



# Proposed Code Amendment Overview

(November 2021)

## Overview

The City is proposing a code amendment as part of the larger update to the Salem Area Comprehensive Plan. The proposed changes implement goals and policies in the proposed Comprehensive Plan and are a result of the multi-year Our Salem project.

## Highlights of the proposed code changes:

*Drafts of the new zones described below can be found after the chart. The Salem Revised Code chapter numbers where the proposed changes can be found has been provided for reference.*

Topic	Description of Proposed Change	SRC Chapter
<b>Proposed New Zones</b>		
Neighborhood Hub (NH)	Create a new zone that would allow small-scale shops and services to serve the daily needs of surrounding residential neighborhoods	SRC Chapter 532
Mixed Use-III (MU-III)	Create a new zone that would allow a mix of uses, encourage infill development and redevelopment in corridors and centers, and promote pedestrian-oriented design	SRC Chapter 535
Mixed Use-Riverfront (MU-R)	Create a new zone that would promote mixed-use, pedestrian-oriented development along the Willamette River and facilitate pedestrian access to the river	SRC Chapter 536
<b>Zoning Subcommittee Recommendations</b>		
Height in MU-III zone	Establish a maximum height of 70 feet in the proposed MU-III zone, and base the setback on building height when next to residential zones ( <i>cap the setback at 50 ft</i> )	SCR Chapter 535
Density in mixed-use and Multiple Family Residential-II (RM-II) zones	Increase the minimum density in the Mixed Use-I, Mixed Use-II, and RM-II zone from 12 units per acre to 15 units per acre, and establish a minimum density of 15 units per acre in the MU-III zone	SRC Chapters 514, 533, 534, and 535
Density near the Core Network	Establish a minimum density of 15 unit per acre in the Single Family Residential (RS) and Residential Agricultural (RA) zone for residential development within a ¼ mile of <a href="#">Cherriots Core Network</a>	SRC Chapters 510 and 511
Neighborhood hubs in subdivisions	Allow neighborhood hub uses in subdivisions that are at least 10 acres in size and more than a ¼ mile from all commercial, mixed-use, and NH zones	SRC Chapters 510 and 511
Density and middle housing in subdivisions	Establish a minimum density of 5.5 units per acre in subdivisions that are at least 5 acres in size, and require at least 15 percent of the dwelling units to be middle housing	SRC Chapters 510 and 511

Parking requirements near the Core Network	Eliminate minimum parking requirements for uses on properties zoned MU-I, MU-II, MU-III, and MU-R, located within ¼ mile of Cherriot's Core Network, and developed with multiple family housing.	SCR Chapter 806
<b>Other Proposed Changes</b>		
Multiple Family Residential-III (RM-III)	Renames the existing Multiple Family High-Rise Residential (RH) Zone and revises it by establishing a maximum density and maximum height	SRC Chapter 515
Live-work unit on major streets	Allow live-work units on properties zoned RA or RS that are located on major or minor arterials, and limit the nonresidential uses to services and retail sales	SRC Chapter 700
Repealed zones and overlay zones	<p>Repeal the following chapters:</p> <ul style="list-style-type: none"> <li>• SRC 215: Neighborhood Center Master Plan</li> <li>• SRC 512: Duplex Residential</li> <li>• SRC 520: Neighborhood Commercial</li> <li>• SRC 532: Neighborhood Center Mixed-Use</li> <li>• SRC 555: Intensive Industrial</li> <li>• SRC 556: Second Street Craft Industrial Corridor</li> <li>• SRC 604: Pine Street Mixed-Use Overlay Zone</li> <li>• SRC 605: Northgate Mixed-Use Overlay Zone</li> <li>• SRC 606: Wallace Road Corridor Overlay Zone</li> <li>• SRC 608: West Salem General Industrial Overlay Zone</li> <li>• SRC 609: Patterson Street Corridor Overlay Zone</li> <li>• SRC 612: Walker School Residential Area Overlay Zone</li> <li>• SRC 613: Broadway-High Street Retail Overlay Zone</li> <li>• SRC 614: Broadway-High Street Housing Overlay Zone</li> <li>• SRC 615: Broadway-High Street Transition Overlay Zone</li> <li>• SRC 616: Riverfront High Density Residential Overlay Zone</li> <li>• SRC 617: Riverfront Overlay Zone</li> <li>• SRC 619: Mixed-Use Overlay Zone</li> <li>• SRC 620: Salem Hospital Overlay Zone</li> <li>• SRC 626: Commercial High-Density Residential Overlay Zone</li> <li>• SRC 627: 22<sup>nd</sup> and Electric Overlay Zone</li> <li>• SRC 628: State Street Overlay Zone</li> <li>• SRC 630: South Gateway Overlay Zone</li> <li>• SRC 631: Compact Development Overlay Zone</li> </ul>	See column to the left

For more information about the Our Salem project, visit [www.cityofsalem.net/our-salem](http://www.cityofsalem.net/our-salem). If you have questions or comments, please contact Eunice Kim at [ekim@cityofsalem.net](mailto:ekim@cityofsalem.net).

## **CHAPTER 532. NH—NEIGHBORHOOD HUB (DRAFT)**

### **Sec. 532.001. Purpose.**

The purpose of the Neighborhood Hub (NH) Zone is to establish allowed uses and development standards that encourage small-scale shops and services that serve the daily needs of surrounding residential neighborhoods. The NH zone is intended to encourage adaptive reuse of existing homes and promote pedestrian-oriented development that reflects the scale of surrounding residential areas.

### **Sec. 532.005. Definitions.**

The following words, terms and phrases, when used in this chapter, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Neighborhood hub district means the aggregate area of all properties zoned NH that are contiguous to each other and that are only separated from each other by public right-of-way.

### **Sec. 532.010. Requirements for application of neighborhood hub zone.**

- (a) *Approval criteria.* In addition to the approval criteria for zone changes set forth in SRC chapter 265, proposals to zone land NH shall meet the following criteria:
- (1) Not less than one-fourth of the total street frontage of the proposed neighborhood hub district will be on collector and/or minor arterial streets.
  - (2) The proposed neighborhood hub district will not be more than two acres, including the area of any public right-of-way that separates properties within the proposed neighborhood hub district.
  - (3) The boundaries of the proposed neighborhood hub district will be separated from all commercial zones, mixed-use zones, and other neighborhood hub zones by not less than one-quarter of a mile, as measured along a route utilizing public or private streets.

### **Sec. 532.015. Uses.**

- (a) Except as otherwise provided in this section, the permitted (P), special (S), conditional (C), and prohibited (N) uses in the NH zone are set forth in Table 532-1.

<b>TABLE 532-1. USES</b>		
<b>Use</b>	<b>Status</b>	<b>Limitations &amp; Qualifications</b>
<b>Household Living</b>		
Single family	P	The following single family activities: <ul style="list-style-type: none"> <li>■ Single family detached dwelling.</li> <li>■ Residential home, as defined under ORS 197.660.</li> <li>■ Manufactured dwelling park, subject to SRC chapter 235.</li> </ul>
	S	The following single family activities: <ul style="list-style-type: none"> <li>■ Manufactured home, subject to SRC 700.025.</li> <li>■ Townhouse, subject to SRC 700.085.</li> <li>■ Zero side yard dwelling, subject to SRC 700.095.</li> </ul>
	N	All other Single Family.
Two family	P	
Three family	S	Three family, subject to SRC 700.081.
Four family	S	Four family, subject to SRC 700.081.
Multiple family	S	Cottage cluster, subject to SRC 700.011.
	N	All other multiple family.

<b>Group Living</b>		
Room and board	N	
Residential care	C	Residential facility, as defined under ORS 197.660, when located on a lot with frontage on an arterial or collector street.
	N	All other residential care.
Nursing care	C	Nursing care, when located on a lot with frontage on an arterial or collector street.
	N	All other nursing care.
<b>Lodging</b>		
Short-term commercial lodging	C	Short-term rentals.
	N	All other short-term commercial lodging.
Long-term commercial lodging	N	
Nonprofit shelters	C	Nonprofit shelters serving 5 or fewer persons, when located on a lot with frontage on an arterial or collector street.
	P	Nonprofit shelters for victims of domestic violence serving 10 or fewer persons.
	N	All other nonprofit shelters.
<b>Retail Sales and Service</b>		
Eating and drinking establishments	P	Eating and drinking establishments, subject to SRC 532.020(f).
Retail sales	N	The following retail sales activities: <ul style="list-style-type: none"> <li>■ Medical marijuana and recreational marijuana sales or transfers</li> <li>■ Liquor stores.</li> <li>■ Tobacco stores.</li> <li>■ Pawn shops.</li> </ul>
	P	All other retail sales, subject to SRC 532.020(f).
Personal services	N	The following personal services activities: <ul style="list-style-type: none"> <li>■ Laundry and dry cleaning establishments.</li> <li>■ Tattoo/piercing parlors.</li> </ul>
	P	All other personal services, subject to SRC 532.020(f).
Postal services and retail financial services	N	
<b>Business and Professional Services</b>		
Office	N	
Audio/visual media production	N	
Laboratory research and testing	N	
<b>Motor Vehicle, Trailer, and Manufactured Dwelling Sales and Services</b>		
Motor vehicle and manufactured dwelling and trailer sales	N	
Motor vehicle services	N	
Commercial parking	N	
Park-and-ride facilities	N	
Taxicabs and car services	N	
Heavy vehicle and trailer sales	N	

