

## GUIDE: Multiple Family Design Review Standards (SRC Chapter 702)

The City of Salem regulates the design of multiple family developments through [Salem Revised Code Chapter 702](#). This guide is intended to help developers and the public better understand how to apply the design standards in Salem’s code.

This guide focuses on the design standards for larger multiple family developments, those with 13 or more units, as they largely encompass the standards for developments with five to 12 units. The design standards referenced below can be found in [SRC 702.020](#). Every standard in that subsection, however, is not referenced below.

The standards below apply to **all new development**. They also apply to **existing development** depending on the changes being proposed. See the specific standards below for applicability to existing development.

### What is multiple family?

Multiple family – also known as multifamily – is five or more dwelling units on a lot.

STANDARD AND CODE SECTION	CODE LANGUAGE	GUIDANCE
<b>Applicability</b> <a href="#">702.005</a>		<ul style="list-style-type: none"><li>• The standards apply to all multifamily developments, except for cottage clusters, multifamily that is part of a mixed-use development, and multifamily in the zones outlined in SRC 702.005(b)(C).</li><li>• When multifamily is developed on more than one lot, each lot must meet the requirements in SRC Chapter 702, such as the open space requirements. Adjustments may be granted, provided that any necessary easements between properties are conditioned on the development.</li></ul>

**STANDARD  
AND CODE  
SECTION**

**STANDARD LANGUAGE**

**GUIDANCE**

**OPEN SPACE**

<p><b>Applicability</b> <a href="#">702.020(a)(1)</a></p>	<p>To encourage the preservation of natural open qualities that may exist on a site and to provide opportunities for active and passive recreation, all newly constructed multiple family developments shall provide a minimum 30 percent of the gross site area in designated and permanently reserved open space. For the purposes of this subsection, the term "newly constructed multiple family developments" shall not include multiple family developments created through only construction or improvements to the interior of an existing building(s). Indoor or covered recreation space may count toward this open space requirement.</p>	<ul style="list-style-type: none"> <li>• In existing developments, this standard applies if proposed changes would reduce the amount of open space. However, design review and site plan review are not required if ramps, stairways, and ADA accommodations are being added even if they reduce the amount of open space provided.</li> <li>• If open space is replaced like for like (e.g., same type, size, and location), design review and site plan review are not required. A building permit is still required.</li> </ul>
<p><b>Common open space on slopes</b> <a href="#">702.020(a)(1)(B)</a></p>	<p>To ensure the provided open space is usable, a maximum of 15 percent of the common open space shall be located on land with slopes greater than 25 percent.</p>	<ul style="list-style-type: none"> <li>• This standard only applies to the required common open space in Table 702-3.</li> </ul>
<p><b>Size of private open space</b> <a href="#">702.020(a)(1)(C)</a></p>	<p>To allow for a mix of different types of open space areas and flexibility in site design, private open space, meeting the size and dimension standards set forth in Table 702-4, may count toward the open space requirement. All private open space must meet the size and dimension standards set forth in Table 702-4.</p>	<ul style="list-style-type: none"> <li>• This size and dimension standards in Table 702-4 apply to all private open space provided (including balconies, exclusive of storage areas), not just the required private open space. (See Figure 1)</li> <li>• Existing balconies can be repaired or replaced like for like (e.g., same size and location, or closer to meeting the standard) without having to meet the size and dimensional standards.</li> </ul>
<p><b>Private open space in large developments</b> <a href="#">702.020(a)(1)(D)</a></p>	<p>To ensure a mix of private and common open space in larger developments, private open space, meeting the size and dimension standards set forth in Table 702-4, shall be provided for a minimum of 20 percent of the dwelling units in all newly constructed multiple family developments with 20 or more dwelling units. Private open space shall be located contiguous to the dwelling unit, with direct access to the private open space provided through a doorway.</p>	<ul style="list-style-type: none"> <li>• In existing developments, this standard applies if new dwelling units are added through new buildings or increased building square footage. In these cases, new units must have private open space if the resulting development has at least 20 units and 20 percent of the units do not already have private open space.</li> </ul>

**STANDARD  
AND CODE  
SECTION**

**STANDARD LANGUAGE**

**GUIDANCE**

**Figure 1: Private open space**  
5835 Reed Lane SE  
Salem, OR



**Active  
recreational  
space**

[702.020\(a\)\(1\)\(E\)](#)

To encourage active recreational opportunities for residents, the square footage of an improved open space area may be counted twice toward the total amount of required open space, provided each such area meets the standards set forth in this subsection. Example: a 750-square-foot improved open space area may count as 1,500 square feet toward the open space requirement.

