

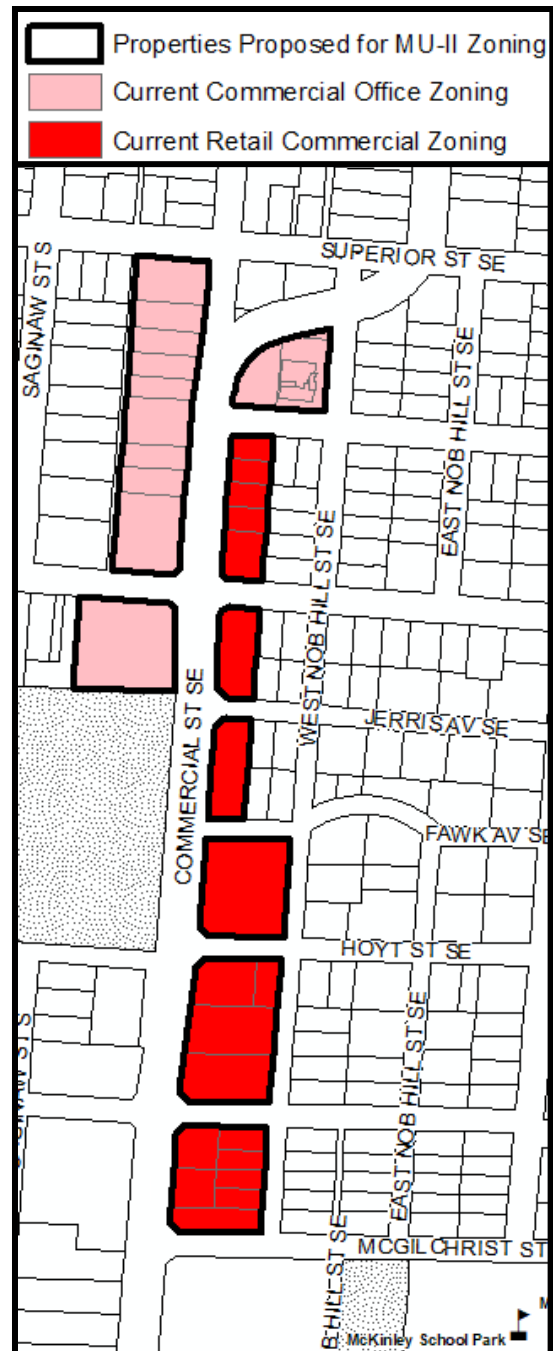
## Commercial Street SE Mixed Use-II Project

The City is proposing to rezone properties along Commercial Street SE roughly between Superior Street SE and McGilchrist Street SE to allow a mix of commercial and residential uses.

The current proposal would change the properties shown in pink and red on the map to Mixed Use-II (MU-II) zoning. The MU-II zone allows multifamily housing, shops, offices, services, and other complementary uses.

The map to the right shows the current zoning of the properties that are proposed to be rezoned to MU-II. Some of these properties are currently zoned Commercial Office (CO), and some are currently zoned Retail Commercial (CR). The proposed zone change would affect the uses allowed on these properties in the future but would allow existing uses to remain. It would also change the requirements for future development to be more pedestrian-friendly.

This proposal follows the Our Salem project, which updated Salem's zoning. The City Council requested this proposed zone change instead of the original proposal to rezone these properties to Mixed Use-III.



The following tables compare the uses and development standards between the CO, CR, MU-II, and MU-III zones. This comparison is not a complete list but instead highlights key differences. The complete tables of uses and development standards for each zone can be found in Salem Revised Code (SRC).

[SRC Chapter 521: CO – Commercial Office](#)

[SRC Chapter 522: CR – Retail Commercial](#)

[SRC Chapter 534: MU-II – Mixed Use II](#)

[SRC Chapter 535: MU-III – Mixed Use III](#)

### Comparison of Uses

Use Category	CO	CR	MU-II	MU-III
<b>Single-Family</b>	Permitted	Not permitted	Townhouses permitted	Townhouses and single-family in mixed-use development permitted
<b>Middle Housing (two, three, and four family uses)</b>	Special* †	Special†	Special†	Two-family permitted only in mixed-use development and others Special†
<b>Multifamily</b>	Permitted*	Conditional Use	Permitted	Permitted
<b>Lodging</b>	Limited uses permitted	Permitted	Limited uses permitted	Permitted
<b>Retail Sales and Services</b>	Limited uses permitted	Permitted	Permitted	Permitted
<b>Offices</b>	Permitted	Permitted	Permitted	Permitted
<b>Motor Vehicle Sales and Services</b>	Limited uses permitted	Conditional Use	Limited	Conditional Use
<b>Commercial Entertainment</b>	Limited uses permitted	Permitted	Allowed indoors	Permitted

\*Requires additional lot size for additional dwelling units

†Special uses are permitted as long as additional standards are met

## Comparison of Development Standards

<b>Development Standard</b>	<b>CO</b>	<b>CR</b>	<b>MU-II</b>	<b>MU-III</b>
<b>Street Setback</b>	Min. 12 ft.	Min. 5 ft.	0-10 ft.	5-30 ft. or min. 20 ft. for exclusively residential development
<b>Dwelling Unit Density</b>	None but minimum lot size increases for additional dwelling units	None	Min. 15 dwelling units per acre for exclusively residential development	Min. 15 dwelling units per acre for exclusively residential development
<b>Lot coverage</b>	Max. 60%	No maximum	No maximum	No maximum
<b>Pedestrian-Oriented Design</b>	None	None	More requirements*	Fewer requirements*
<b>Drive-Throughs</b>	Allowed	Allowed	Not allowed	Allowed on side or rear of buildings

\*See Salem Revised Code for complete table of pedestrian-oriented design standards