Heavy vehicle and trailer service and storage	N	
<b>Recreation, Entertainment, and Cultural Services and Facilities</b>		
Commercial entertainment—indoor	P	The following commercial entertainment - indoor activities: <ul style="list-style-type: none"> <li>■ Dance studios and dance schools, subject to SRC 532.020(f).</li> <li>■ Martial arts studios/schools, subject to SRC 532.020(f).</li> <li>■ Membership sports and recreation clubs, subject to SRC 532.020(f).</li> <li>■ Yoga studios, subject to SRC 532.020(f).</li> </ul>
	N	All other commercial entertainment – indoor.
Commercial entertainment—outdoor	S	Golf courses, subject to SRC 700.015.
	N	All other commercial entertainment—outdoor.
Major event entertainment	N	
Recreational and cultural community services	P	The following recreational and cultural community services activities: <ul style="list-style-type: none"> <li>■ Community centers.</li> <li>■ Senior centers.</li> <li>■ Youth clubs.</li> <li>■ Libraries.</li> <li>■ Community or neighborhood club buildings, including swimming pools and similar recreation facilities when operated by a nonprofit community club.</li> </ul>
	S	Golf courses, subject to SRC 700.015.
	N	All other recreation and cultural community services.
Parks and open space	N	Arboreta and botanical gardens.
	P	All other parks and open space.
Nonprofit membership assembly	P	The following nonprofit membership assembly activities: <ul style="list-style-type: none"> <li>■ Meeting places for civic clubs, fraternal, or veteran organizations, subject to SRC 532.020(f).</li> </ul>
	C	All other nonprofit membership assembly
Religious assembly	S	Religious assembly, subject to SRC 700.055.
<b>Health Services</b>		
Medical centers/hospitals	N	
Outpatient medical services and laboratories	P	The following outpatient medical services and laboratories activities: <ul style="list-style-type: none"> <li>■ Offices of doctors, nurses, physicians' assistants, dentists, chiropractors, optometrists, podiatrists, audiologists, dieticians, midwives, naturopaths, occupational and physical therapists, psychologists, psychiatrists, speech therapists, osteopathic doctors, and acupuncturists, subject to SRC 532.020(f).</li> </ul>
	N	All other outpatient medical services and laboratories.
<b>Educational Services</b>		

Day care	P	The following day care activities: <ul style="list-style-type: none"> <li>■ Child day care home.</li> <li>■ Adult day care home.</li> <li>■ Child day care center, subject to SRC 532.020(f).</li> <li>■ Adult day care center, subject to SRC 532.020(f).</li> </ul>
	C	The following day care activities: <ul style="list-style-type: none"> <li>■ All other child day care centers.</li> <li>■ All other adult day care centers.</li> </ul>
	N	All other day care.
Basic education	S	Basic education, subject to SRC 700.010.
Post-secondary and adult education	N	
<b>Civic Services</b>		
Governmental services	N	
Social services	P	The following social services activities: <ul style="list-style-type: none"> <li>■ Individual and family counseling services, subject to SRC 532.020(f).</li> <li>■ Job training, vocational rehabilitation, and habilitation services for the unemployed, the underemployed, and the disabled, subject to SRC 532.020(f).</li> <li>■ Meal delivery programs, subject to SRC 532.020(f).</li> <li>■ Organizations providing legal and supportive services for immigrants, subject to SRC 532.020(f).</li> <li>■ Referral services for those in need, subject to SRC 532.020(f).</li> </ul>
	N	All other social services.
Governmental maintenance services and construction	N	
<b>Public Safety</b>		
Emergency services	N	The following emergency services activities: <ul style="list-style-type: none"> <li>■ Ambulance stations.</li> <li>■ Ambulance service facilities.</li> </ul>
	P	All other emergency services.
Detention facilities	N	
Military installations	N	
<b>Funeral and Related Services</b>		
Cemeteries	N	
Funeral and cremation services	N	Crematories.
	C	All other funeral and cremation services.
<b>Construction Contracting, Repair, Maintenance, and Industrial Services</b>		
General repair services	N	
Building and grounds services and construction contracting	N	
Cleaning plants	N	
Industrial services	N	
<b>Wholesale Sales, Storage, and Distribution</b>		
General wholesaling	N	

Heavy wholesaling	N	
Warehousing and distribution	N	
Self-service storage	N	
<b>Manufacturing</b>		
General manufacturing	N	
Heavy manufacturing	N	
Printing	N	
<b>Transportation Facilities</b>		
Aviation facilities	N	
Passenger ground transportation facilities	P	Transit stop shelters, and multi-modal stops or shelters.
	N	All other passenger ground transportation facilities.
Marine facilities	N	
<b>Utilities</b>		
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	
<b>Mining and Natural Resource Extraction</b>		
Petroleum and natural gas production	N	
Surface mining	N	
<b>Farming, Forestry, and Animal Services</b>		
Agriculture	N	Marijuana production.
	P	All other agriculture.
Forestry	P	
Agriculture and forestry services	N	
Keeping of livestock and other animals	N	
Animal services	C	Existing wildlife rehabilitation facility.
	N	All other animal services.
<b>Other Uses</b>		
Accessory short-term rentals	S	Accessory short-term rental, subject to SRC 700.006
Temporary uses	P	The following temporary uses: <ul style="list-style-type: none"> <li>■ Christmas tree sales, subject to SRC 701.015.</li> <li>■ Emergency shelter, subject to SRC 701.025, when located on the site of a religious assembly use.</li> <li>■ Managed temporary village, subject to SRC 701.030, when located on the site of a religious assembly use.</li> <li>■ Residential sales/development office, subject to SRC 701.040.</li> <li>■ Replacement single family dwelling, subject to SRC 701.035.</li> </ul>

Home occupations	S	Home occupations, subject to SRC 700.020.
Guest houses and guest quarters	P	Guest houses and guest quarters are permitted as an accessory use to single family, provided such houses and quarters are dependent upon the main building for either kitchen or bathroom facilities, or both, and are used for temporary lodging and not as a place of residence.
Storage of commercial vehicle as an accessory use to household living	P	Storage of a commercial vehicle as an accessory use to household living is permitted, provided no more than 1 commercial vehicle is stored per dwelling unit.
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.
Accessory dwelling units	S	Accessory dwelling units, subject to SRC 700.007.

- (b) *Additional prohibited uses.* Notwithstanding Table 532-1, any permitted, special, or conditional use within the NH zone shall be a prohibited use if developed with a drive-through.
- (c) *Continued uses.* Existing, legally-established uses established prior to *[Insert Effective Date of Ordinance]*, but which would otherwise be made nonconforming by this chapter, are hereby deemed a continued use.
- (1) Building or structures housing a continued use may be structurally altered or enlarged, or rebuilt following damage or destruction, provided such alteration, enlargement, or rebuilding complies with the standards set forth in SRC 532.020(e).
  - (2) Cease of occupancy of a building or structure for a continued use shall not preclude future use of the building or structure for that use; provided, however, conversion of the building or structure to another use shall thereafter prevent conversion back to that continued use.

### Sec. 532.020. Development standards.

Development within the NH zone must comply with the development standards set forth in this section.

- (a) *Lot standards.* Lots within the NH zone shall conform to the standards set forth in Table 532-2.

TABLE 532-2. LOT STANDARDS		
Requirement	Standard	Limitations & Qualifications
<b>Lot Area</b>		
Single family	Min. 1,500 sq. ft.	Applicable to townhouses.
	Min. 4,000 sq. ft.	Applicable to all other single family.
Two family	Min. 4,000 sq. ft.	
Three family	Min. 5,000 sq. ft.	
Four family and multiple family	Min. 7,000 sq. ft.	
Nonprofit shelters	Min. 4,000 sq. ft.	Applicable to nonprofit shelters serving victims of domestic violence.
	Min. 6,000 sq. ft.	Applicable to all other nonprofit shelters.
All other uses	Min. 4,000 sq. ft.	
Infill lot	Min. 5,500 sq. ft.	Applicable to all infill lots, unless a greater minimum lot area is required for the specific use.
<b>Lot Width</b>		
Single family	Min. 20 ft.	Applicable to townhouses.
	Min. 40 ft.	Applicable to all other single family.