- (i) Be a minimum 750 square feet in size with a minimum dimension of 25 feet for all sides; and
- (ii) Include at least one of the following types of features:
  - a. Covered pavilion.
  - b. Ornamental or food garden.
  - c. Developed and equipped children's play area, with a minimum 30-inch tall fence to separate the children's play area from any parking lot, drive aisle, or street.
  - d. Sports area or court (e.g., tennis, handball, volleyball, basketball, soccer).
  - e. Swimming pool or wading pool.

- If the type of recreational feature changes – from a pool to a sports court, for example – design review and site plan review are not required. A building permit is still required.

**STANDARD  
AND CODE  
SECTION**

**STANDARD LANGUAGE**

**GUIDANCE**

**LANDSCAPING**

<p><b>Applicability</b></p> <p><a href="#">702.020(b)</a></p>	<p><i>See note at end of document</i></p>	<ul style="list-style-type: none"> <li>• These standards apply to existing development depending on the changes being made (see additional guidance on the standards below). However, design review and site plan review are not required if ramps, stairways, and ADA accommodations are being added even if they reduce the amount of landscaping provided.</li> </ul>
<p><b>Tree canopy</b></p> <p><a href="#">702.020(b)(1)</a></p>	<p>To encourage the preservation of trees and maintain or increase tree canopy, a minimum of one tree shall be planted or preserved for every 2,000 square feet of gross site area.</p>	<ul style="list-style-type: none"> <li>• All development triggers this requirement, except for the addition of ramps, stairways, ADA accommodations, building siding, balconies, and other alterations that do not increase the size of the building footprint or parking lot.</li> </ul>
<p><b>Screening abutting residential property</b></p> <p><a href="#">702.020(b)(2)</a></p>	<p>Where a development site abuts property that is zoned Residential Agricultural (RA) or Single Family Residential (RS), a combination of landscaping and screening shall be provided to buffer between the multiple family development and the abutting RA or RS zoned property. The landscaping and screening shall include the following:</p> <p>(A) A minimum of one tree, not less than 1.5 inches in caliper, for every 30 linear feet of abutting property width; and</p> <p>(B) A minimum six-foot tall, decorative, sight-obscuring fence or wall. The fence or wall shall be constructed of materials commonly used in the construction of fences and walls, such as wood, stone, rock, brick, or other durable materials. Chainlink fencing with slats shall be not allowed to satisfy this standard.</p>	<ul style="list-style-type: none"> <li>• When an addition is built onto an existing building or a new building is added to an existing multifamily development, the additional screening is only required along the portion of the property line closest to the new building or enlarged building (e.g., entire length of the building).</li> </ul>
<p><b>Entryways</b></p> <p><a href="#">702.020(b)(3)</a></p>	<p>To define and accentuate primary entryways, a minimum of two plant units, shall be provided adjacent to the primary entryway of each dwelling unit, or combination of dwelling units.</p>	<ul style="list-style-type: none"> <li>• In existing developments, this standard applies to new entryways that are created.</li> </ul>

**STANDARD  
AND CODE  
SECTION**

**STANDARD LANGUAGE**

**GUIDANCE**

**Separation of private open space**

[702.020\(b\)\(6\)](#)

To ensure the privacy of dwelling units, ground level private open space shall be physically and visually separated from common open space with perimeter landscaping or perimeter fencing.

- In existing developments, this standard applies whenever new private open space is created. (See Figure 2)

**Figure 2: Separation of private open space**

1687 Waln Drive SE  
Salem, OR



**Trees around parking lots**

[702.020\(b\)\(7\)](#)

To provide protection from winter wind and summer sun and to ensure trees are distributed throughout a site and along parking areas, a minimum of one canopy tree shall be planted along every 50 feet of the perimeter of parking areas. Trunks of the trees shall be located within ten feet of the edge of the parking area.

- (A) A minimum of one canopy tree shall be planted within each planter bay.
- (B) A landscaped planter bay a minimum of nine feet in width shall be provided at a minimum spacing of one for every 12 spaces.

