.

- Primary uses: The primary use is agriculture.
- Corresponding zones: Exclusive Farm Use (EFU)

Developing Residential (DR)

The Developing Residential designation is intended for urbanizable lands that have not yet been developed at urban densities. This designation is generally located on the periphery of the Salem urban area, outside City of Salem limits and the East Salem service districts. As a result, these areas may not be fully served by public facilities and may need to be annexed into the City to develop at urban densities.

- Primary uses: The primary uses are agriculture and single dwellings on acreage parcels. Land designated as Developing Residential is expected to be developed in the future with a range of housing types, including detached dwellings, accessory dwelling units, townhomes, duplexes, and other middle housing types. This designation also accommodates land uses that serve and support residents living in these areas, including schools, parks, and places of worship.
- Corresponding zones: Residential Agriculture (RA), Single-Family Residential (RS)

Single Family Residential (SF)

The Single-Family Residential designation applies to lower-density residential areas. This designation is generally located in existing residential neighborhoods or in areas that are served by public facilities and therefore suitable for residential development at urban densities.

- Primary uses: The primary uses are single dwellings and middle housing, including townhouses, duplexes, triplexes, fourplexes, and cottage clusters. This designation also accommodates other land uses that serve and support residents living in these areas, including schools, parks, and

places of worship. Live-work spaces are also allowed along major corridors in this designation where lower-density housing exists.

- Corresponding zones: Single-Family Residential (RS), Neighborhood Hub (NH)

Multiple Family Residential (MF)

The Multiple Family Residential designation is intended to promote medium- and high-density housing distributed across the Salem area. This designation is generally located near mixed-use and employment areas, low-density residential areas, major transportation corridors, transit routes, parks, and schools.

- Primary uses: The primary use is multifamily housing. Middle housing types are also allowed as are a limited mix of other land uses that support and serve residents living in these areas, such as personal services, schools, parks, and places of worship.
- Corresponding zones: Multiple Family Residential I (RM-I), Multiple Family Residential II (RM-II), Multiple Family Residential III (RM-III)

Commercial (COM)

The Commercial designation is intended to provide a variety of office, retail, service, recreation, and entertainment uses. This designation is generally located near major intersections and along a limited number of transportation corridors. Commercial areas range in size and scale from neighborhood services to regional shopping centers.

- Primary uses: The primary uses are offices, retail sales and services, business services, and recreational and entertainment uses. Residential and light industrial uses are allowed on a limited basis.
- Corresponding zones: Commercial Office (CO), Retail Commercial (CR), General Commercial (CG)

Central Business District (CB)

The Central Business District designation applies to the downtown core of the Salem urban area where a compact mix of high-density residential, commercial, and recreational uses are encouraged. This designation is intended to promote a pedestrian-friendly center of business, commerce, entertainment, and cultural amenities in downtown that serves Salem and the region. It is also intended to create a mixed-use center in inner West Salem that provides for a variety of shops, services, jobs, and housing.

- Primary uses: The primary uses are commercial uses, multifamily housing, and recreation and cultural uses. Other compatible uses such as educational and civic uses are also allowed.
- Corresponding zones: Central Business District (CB), West Salem Central Business District (WSCB)

Mixed Use (MU)

The Mixed Use designation promotes a mix of commercial uses and medium to high-density housing in close proximity to each other. This designation is generally located at major intersections and along major transportation corridors that are served by frequent transit routes. It also supports new mixed-use centers that can serve growing residential areas. Mixed-use centers and corridors are intended to be walkable areas that are well connected to adjacent residential areas by the pedestrian and bicycle network.

- Primary uses: The primary uses are multifamily housing and commercial uses. Other compatible uses such as office, recreation, entertainment, education, and civic uses are also allowed.

- Corresponding zones: Mixed Use-I (MU-I), Mixed Use-II (MU-II), Mixed Use III (MU-III), Neighborhood Hub (NH), Fairview Mixed Use (FMU), Edgewater/Second Street Mixed Use Corridor (ESMU)

River-Oriented Mixed Use (ROM)

The River-Oriented Mixed-Use designation promotes a mix of dense commercial and residential uses that can take advantage of the scenic, natural, and recreational qualities of the Willamette River as well as close proximity to Riverfront Park. This designation is generally located adjacent to the Willamette River both north and south of downtown Salem. The River-Oriented Mixed-Use designation is intended to promote pedestrian-friendly development that extends the active and inviting environment in the downtown.

- Primary uses: The primary uses are multifamily housing and commercial uses. Other compatible uses such as recreation, commercial entertainment, educational, and civic uses are also allowed.
- Corresponding zones: Mixed Use - Riverfront (MU-R), South Waterfront Mixed Use (SWMU), Central Business District (CB)

Parks, Open Space, and Outdoor Recreation (POS)

The Parks, Open Space, and Outdoor Recreation designation is intended for parks, natural areas, open space, and outdoor recreational sites, including golf courses. This designation is distributed throughout Salem to provide access to these amenities for all residents.

- Primary uses: The primary uses are parks, open space, recreational and cultural community services, and outdoor entertainment.
- Corresponding zones: Public Amusement (PA) zone

Community Service (CS)

There are seven Community Service designations that correspond to the uses for which they are primarily intended. These designations are generally reserved for public-serving uses, including state and local government, schools, hospitals, and other civic uses that support the Salem urban area and its residents. These designations are listed below with their corresponding zones.

- Community Service: Public Service (PS)
- Community Service Airport: Public Service (PS)
- Community Service Cemetery: Public and Private Cemeteries (PC)
- Community Service Education: Public and Private Educational Services (PE)
- Community Service Government: Public Service (PS), Capitol Mall (PM), and
- Public and Private Health Services (PH)
- Community Service Hospital: Public and Private Health Services (PH)
- Community Service Sewage – Solid Waste: Public Service (PS)

Employment Center (EC)

The Employment Center designation is intended for major employment areas that support a mix of industrial and employment uses. This designation is generally located near major transportation routes that allow for the efficient movement of goods regionally. Public services and infrastructure have been developed to support intensive employment uses on Employment Center lands.

- Primary uses: The primary uses are manufacturing, distribution, warehousing, and wholesaling.

- Corresponding zones: Employment Center (EC)

Industrial Commercial (IC)

The Industrial Commercial designation is intended to promote a flexible range of retail, office, light industrial, and warehousing activities. This designation is generally located in employment areas near major transportation corridors and can serve as a transition between heavier industrial areas and residential areas.

- Primary uses: The primary uses are light industrial, retail, office, and warehousing.
- Corresponding zones: Industrial Commercial (IC)

Industrial (IND)

The Industrial designation is intended for industrial activities such as manufacturing, distribution, and warehousing. This designation is generally located in areas that have direct access to major transportation routes and freight routes and that are not immediately adjacent to residential areas.

- Primary uses: The primary uses are manufacturing, distribution, warehousing, and construction uses. Commercial uses that support employment areas such as retail, restaurants, and offices are allowed on a limited basis.
- Corresponding zones: General Industrial (IG), Industrial Park (IP), Industrial Business Campus (IBC)