All other uses	Min. 40 ft.	
<b>Lot Depth</b>		
Single family	Min. 70 ft.	
	Min. 120 ft.	Applicable to double frontage lots.
	No Max.	Applicable to townhouses.
	Max. 300% of average lot width	Applicable to all other single family.
All other uses	Min. 70 ft.	
	Min. 120 ft.	Applicable to double frontage lots.
	Max. 300% of average lot width	
<b>Street Frontage</b>		
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, excluding townhouses, when located on lots 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.
Two family, three family, four family, and multiple family	Min. 40 ft.	
	Min. 30 ft.	Applicable to lots 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.	

(b) *Setbacks.* Setbacks within the RS zone shall be provided as set forth in Table 532-3.

<b>TABLE 532-3. SETBACKS</b>		
<b>Requirement</b>	<b>Standard</b>	<b>Limitations &amp; Qualifications</b>
<b>Abutting Street</b>		
<b>Buildings</b>		
Multiple family	Min. 10 ft.	
All other uses	Min. 12 ft.	
	Min. 20 ft.	Applicable along collector or arterial streets.
<b>Accessory Structures</b>		
Multiple family	Min. 10 ft.	
Accessory to all other uses	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.
<b>Interior Front</b>		
<b>Buildings</b>		
Multiple family	Min. 10 ft.	
All other uses	Min. 12 ft.	
<b>Accessory Structures</b>		
Multiple family	Min. 10 ft.	
Accessory to all other uses	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.
<b>Interior Side</b>		
<b>Buildings</b>		
Single family	Min. 5 ft.	Applicable to new buildings, other than zero side yard dwellings and townhouses.
	Min. 3 ft.	Applicable to existing buildings, other than zero side yard dwellings and townhouses.
	Per SRC 700.085	Applicable to townhouses.
	Per SRC 700.095	Applicable to zero side yard dwellings.
Two family, three family, four family, multiple family, and all uses subject to SRC 532.020(F)	Min. 5 ft.	Applicable to new buildings.
	Min. 3 ft.	Applicable to existing buildings.
All other uses	Min. 5 ft.	Applicable to buildings not more than 35 ft. in height.
	Min. 5 ft., plus 1 ft. for each 1 ft. of height over 35 ft., but need not exceed 20 ft. in depth.	Applicable to buildings greater than 35 ft. in height.
Infill lot	Min. 10 ft.	Applicable to buildings not more than 35 ft. in height where the interior side setback abuts lots zoned RA and RS.
	Min. 10 ft., plus 1 ft. for each 1 ft. of height over 35 ft., but need not exceed 20 ft. in depth.	Applicable to buildings greater than 35 ft. in height where the interior side setback abuts lots zoned RA or RS.
	Min. 5 ft.	Applicable to buildings not more than 35 ft. in height where the interior side setback abuts lots zoned other than RA or RS.
	Min. 5 ft., plus 1 ft. for each 1 ft. of height over 35 ft., but need not exceed 20 ft. in depth.	Applicable to buildings greater than 35 ft. in height where the interior side setback abuts lots zoned other than RA or RS.
<b>Accessory Structures</b>		

Accessory to all uses; infill lot	None	Applicable to accessory structures having at least 1 wall which is an integral part of a fence.
	Min. 5 ft.	Applicable to all other accessory structures.
<b>Interior Rear</b>		
<b>Buildings</b>		
Multiple family	Min. 10 ft.	
All other uses	Min. 14 ft.	Applicable to any portion of a building not more than 1 story in height.
	Min. 20 ft.	Applicable to any portion of a building greater than 1 story in height.
<b>Accessory Structures</b>		
Multiple family	Min. 10 ft.	
Accessory to all other uses	None	Applicable to accessory structures not more than 9 ft. in height.
	Min. 1 ft. for each 1 ft. 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.
<b>Abutting Waterway</b>		
<b>Buildings</b>		
Single Family	Min. 100 ft.	Applicable to townhouses constructed after <i>[Insert Effective Date of Ordinance]</i>
	None	Applicable to all other single family.  All other setbacks required abutting streets and interior front, side, and rear property lines still apply.
Two family, three family, four family, and multiple family	Min. 100 ft.	Applicable to new buildings constructed after <i>[Insert Effective Date of Ordinance]</i>
		Existing buildings constructed prior to <i>[Insert Effective Date of Ordinance]</i> located within the 100-foot setback may be rebuilt in the same location within the same building footprint.
All other uses	None	All other setbacks required abutting streets and interior front, side, and rear property lines still apply.
<b>Accessory Structures</b>		
Accessory to all uses	None	All other setbacks required abutting streets and interior front, side, and rear property lines still apply.

- (c) *Lot coverage; height.* Buildings and accessory structures within the NH zone shall conform to the lot coverage and height standards set forth in Table 532-4.

<b>TABLE 532-4. LOT COVERAGE; HEIGHT</b>		
<b>Requirement</b>	<b>Standard</b>	<b>Limitations &amp; Qualifications</b>
<b>Lot Coverage</b>		
<b>Buildings and Accessory Structures</b>		
All uses	Max. 60%	
<b>Rear Yard Coverage</b>		

<b>Buildings</b>		
All uses	N/A	
<b>Accessory Structures</b>		
Accessory to single family and two family	Max. 25%	
Accessory to all other uses	No Max.	
<b>Height</b>		
<b>Buildings</b>		
Multiple family	Max. 25 ft. or two-stories, whichever is greater	Two-story building height shall not exceed 35 ft.
All other uses	Max. 35 ft.	Applicable to new buildings.
	Max. 28 ft. or existing building height, whichever is greater	Applicable to existing buildings.
<b>Accessory Structures</b>		
Accessory to all uses	Max. 15 ft.	

- (d) *Maximum square footage for all accessory structures.* In addition to the maximum coverage requirements established in Table 532-4, accessory structures to single family and two family uses shall be limited to the maximum aggregate total square footage set forth in Table 532-5.

**TABLE 532-5. 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

- (e) *Development standards for continued uses.* Buildings or structures housing a continued use may be structurally altered or enlarged, or rebuilt following damage or destruction, provided such alteration, enlargement, or rebuilding complies with the following standards:
- (1) The altered, enlarged, or rebuilt building or structure shall conform to development standards set forth in this chapter, and to all other applicable provisions of the UDC.
  - (2) Any building or structure altered or enlarged shall not exceed the square footage and height of the original building or structure by more than 20 percent.
  - (3) Any building or structure rebuilt shall be located on the same location on the lot as the original building or structure, or in compliance with the setbacks set forth in Table 532-3. The square footage and height of the rebuilt building or structure shall not exceed the square footage and height of the original building or structure by more than 20 percent.
- (f) *Additional development standards.* Where a use is allowed subject to the provisions of this subsection, development containing that use shall conform to the additional development standards set forth in this subsection.
- (1) *Maximum square footage.* Each establishment shall be limited to no more than 4,000 square feet of total floor area. This provision does not apply to a dwelling unit that has been legally converted to a nonresidential use subsequent to its construction as a dwelling unit.
  - (2) *Screening.* A minimum six-foot tall sight-obscuring fence or wall shall be provided along the interior side and interior rear property lines abutting a residential zone.
  - (3) *Storage.*
    - (A) Outdoor storage of materials and equipment is prohibited.

(B) On-site storage of hazardous materials, including, but not limited to, those that are toxic, explosive, noxious, combustible, or flammable, is prohibited.

(4) *Locations of off-street parking.*

(A) Except as provided in subsection (B) of this section, 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.

(B) Existing off-street parking spaces within the NH zone established prior to *[Insert Effective Date of Ordinance]*, but which would otherwise be made non-conforming by this chapter, may continue to be used as off-street parking spaces.

(5) *Primary building entrance.* A primary building entrance to the nonresidential use shall face a street, with direct pedestrian access to the adjacent sidewalk. This provision does not apply to a dwelling unit that has been legally converted to a nonresidential use subsequent to its construction as a dwelling unit.

(7) *Hours of operation.* Establishments shall not be open for business earlier than 7:00 a.m. and shall close no later than 9:00 p.m.

(8) *Delivery vehicles.* Delivery and pick-up of materials in connection with establishments shall be made by vehicles not exceeding two axles in size and shall be prohibited earlier than 7:00 a.m. and later than 7:00 p.m.

**Sec. 532.025. Other provisions.**

In addition to the standards set forth in this chapter, development within the NH 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 Improvements: 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.

## **CHAPTER 535. MU-III—MIXED USE-III (DRAFT)**

### **Sec. 535.001. Purpose.**

The purpose of the Mixed Use-III (MU-III) zone is to identify allowed uses and establish development standards that encourage infill development and redevelopment in mixed-use corridors and centers and promote pedestrian access. The MU-III zone generally allows a variety of retail and office uses, commercial services, and multiple family residential uses.

### **Sec. 535.005. - Definitions.**

Unless the context otherwise specifically requires, as used in this chapter, the following mean:

*Pedestrian amenities* means areas and objects that are intended to serve as places for public use and are closed to motorized vehicles. Examples include plazas, sidewalk extensions, outdoor seating areas, and street furnishings.