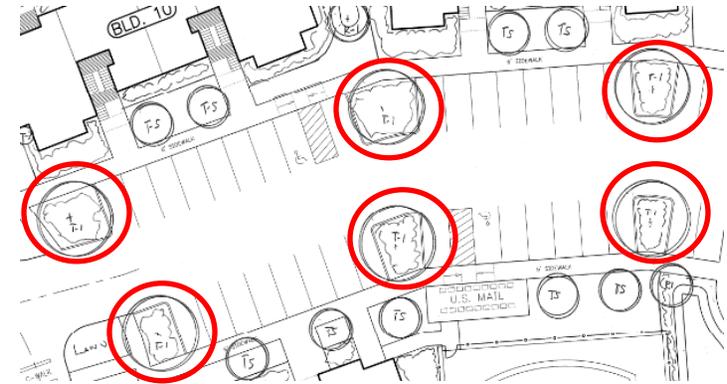
- Pedestrian paths cannot be constructed through planter bays unless a portion of that bay still meets the dimensional requirements (9 ft wide) outside of the path. The 9-ft width is measured inside of curb to inside of curb.

**STANDARD  
AND CODE  
SECTION**

**STANDARD LANGUAGE**

**GUIDANCE**

**Figure 3: Canopy trees located in planter bays within parking lots**  
3965 Outward Road SE  
Salem, OR



**SECURITY AND SAFETY**

<p><b>Windows</b></p> <p><a href="#">702.020(c)(1)</a></p>	<p>Windows shall be provided in all habitable rooms, other than bathrooms, on each wall that faces common open space, parking areas, and pedestrian paths to encourage visual surveillance of such areas and minimize the appearance of building bulk.</p>	<ul style="list-style-type: none"> <li>• The intent of this standard is to ensure that every façade of a building has windows to provide visual surveillance of the development’s common areas (in addition to minimizing building bulk).</li> <li>• In existing developments, this standard applies when a new unit is created, including through interior conversions.</li> <li>• Windows can only be removed if this standard is still met after the removal.</li> <li>• In bedrooms, windows are required on each wall, including in closets that occupy the entire length of a wall.</li> </ul>
<p><b>Lighting</b></p> <p>702.020(c)(2)</p>	<p>Lighting shall be provided that illuminates all exterior dwelling unit entrances, parking areas, and pedestrian paths within the development to enhance visibility and resident safety.</p>	<ul style="list-style-type: none"> <li>• In existing developments, this standard applies to new unit entrances, new parking lots, and new pedestrian paths.</li> </ul>

**STANDARD  
AND CODE  
SECTION**

**STANDARD LANGUAGE**

**GUIDANCE**

**PARKING AND SITE DESIGN**

<p><b>Applicability</b>  <a href="#">702.020(d)</a></p>	<p><i>See note at end of document</i></p>	<ul style="list-style-type: none"> <li>• These standards apply to existing development when new paved surface is added to expand parking, existing paved surface is replaced with new paved surfaces, or an unpaved area is paved (e.g., same applicability as SRC 806.035).</li> </ul>
<p><b>Planter bays</b>  <a href="#">702.020(d)(1)</a></p>	<p>To minimize large expanses of continuous pavement, parking areas greater than 6,700 square feet in area shall be physically and visually separated with landscaped planter bays that are a minimum of nine feet in width. Individual parking areas may be connected by an aisle or driveway.</p>	<ul style="list-style-type: none"> <li>• In existing developments, this standard applies when at least 6,700 square feet of new parking area is added. It also applies when a parking area is added to an existing parking lot, and the total parking area now exceeds 6,700 square feet; in that case, the standard applies to the parking addition.</li> </ul>
<p><b>Parking location</b>  <a href="#">702.020(d)(2)</a></p>	<p>702.020(d)(2)  To minimize the visual impact of on-site parking and to enhance the pedestrian experience, off-street surface parking areas and vehicle maneuvering areas shall be located behind or beside buildings and structures. Off-street surface parking areas and vehicle maneuvering areas shall not be located between a building or structure and a street.</p>	<ul style="list-style-type: none"> <li>• This standard does NOT apply to existing parking lots.</li> </ul>