*Primary street* means a street that is classified in the Salem Transportation System Plan (TSP) as an arterial or collector.

*Secondary street* means a street that is classified in the TSP as a local street.

### **Sec. 535.010. Uses.**

- (a) Except as otherwise provided in this section, the permitted (P), special (S), conditional (C), and prohibited (N) uses in the MU-III zone are set forth in Table 535-1.

**TABLE 535-1  
USES**

TABLE 535-1. USES		
Use	Status	Limitations & Qualifications
<b>Household Living</b>		
Single family	P	The following single family activities: <ul style="list-style-type: none"> <li>■ Townhouse.</li> <li>■ Residential home, as defined under ORS 197.660.</li> <li>■ Single family, when located in a mixed-use building.</li> </ul>
	N	All other single family.
Two family	P	Two family, when located in a mixed-use building.
	N	All other two family.
Three family	S	Subject to SRC 700.081.
Four family	S	Subject to SRC 700.081.
Multiple family	P	
<b>Group Living</b>		
Room and board	P	Room and board serving 5 or fewer persons.
	C	Room and board serving 6 to 75 persons.
	N	All other room and board.
Residential care	P	
Nursing care	P	
<b>Lodging</b>		
Short-term commercial lodging	P	
Long-term commercial lodging	C	
Nonprofit shelters	P	Nonprofit shelters serving 5 or fewer persons.
	C	Nonprofit shelters serving 6 to 75 persons.

	P	Nonprofit shelters serving victims of domestic violence for 10 or fewer persons.
	N	All other nonprofit shelters.
<b>Retail Sales and Service</b>		
Eating and drinking establishments	P	
Retail sales	N	Used merchandise stores, where sales and storage of merchandise and equipment is not conducted entirely within a building.
	P	All other retail sales.
Personal services	P	
Postal services and retail financial services	P	
<b>Business and Professional Services</b>		
Office	P	
Audio/visual media production	P	
Laboratory research and testing	P	
<b>Motor Vehicle, Trailer, and Manufactured Dwelling Sales and Service</b>		
Motor vehicle and manufactured dwelling and trailer sales	C	
Motor vehicle services	P	Gasoline service stations.
	C	All other motor vehicle services.
Commercial parking	P	
Park-and-ride facilities	P	
Taxicabs and car services	P	
Heavy vehicle and trailer sales	C	Truck rental and leasing.
	N	All other heavy vehicle and trailer sales.
Heavy vehicle and trailer service and storage	C	The following heavy vehicle and trailer service and storage activities: <ul style="list-style-type: none"> <li>■ Truck stops.</li> <li>■ Heavy vehicle and equipment operation instruction.</li> <li>■ Tire retreading and tire repair shops.</li> </ul>
	N	All other heavy vehicle and trailer service and storage.
<b>Recreation, Entertainment, and Cultural Services and Facilities</b>		
Commercial entertainment—indoor	C	Nightclubs, located within 200 feet of a residential zone.
	P	All other commercial entertainment—indoor.
Commercial entertainment—outdoor	C	Privately owned camps, campgrounds, and recreational vehicle parks.
	N	The following commercial entertainment—outdoor activities: <ul style="list-style-type: none"> <li>■ Amusement parks.</li> <li>■ Drive-in movie theaters.</li> </ul>
	P	All other commercial entertainment—outdoor.
Major event entertainment	C	
Recreational and cultural community services	P	
Parks and open space	P	
Nonprofit membership assembly	P	
Religious assembly	P	
<b>Health Services</b>		
Medical centers/hospitals	N	

Outpatient medical services and laboratories	P	
<b>Education Services</b>		
Day care	P	
Basic education	P	
Post-secondary and adult education	P	
<b>Civic Services</b>		
Governmental services	P	
Social services	P	
Governmental maintenance services and construction	N	
<b>Public Safety</b>		
Emergency services	P	
Detention facilities	N	
Military Installations	P	
<b>Funeral and Related Services</b>		
Cemeteries	N	
Funeral and cremation services	P	
<b>Construction Contracting, Repair, Maintenance, and Industrial Services</b>		
General repair services	P	
Building and grounds services and construction contracting	P	The following buildings and grounds services and construction contracting activities: <ul style="list-style-type: none"> <li>■ Landscape, lawn, and garden services.</li> <li>■ Tree and shrub services.</li> </ul>
	C	Carpet and upholstery cleaning establishments.
	N	All other building and grounds services and construction contracting.
Cleaning plants	N	
Industrial services	P	
<b>Wholesale Sales, Storage, and Distribution</b>		
General wholesaling	N	
Heavy wholesaling	N	
Warehousing and distribution	C	Distribution centers for online, mail order, and catalog sales.
	N	All other warehousing and distribution.
Self-service storage	N	
<b>Manufacturing</b>		
General manufacturing	P	General manufacturing, provided the manufacturing does not exceed 10,000 square feet of total floor area per development site and retail sales of the products manufactured is provided on-site.
	C	The following general manufacturing activities, when exceeding 10,000 square feet of total floor area per development site: <ul style="list-style-type: none"> <li>■ Industrial and institutional food service contractors.</li> <li>■ Costume jewelry and precious metals metalsmithing.</li> <li>■ Sundries and notions.</li> <li>■ Signs.</li> </ul>
	N	All other general manufacturing.



Heavy manufacturing	N	
Printing	P	
<b>Transportation Facilities</b>		
Aviation facilities	N	
Passenger ground transportation facilities	P	
Marine facilities	N	
<b>Utilities</b>		
Basic utilities	C	Reservoirs; water storage facilities.
	P	All other basic utilities.
Wireless communication facilities	Allowed	Wireless communication facilities are allowed, subject to SRC chapter 703.
Drinking water treatment facilities	C	
Power generation facilities	C	
Data center facilities	N	
Fuel dealers	N	
Waste-related facilities	C	The following waste-related facilities are allowed conditionally: <ul style="list-style-type: none"> <li>■ Recycling depots.</li> <li>■ Solid waste transfer stations.</li> </ul>
	N	All other waste-related facilities.
<b>Mining and Natural Resource Extraction</b>		
Petroleum and natural gas production	N	
Surface mining	N	
<b>Farming, Forestry, and Animal Services</b>		
Agriculture	N	Marijuana production.
	P	All other agriculture.
Forestry	P	
Agriculture and forestry services	P	
Keeping of livestock and other animals	N	
Animal services	N	New wildlife rehabilitation facility.
	P	All other animal services.
<b>Other Uses</b>		
Temporary uses	P	The following temporary uses: <ul style="list-style-type: none"> <li>■ Emergency shelter, subject to SRC 701.025.</li> <li>■ Managed temporary village, subject to SRC 701.030.</li> <li>■ Temporary motor vehicle and recreational vehicle sales, subject to SRC 701.035.</li> </ul>
Home occupations	S	Home occupations, subject to SRC 700.020.
Accessory dwelling units	S	Accessory dwelling units, subject to SRC 700.007.

- (b) Continued uses. Existing, legally-established uses established prior to *[Insert Effective Date of Ordinance]*, but which would otherwise be made nonconforming by this chapter, are hereby deemed continued uses.
- (1) Building or structures housing a continued use may be structurally altered or enlarged, or rebuilt following damage or destruction, provided such alteration, enlargement, or rebuilding complies with the standards set forth in SRC 535.015(f).
  - (2) Cease of occupancy of a building or structure for a continued use shall not preclude future use of the building or structure for that use; provided, however, conversion of the building or structure to a

conforming use shall thereafter prevent conversion back to the former continued use or any other continued use.

- (c) Adaptive reuse of existing industrial buildings and structures. In order to allow for greater flexibility in the use of existing industrial buildings and structures within the area shown in Figure 535-1, the adaptive reuse of industrial buildings and structures existing on *[Insert Effective Date of Ordinance]*, is allowed as set forth in this subsection.
- (1) Uses. Any use within the industrial use classification that is a permitted, special, or conditional use within the General Industrial (IG) Zone shall be a permitted, special, or conditional use within an existing industrial building or structure within the area shown in Figure 535-1.
  - (2) Development standards; design review. The exterior of the existing industrial building or structure may be altered, but shall not be enlarged. The exterior alteration shall comply with all applicable standards of the IG Zone. The exterior alteration shall not be subject to the development standards, or the design review guidelines or the design review standards, of this chapter.
  - (3) Termination. Adaptive reuse of an existing industrial building or structure shall terminate as provided in this subsection. When the adaptive reuse of an existing industrial building or structure has terminated, the property shall thereafter only be used for uses allowed in the MU-III zone.
    - (A) Change of use to any use that is allowed in the MU-III zone shall terminate the adaptive reuse of the building or structure.
    - (B) Determination by the Building Official that the building or structure is derelict or dangerous, as defined in SRC 50.600 and 56.230, shall terminate the adaptive reuse of the building or structure.
    - (C) Substantial damage or destruction of the building or structure by any cause, to the extent that the cost of repair or restoration would exceed 60 percent of the building or structure replacement cost using new materials and conforming to the current building codes, shall terminate the adaptive reuse of the building or structure. Cost of repair or restoration, and replacement cost, shall be determined by the Building Official. The Building Official's determination is appealable as provided in SRC 20J.240 through 20J.430 for contested case proceedings.