**FAÇADE AND BUILDING DESIGN**

<p><b>Applicability</b>  <a href="#">702.020(e)</a></p>		<ul style="list-style-type: none"> <li>• These standards apply to existing development depending on the changes being made (see additional guidance on the standards below).</li> </ul>
<p><b>Building length</b>  <a href="#">702.020(e)(1)</a></p>	<p>To preclude long monotonous exterior walls, buildings shall have no dimension greater than 150 feet.</p>	<ul style="list-style-type: none"> <li>• In existing developments, this standard applies when additions are made to existing buildings.</li> <li>• The 150-foot dimension is measured in a direct line, as opposed to the length of a building that is not straight (e.g., curved building or U-shaped building)</li> </ul>

**STANDARD  
AND CODE  
SECTION**

**STANDARD LANGUAGE**

**GUIDANCE**

**Figure 4: U-Shaped Building**  
2960 Broadway Street NE  
Salem, OR



<p><b>Setbacks abutting residential property</b></p> <p><a href="#">702.020(e)(2)</a></p>	<p>Where a development site abuts property zoned Residential Agricultural (RA) or Single Family Residential (RS), buildings shall be setback from the abutting RA or RS zoned property as set forth in Table 702-5 to provide appropriate transitions between new buildings and structures on site and existing buildings and structures on abutting sites.</p>	<ul style="list-style-type: none"> <li>• In existing developments, this standard only applies to additions to existing buildings or to new buildings on existing multifamily sites.</li> </ul>
<p><b>Railings abutting residential property</b></p> <p><a href="#">702.020(e)(3)</a></p>	<p>To enhance compatibility between new buildings on site and abutting residential sites, balconies located on building facades that face RA or RS zoned properties, unless separated by a street, shall have fully sight-obscuring railings.</p>	<ul style="list-style-type: none"> <li>• In existing developments, this standard applies to all new balconies. Existing balconies can be repaired or replaced like for like (e.g., same size, type, and location) without meeting this standard. (See Figure 5)</li> </ul>

**STANDARD  
AND CODE  
SECTION**

**STANDARD LANGUAGE**

**GUIDANCE**

**Figure 5: Fully sight-obscuring railings**  
1970 Linwood Street NW  
Salem, OR

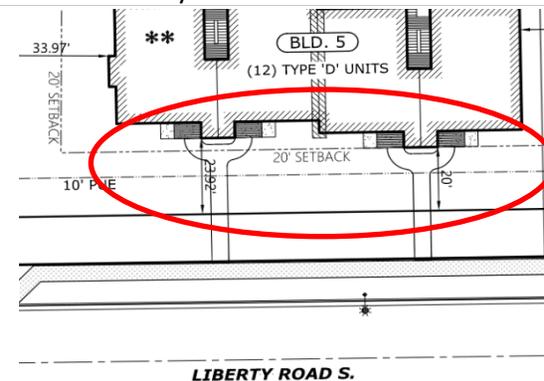


**Buildable width**  
[702.020\(e\)\(4\)](#)

On sites with 75 feet or more of buildable width, a minimum of 40 percent of the buildable width shall be occupied by building placed at the setback line to enhance visual interest and activity along the street. Accessory structures shall not apply towards meeting the required percentage.

- In existing developments, this standard only applies to new buildings, not additions to existing buildings.
- The setback line refers to the minimum setback in the zone.
- One façade or balcony must be located at the minimum setback line. Portions of buildings that are set back further than the setback line – but within 10 feet of that setback line – count toward the 40 percent standard.
- Nonresidential buildings are counted toward the 40 percent standard, but accessory buildings such as community buildings, carports, and garages for multifamily residents are not.

**Figure 6: Façade located at the setback line**  
1024 Liberty Road S  
Salem, OR



**STANDARD  
AND CODE  
SECTION**

**STANDARD LANGUAGE**

**Primary  
building  
entrance**

702.020(e)(5)

To orient buildings to the street, any ground-level unit, cluster of units, interior lobbies, or portions thereof, located within 25 feet of the property line abutting a street shall have an architecturally defined primary building entrance facing that street, with direct pedestrian access to adjacent sidewalks.

**GUIDANCE**

- Primary building entrance means the principal public pedestrian entrance to a unit(s). The entrance(s) cannot be a slider door. The building address must be posted near the primary building entrance(s).
- In existing developments, this standard only applies to new buildings or additions to existing buildings that include new ground-level units and/or interior lobbies.