**Sec. 535.015. Development standards.**

Development within the MU-III zone must comply with the development standards set forth in this section.

- (a) *Lot standards.* Lots within the MU-III zone shall conform to the standards set forth in Table 535-2.

**TABLE 535-2  
LOT STANDARDS**

TABLE 535-2. LOT STANDARDS		
Requirement	Standard	Limitations & Qualifications
<b>Lot Area</b>		
All uses	None	
<b>Lot Width</b>		
All uses	None	
<b>Lot Depth</b>		
All uses	None	
<b>Street Frontage</b>		
Single family	Min. 40 ft.	
	Min. 30 ft.	Applicable to lots 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. 16 ft.	
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- (b) *Dwelling unit density.* Development within the MU-III zone that is exclusively residential shall have a minimum density of 15 dwelling units per acre.
- (c) *Setbacks.* Setbacks within the MU-III zone shall be provided as set forth in Tables 535-3 and 535-4.

**TABLE 535-3  
SETBACKS**

TABLE 535-3. SETBACKS		
Requirement	Standard	Limitations & Qualifications
<b>Abutting Street</b>		
<b>Buildings</b>		
Three family, four family, and multiple family	Min. 20 ft No Max.	Applicable to standalone three family, four family, and multiple family uses along arterial streets.
	Min. 5 ft. Max. 30 ft.	<p>Applicable to all other three family, four family, and multiple family.</p> <p>The maximum setback of up to 30 feet is applicable to all new buildings and is permitted, provided the setback area is used for a combination of landscaping and pedestrian amenities and meets the following standards:</p> <ul style="list-style-type: none"> <li>■ Up to the first 10 ft of the setback area can be used exclusively for pedestrian amenities, and</li> <li>■ At least 50 percent of the remaining setback area must be landscaped.</li> </ul> <p>The maximum setback does not apply to new buildings if another building exists between the new buildings and the street.</p>
All other uses	Min. 5 ft. Max. 30 ft.	<p>The maximum setback of up to 30 feet is applicable to all new buildings and is permitted, provided the setback area is used for a combination of landscaping and pedestrian amenities and meets the following standards:</p> <ul style="list-style-type: none"> <li>■ Up to the first 10 ft of the setback area can be used exclusively for pedestrian amenities, and</li> <li>■ At least 50 percent of the remaining setback area must be landscaped.</li> </ul> <p>The maximum setback does not apply to new buildings if another building exists between the new buildings and the street.</p>
<b>Accessory Structures</b>		
Accessory to single family, three family, four family, and multiple family	None	Applicable to accessory structures not more than 4 ft. in height.
	Min. 5 ft.	Applicable to accessory structures greater than 4 ft. in height.
Accessory to all other uses	Min. 5 ft.	Not applicable to transit stop shelters.

<b>Vehicle Use Areas</b>		
All uses	Per SRC chapter 806	
<b>Interior Front</b>		
<b>Buildings</b>		
Single family, three family, and four family	None	
Multiple family	Min. 10 ft.	Required landscaping shall meet the Type C standard set forth in SRC chapter 807.
All other uses	Zone-to-zone setback (Table 535-4)	
<b>Accessory Structures</b>		
Accessory to single family, three family, and four family	Min. 5 ft.	
Accessory to multiple family	Min. 10 ft.	Required landscaping shall meet the Type C standard set forth in SRC chapter 807.
Accessory to all other uses	Zone-to-zone setback (Table 535-4)	
<b>Vehicle Use Areas</b>		
Multiple family	Min. 10 ft.	Required landscaping shall meet the Type C standard set forth in SRC chapter 807.
All other uses	Zone-to-zone setback (Table 535-4)	
<b>Interior Side</b>		
<b>Buildings</b>		
Single family	None	
Three family and four family	Min. 5 ft.	
Multiple family	Min. 10 ft.	Required landscaping shall meet the Type C standard set forth in SRC chapter 807.
All other uses	Zone-to-zone setback (Table 535-4)	
<b>Accessory Structures</b>		
Accessory to single family, three family, and four family	None	Applicable to accessory structures having at least 1 wall which is an integral part of a fence.
	Min. 5 ft.	Applicable to all other accessory structures.
Accessory to multiple family	Min. 10 ft.	Required landscaping shall meet the Type C standard set forth in SRC chapter 807.
Accessory to all other uses	Zone-to-zone setback (Table 535-4)	
<b>Vehicle Use Areas</b>		
Multiple family	Min. 10 ft.	Required landscaping shall meet the Type C standard set forth in SRC chapter 807.
All other uses	Zone-to-zone setback (Table 535-4)	
<b>Interior Rear</b>		
<b>Buildings</b>		
Single family	None	
Three family and four family	Min. 5 ft.	
Multiple family	Min. 10 ft.	Required landscaping shall meet the Type C standard set forth in SRC chapter 807.
All other uses	Zone-to-zone setback (Table 535-4)	

<b>Accessory Structures</b>		
Accessory to single family, three family, and four family	None	Applicable to accessory structures not more than 9 ft. in height.
	Min. 1 ft. for each 1 ft. 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 multiple family	Min. 10 ft.	Required landscaping shall meet the Type C standard set forth in SRC chapter 807.
Accessory to all other uses	Zone-to-zone setback (Table 535-4)	
<b>Vehicle Use Areas</b>		
Multiple family	Min. 10 ft.	Required landscaping shall meet the Type C standard set forth in SRC chapter 807.
All other uses	Zone-to-zone setback (Table 535-4)	

**TABLE 535-4  
ZONE-TO-ZONE SETBACKS**

<b>TABLE 535-4. ZONE-TO-ZONE SETBACKS</b>			
<b>Abutting Zone</b>	<b>Type of Improvement</b>	<b>Setback</b>	<b>Landscaping &amp; Screening</b>
EFU	Buildings and accessory structures	None	N/A
	Vehicle use areas	Min. 5 ft. <sup>(1)</sup>	Type A
Residential Zone	Buildings and accessory structures	Min. 10 ft. plus 1.5 feet for each 1 foot of building height above 15 feet, but in no case more than 50 ft <sup>(2)</sup>	Type C
	Vehicle use areas	Min. 5 ft. <sup>(1)</sup>	Type C
Mixed-Use Zone	Buildings and accessory structures	None	N/A
	Vehicle use areas	Min. 5 ft. <sup>(1)</sup>	Type A
Commercial Zone	Buildings and accessory structures	None	N/A
	Vehicle use areas	Min. 5 ft. <sup>(1)</sup>	Type A
Public Zone	Buildings and accessory structures	None	N/A
	Vehicle use areas	Min. 5 ft. <sup>(1)</sup>	Type A
Industrial and Employment Zone: EC, IC, IBC, and IP	Buildings and accessory structures	Min. 5 ft. <sup>(1)</sup>	Type A
	Vehicle use areas		
Industrial and Employment Zone: IG	Buildings and accessory structures	Min. 10 ft. <sup>(1)</sup>	Type C
	Vehicle use areas		
Limitations and qualifications: <sup>(1)</sup> Zone-to-Zone setbacks are not required abutting an alley. <sup>(2)</sup> The additional 1.5-feet for each 1-foot of building height above 15 feet does not apply abutting a creek.			

- (d) *Lot coverage; height.* Buildings and accessory structures within the MU-III zone shall conform to the lot coverage and height standards set forth in Table 535-5.

**TABLE 535-5  
LOT COVERAGE; HEIGHT**

TABLE 535-5. LOT COVERAGE; HEIGHT		
Requirement	Standard	Limitations & Qualifications
<b>Lot Coverage</b>		
<b>Buildings and Accessory Structures</b>		
All uses	No Max.	
<b>Rear Yard Coverage</b>		
<b>Buildings</b>		
All uses	N/A	
<b>Accessory Structures</b>		
Accessory to all uses	No Max.	
<b>Height</b>		
<b>Buildings</b>		
All uses	Max. 70 ft.	
<b>Accessory Structures</b>		
Accessory to single family, three family, four family, and multiple family	Max. 15 ft.	
Accessory to all other uses	Max. 70 ft.	

(e) *Landscaping.*

- (1) **Setbacks.** Setbacks, except setback areas abutting a street that provide pedestrian amenities, shall be landscaped to conform to the following standards:
  - (A) The required setback abutting a street for development that is exclusively residential shall meet the standard of a minimum of one plant unit per 16 square feet of landscaped area. Landscaping shall conform to the standards set forth in SRC chapter 807.
  - (B) For all other uses, 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 chapters 806 and 807.
- (3) **Development site.** A minimum of 15 percent of the development site shall be landscaped. Landscaping shall meet the Type A standard set forth in SRC chapter 807. Other required landscaping under the UDC, such as landscaping required for setbacks or vehicle use areas, may count towards meeting this requirement.
- (4) **Gasoline stations.** In addition to the landscaping requirements set forth in this section, gasoline stations shall be required to provide a minimum of one plant unit per 16 square feet of landscaped area. The landscaped area shall conform to the standards set forth in SRC chapter 807.

(f) *Development Standards for Continued Uses.*

- (1) **Buildings.** Buildings housing a continued use and existing accessory structures may be structurally altered or enlarged, or rebuilt following damage or destruction, provided such alteration, enlargement, or rebuilding conforms to development standards in this chapter and to all other applicable provisions of the UDC; or
- (2) **Option to rebuild in same location.** Any building or structure rebuilt shall be located on the same location on the lot as the original building or structure and may be enlarged, provided the enlargement does not increase the building or structure's nonconformity to development standards set forth in this chapter and all other applicable provisions of the UDC.

(g) *Pedestrian-oriented Design*. Development within the MU-III zone, excluding development requiring historic design review and multiple family development, shall conform to the pedestrian-oriented design standards set forth in this section. Any development requiring historic design review shall only be subject to design review according to the historic design review standards or the historic design review guidelines set forth in SRC [chapter 230](#).

(1) Off-street parking location. New off-street surface parking areas and vehicle maneuvering areas shall be located behind or beside buildings and structures. New off-street surface parking areas and vehicle maneuvering areas shall not be located between a building or structure and a street.

(2) Drive through location. New drive throughs shall be located behind or beside buildings and structures.

(3) Outdoor storage. Outdoor storage of merchandise located within 50 feet of the right-of-way shall be screened with landscaping or a site-obscuring fence or wall.

(4) Building entrances: For buildings within the maximum setback abutting a street, a primary building entrance for each building facade facing a street shall be facing the street. If a building has frontage on more than one street, a single primary building entrance on the ground floor may be provided at the corner of the building where the streets intersect.

(5) Ground-floor windows. For buildings within the maximum setback abutting a street, ground floor building facades facing that street shall include transparent windows on a minimum of 50 percent of the ground floor facade. The windows shall not be mirrored or treated in such a way as to block visibility into the building. The windows shall have a minimum visible transmittance (VT) of 37 percent.

#### **Sec. 535.020. Design review.**

Design review under SRC chapter 225 is required for development within the MU-III as follows:

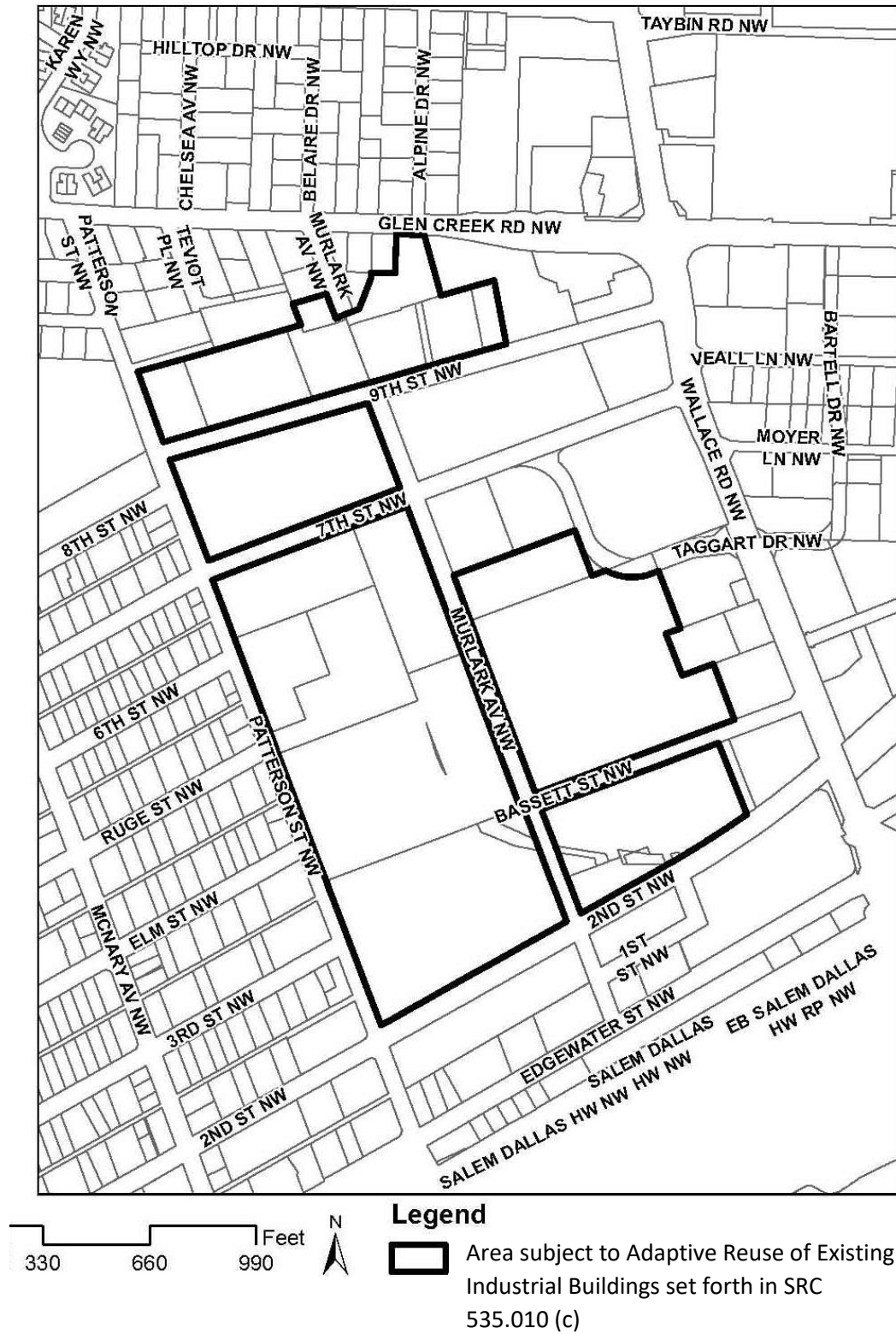
- (a) Multiple family development shall be subject to design review according to the multiple family design review standards set forth in SRC chapter 702.
- (b) Residential care with five or more self-contained dwelling units shall be subject to design review according to the multiple family design review standards set forth in SRC chapter 702.

#### **Sec. 535.025. Other provisions.**

In addition to the standards set forth in this chapter, development within the MU-III 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 Improvements: 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.

FIGURE 535-1. AREA SUBJECT TO ADAPTIVE REUSE OF EXISTING INDUSTRIAL BUILDINGS





## CHAPTER 536. MIXED USE-RIVERFRONT

### Sec. 536.001. Purpose.

The purpose of the Mixed Use-Riverfront (MU-R) zone is to identify allowed uses and establish development standards that promote a mixed-use, pedestrian-oriented district that takes advantage of its proximity to the Willamette River. The MU-R zone encourages a mix of uses in multi-story buildings and promotes pedestrian access to the Willamette River.

### Sec. 536.005. Definitions.

Unless the context otherwise specifically requires, as used in this chapter, the following mean:

*Pedestrian amenities* means areas and objects that are intended to serve as places for public use and are closed to motorized vehicles. Examples include plazas, sidewalk extensions, outdoor seating areas, and street furnishings.

*Primary street* means a street that is classified in the Salem Transportation System Plan (TSP) as an arterial or collector.

*Secondary street* means a street that is classified in the TSP as a local street.

### Sec. 536.010. Uses.

- (a) The permitted (P), special (S), conditional (C), and prohibited (N) uses in the MU-R zone are set forth in Table 536-1.