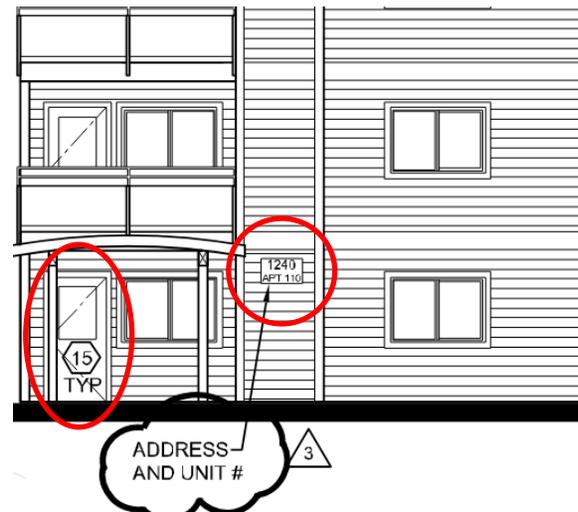
**Figure 7: Cluster of units with architecturally defined primary building entrance facing the street**

5770 Red Leaf Drive S  
Salem, OR



**Figure 8: Primary building entrance without a slider door and with the building address near the door**

1240 Highland Avenue NE  
Salem, OR



**STANDARD  
AND CODE  
SECTION**

**STANDARD LANGUAGE**

**GUIDANCE**

**Porches and entryways**

[702.020\(e\)\(6\)](#)

A porch or architecturally defined entry area shall be provided for each ground level dwelling unit. Shared porches or entry areas shall be provided to not more than four dwelling units. Individual and common entryways shall be articulated with a differentiated roof, awning, stoop, forecourt, arcade or portico.

- In existing developments, this standard applies to new buildings. It also applies to existing buildings that are converted into multifamily buildings.
- No more than four dwelling units may have a shared entrance per floor.

**Figure 9: Architecturally defined entryways for ground level dwelling units**

1811 Linwood Street NW  
Salem, OR



**Roofs**

[702.020\(e\)\(8\)](#)

To reinforce the residential character of the neighborhood, flat roofs, and the roof ridges of sloping roofs, shall not exceed a horizontal length of 100 feet without providing differences in elevation of at least four feet in height. In lieu of providing differences in elevation, a cross gable or dormer that is a minimum of four feet in length may be provided.

- On existing buildings, this standard only applies to new roofs that include a new roof system (i.e., trusses)

**Building articulation**

[702.020\(e\)\(9\)](#)

To minimize the appearance of building bulk, each floor of each building's vertical face that is 80 feet in length or longer shall incorporate one or more of the design elements below. Design elements shall vary from other wall surfaces by a minimum of four feet and such changes in plane shall have a minimum width of six feet.

- (A) Offsets (recesses and extensions).
- (B) Covered deck.
- (C) Covered balcony.
- (D) Cantilevered balcony, provided at least half of its depth is recessed.
- (E) Covered entrance.

- In existing developments, this standard only applies to new buildings or additions (e.g., applies to the new portion of the building being added). It does not apply to existing buildings that are converted into multifamily housing.

**STANDARD  
AND CODE  
SECTION**

**STANDARD LANGUAGE**

**GUIDANCE**

**Figure 10: Building articulation**  
931 Park Avenue NE  
Salem, OR



**Articulation of  
ground floors**

[702.020\(e\)\(10\)](#)

To visually break up the building's vertical mass, the first floor of each building, except for single-story buildings, shall be distinguished from its upper floors by at least one of the following:  
(A) Change in materials.  
(B) Change in color.  
(C) Molding or other horizontally-distinguishing transition piece.

- In existing developments, this standard applies when the siding of buildings is removed or replaced. This includes when siding on one side of building is entirely removed and replaced.

**Figure 11: Ground floor articulation**  
1900 Linwood Street NW  
Salem, OR



**Note:** A recent amendment to Salem Revised Code, responding to the State’s Climate Friendly and Equitable Communities rules, implemented requirements for climate mitigation when new off-street parking areas larger than 0.5 acres are proposed, including parking for multiple family developments. The new requirements can be found in [SRC 806.035\(n\)](#). These new standards apply **in addition** to the landscaping, parking, and site design standards found in SRC Chapter 702, though trees meeting the standards in both chapters may count toward satisfying both requirements.