**TABLE 536-1  
USES**

Table 536-1: Uses		
	Status	
<b>Household Living</b>		
Single family	P	The following single family activities: <ul style="list-style-type: none"> <li>• Townhouse.</li> <li>• Residential home, as defined under ORS 197.660.</li> </ul>
	N	All other single family.
Two family	N	
Three family	P	
Four family	P	
Multiple family	P	
<b>Group Living</b>		
Room and board	P	Room and board serving 5 or fewer persons.
	N	All other room and board
Residential care	P	The following residential care activities: <ul style="list-style-type: none"> <li>• Residential facility, as defined under ORS 197.660.</li> <li>• Assisted living.</li> </ul>
	N	All other residential care.
Nursing care	N	
<b>Lodging</b>		
Short-term commercial lodging	P	
Long-term commercial lodging	N	
Non-profit shelters	N	
<b>Retail Sales and Services</b>		

Eating and drinking establishments	P	
Retail sales	P	
Personal services	P	
Postal services and retail financial services	P	
<b>Business and Professional Services</b>		
Office	P	
Audio/visual media production	P	
Laboratory research and testing	P	
<b>Motor Vehicle, Trailer, and Manufactured Dwelling Sales and Service</b>		
Motor vehicle and manufactured dwelling and trailer sales	N	
Motor vehicle services	N	
Commercial parking	N	Standalone surface parking lots
	P	All other commercial parking
Park-and-ride facilities	N	
Taxicabs and car services	N	
Heavy vehicle and trailer sales	N	
Heavy vehicle and trailer service and storage	N	
<b>Recreation, Entertainment, and Cultural Services and Facilities</b>		
Commercial entertainment— Indoor	N	Firing ranges
	P	All other commercial entertainment—Indoor.
Commercial entertainment— Outdoor	N	
Major event entertainment	N	
Recreational and cultural community services	P	
Parks and open space	P	
Non-profit membership assembly	P	
Religious assembly	P	
<b>Health Services</b>		
Medical centers/hospitals	N	
Outpatient medical services and laboratories	P	
<b>Educational Services</b>		
Day care	P	
Basic education	P	
Post-secondary and adult education	P	
<b>Civic Services</b>		
Government services	P	
Social services	P	
Governmental maintenance services and construction	N	
<b>Public Safety</b>		
Emergency services	P	
Detention facilities	N	
Military installations	N	
<b>Funeral and Related Services</b>		

Cemeteries	N	
Funeral and cremation services	N	
<b>Construction Contracting, Repair, Maintenance, and Industrial Services</b>		
General repair services	P	
Building and ground services and construction contracting	N	
Cleaning plants	N	
Industrial services	N	
<b>Wholesale Sales, Storage, and Distribution</b>		
General wholesaling	P	General wholesaling, provided the following is met: <ul style="list-style-type: none"> <li>Wholesaling is in buildings and structures constructed prior to <i>[Insert Effective Date of Ordinance]</i>, retail sales in the same line of goods is provided on-site, and the wholesaling does not exceed 50 percent of total floor area per development site or 10,000 square feet, whichever is more; or,</li> <li>Wholesaling is in buildings and structures constructed after <i>[Insert Effective Date of Ordinance]</i>, retail sales in the same line of goods is provided on-site, and wholesaling does not exceed 5,000 square feet of total floor area per development site.</li> </ul>
	N	
Heavy wholesaling	N	
Warehousing and distribution	N	
Self-service storage	N	
<b>Manufacturing</b>		
General manufacturing	P	General manufacturing, provided the following is met: <ul style="list-style-type: none"> <li>Manufacturing is in buildings and structures constructed prior to <i>[Insert Effective Date of Ordinance]</i>, retail sales of the products manufactured is provided on-site, and the manufacturing does not exceed 50 percent of total floor area per development site or 10,000 square feet, whichever is more; or,</li> <li>Manufacturing is in buildings and structures constructed after <i>[Insert Effective Date of Ordinance]</i>, retail sales of the products manufactured is provided on-site, and manufacturing does not exceed 5,000 square feet of total floor area per development site.</li> </ul>
	N	All other general manufacturing.
Heavy manufacturing	N	
Printing	P	
<b>Transportation Facilities</b>		
Aviation facilities	N	
Passenger ground transportation facilities	P	
Marine facilities	C	
<b>Utilities</b>		
Basic utilities	N	Reservoirs; water storage facilities; electric substation.
	P	All other basic utilities.
Wireless communication facilities	Allowed	Wireless communication facilities are allowed, subject to SRC chapter 703.

Drinking water treatment facilities	N	
Power generation facilities	N	
Data center facilities	N	
Fuel dealers	N	
Waste-related facilities	N	
Mining and natural resource extraction	N	
Petroleum and natural gas	N	
Surface mining	N	
<b>Farming, Forestry, and Animal Services</b>		
Agriculture	N	
Forestry	N	
Agriculture and forestry services	N	
Keeping of livestock and other animals	N	
Animal services	P	
<b>Other Uses</b>		
Temporary uses	P	The following temporary uses: ■ Emergency shelter, subject to SRC 701.025. ■ Managed temporary village, subject to SRC 701.030.
Home occupations	S	Home occupations, subject to SRC 700.020.
Accessory dwelling units	S	Accessory dwelling units, subject to SRC 700.007.

- (b) *Prohibited uses.* Notwithstanding Table 536-1, any permitted, special, or conditional use within the MU-R zone shall be a prohibited use if developed with a drive-through.
- (c) *Continued uses.* Existing uses within the MU-R zone established prior to *[Insert Effective Date of Ordinance]*, but which would otherwise be made non-conforming by this chapter, are hereby deemed continued uses.
- (1) Buildings or structures housing a continued use may be structurally altered, enlarged, or rebuilt following damage or destruction, provided such alteration, enlargement, or rebuilding complies with the standards set forth in SRC 526.015(g).
  - (2) Cease of occupancy of a building or structure for a continued use shall not preclude future use of the building or structure for that use; provided, however, conversion of the building or structure to a conforming use shall thereafter prevent conversion back to the former continued use or any other continued use.

**Sec. 536.015. Development standards.**

Development within the MU-R zone must comply with the development standards set forth in this section.

- (a) *Lot standards.* Lots within the MU-R zone shall conform to the standards set forth in Table 536-2.

**TABLE 536-2  
LOT STANDARDS**

Table 536-2: Lot Standards		
Requirement	Standard	Limitations & Qualifications
<b>Lot Area</b>		
All uses	None	
<b>Lot width</b>		
All uses	None	

<b>Lot depth</b>		
All uses	None	
<b>Street frontage</b>		
All uses	16 ft.	

- (b) *Dwelling unit density.* Development within the MU-R zone that is exclusively residential shall have a minimum density of 15 dwelling units per acre.
- (c) *Setbacks.* Setbacks within the MU-R zone shall conform to the standards set forth in Tables 536-3 and 536-4.

**TABLE 536-3  
SETBACKS**

Table 536-3: Setbacks		
Requirement	Standard	Limitations & Qualifications
<b>Abutting Street</b>		
<b>Buildings</b>		
All uses	0 ft.	(1) Maximum setback of up to 10 feet is permitted if the setback area is used for pedestrian amenities.
		(2) A minimum setback of five feet to a maximum setback of 10 feet is permitted for ground-floor residential uses if horizontal separation is provided pursuant to SRC 536.015(h).
<b>Accessory Structures</b>		
All uses	Min. 10 ft.	
<b>Vehicle Use Areas</b>		
All uses	Per SRC chapter 806	The use of a berm under SRC 806.035(c)(2)(B) is prohibited.
<b>Interior Side</b>		
<b>Buildings</b>		
All uses	Zone-to-zone setback (Table 536-4)	
<b>Accessory Structures</b>		
All uses	Zone-to-zone setback (Table 536-4)	
<b>Vehicle Use Areas</b>		
All uses	Zone-to-zone setback (Table 536-4)	
<b>Interior Rear</b>		
<b>Buildings</b>		
All uses	Zone-to-zone setback (Table 536-4)	
<b>Accessory Structures</b>		
All uses	Zone-to-zone setback (Table 536-4)	

Vehicle Use Areas		
All uses	Zone-to-zone setback (Table 536-4)	

**TABLE 536-4  
ZONE-TO-ZONE SETBACKS**

Table 536-4: Zone-to-Zone Setbacks			
Abutting Zone	Type of Improvement	Setback	Landscaping & Screening
EFU	Buildings and accessory structures	None	N/A
	Vehicle use areas	Min. 5 ft. <sup>(1)</sup>	Type A
Residential zone	Buildings and accessory structures	Min. 15 ft.	Type C
	Vehicle use areas	Min. 5 ft.	Type C
Mixed-use zone	Buildings and accessory structures	None	N/A
	Vehicle use areas	Min. 5 ft. <sup>(1)</sup>	Type A
Commercial zone	Buildings and accessory structures	None	N/A
	Vehicle use areas	Min. 5 ft. <sup>(1)</sup>	Type A
Public zone	Buildings and accessory structures	None	N/A
	Vehicle use areas	Min. 5 ft. <sup>(1)</sup>	Type A
Industrial and employment zone	Buildings and accessory structures	None	N/A
	Vehicle use areas	Min. 5 ft. <sup>(1)</sup>	Type A
<b>Limitations &amp; Qualifications</b>			
(1) Zone-to-zone setbacks are not required abutting an alley.			

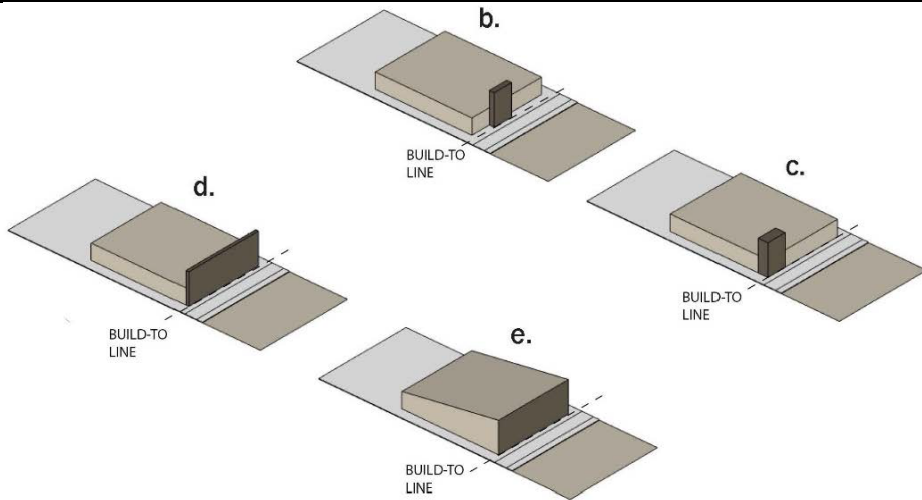
- (d) *Lot coverage; height; building frontage.* Buildings and accessory structures within the MU-R zone shall conform to the lot coverage, height, and building frontage standards set forth in Table 536-5.

**TABLE 536-5  
LOT COVERAGE; HEIGHT; BUILDING FRONTAGE**

Table 536-5: Lot Coverage; Height; Building Frontage		
Requirement	Standard	Limitations & Qualifications
<b>Lot Coverage</b>		
<b>Buildings and Accessory Structures</b>		
All uses	No Max.	
<b>Rear Yard Coverage</b>		
<b>Buildings</b>		
All uses	NA	

<b>Accessory Structures</b>		
All uses	No Max.	
<b>Height</b>		
<b>Buildings</b>		
All uses	Max. 70 ft.	
	Min. 20 ft.	New buildings or additions shall satisfy the minimum height requirements through one of the following options:
		a) Roof. Provide a roof that is 20 feet in height.
		b) Prominent entry. Provide an attached entry that is 20 feet in height, extends for a minimum of 25 percent of the length of the front facade, and extends to the front lot line.
		c) Cupola. Provide a 20-foot tall portion of the building for a minimum of 25 percent of the length of the front facade. It shall include the front facade wall and extend a minimum of 10 feet behind the front wall.
		d) False front. Provide a front facade wall that is 20 feet in height along the entire length of the building.
		e) Reverse shed. Provide a front facade wall that is 20 feet in height along the entire length of the building, and slope the roof down toward the rear of the building.

FIGURE 536-1  
EXAMPLE OF OPTIONS TO MEET MINIMUM HEIGHT REQUIREMENT



<b>Accessory Structures</b>		
All uses	Max. 70 ft.	
<b>Building Frontage</b>		
<b>Buildings</b>		
All uses	Min. 75%	(1) For corner lots, this standard must be met on the frontage of the street with the highest street classification. For the intersecting street, the building frontage standard is a minimum of 40%.
		(2) For corner lots where both streets have the same classification, the applicant may choose on which

		street to meet the minimum 75% building frontage standard and on which street to meet the minimum 40% building frontage standard.
<b>Accessory Structures</b>		
All uses	Not applicable	Accessory structures shall be located behind or beside buildings.

- (e) *Parking.* Required off-street parking shall not be located on a new standalone surface parking lot in the MU-R zone.
- (f) *Landscaping.*
  - (1) *Setback areas.* Required setbacks, except setback areas abutting a street that provide pedestrian amenities or horizontal separation pursuant to SRC 536.015(h), 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.
- (g) *Continued development.* Buildings and structures existing on [*Insert Effective Date of Ordinance*] that would 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) *Single family uses.*
    - (A) *Buildings.* Continued development housing a continued single family use may be structurally altered or enlarged, or rebuilt following damage or destruction, provided such alteration, enlargement, or rebuilding conforms to development standards of the Single Family Residential (RS) zone set forth in SRC chapter 511 and to all other applicable provisions of the UDC, except for lot size and dimension standards in SRC chapter 511.
    - (B) *Accessory structures.* Existing accessory structures on the same property as a continued single family use may be structurally altered or enlarged, or rebuilt following damage or destruction, and new accessory structures to a continued use may be constructed, provided such alteration, enlargement, rebuilding, or new accessory structure construction conforms to the development standards of the Single Family Residential (RS) zone set forth in SRC chapter 511, except the lot size and dimensions standards, and to all other applicable provisions of the UDC.
    - (C) *Option to rebuild in same location.* Notwithstanding SRC 536.015(g)(1)(A) and (B), any continued development housing a continued single family use or associated accessory structure rebuilt following damage or destruction may either be located on the same location on the lot as the original building or structure, or in compliance with the setbacks of the Single Family Residential (RS) zone set forth in SRC 511.010(b).
  - (2) *All other uses.* Continued development, housing a use other than a continued single family use, may be structurally altered, enlarged, or rebuilt following damage or destruction, provided such alteration, enlargement, or rebuilding conforms to the following standards:
    - (A) *Minor alterations.* Exterior alterations to buildings that alter less than 20 percent of an existing building facade area facing a primary street are exempt from all of the development standards in this chapter. Such alterations shall not increase the building facade's nonconformity to the pedestrian-oriented design standards in Table 536-6.
    - (B) *Minor additions.* Additions to buildings that enlarge or alter an existing building facade area facing a primary street by less than 20 percent are exempt from all of the development standards in this chapter except for interior setbacks, parking, landscaping, and maximum height standards.



Such additions shall not increase the building facade's nonconformity to the pedestrian-oriented design standards in Table 536-6.

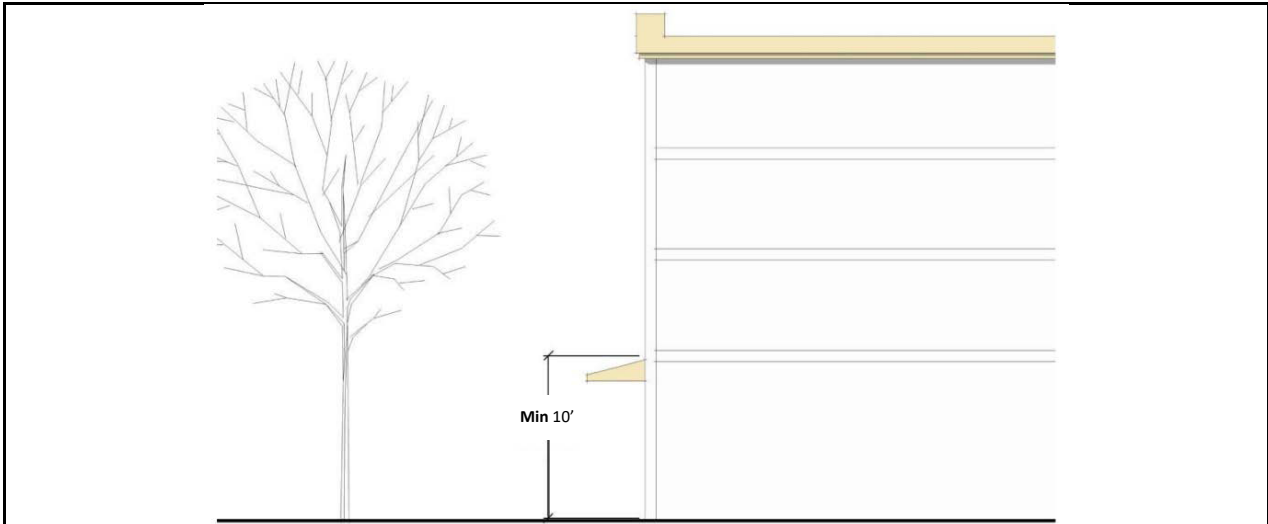
- (C) *Major alterations.* Exterior alterations to buildings that alter between 20 percent and 60 percent of an existing building facade area facing a primary street shall decrease that building facade's nonconformity to all pedestrian-oriented design standards in Table 536-6 that are applicable to that alteration. Such alterations are exempt from all other development standards in this chapter.
- (D) *Major additions.* Additions to buildings that enlarge or alter an existing building facade area facing a primary street by between 20 percent and 60 percent shall:
  - (i) Comply with a minimum of three of the pedestrian-oriented design standards in Table 536-6; or
  - (ii) Comply with a minimum of one of the pedestrian-oriented design standards in Table 536-6 and add perimeter landscaping in vehicle use areas if such landscaping is not already required under SRC 536.015(f).

For the purposes of SRC 536.015(g)(2)(D)(i) and (ii), the pedestrian-oriented design standards in Table 536-6 shall apply to the addition. Major additions must meet all other development standards in this chapter except for building frontage, maximum setback abutting a street, and minimum height.

- (E) *Substantial alterations.* Exterior alterations to buildings that alter more than 60 percent of an existing building facade area facing a primary street shall meet all applicable pedestrian-oriented design standards in Table 536-6. Such alterations are exempt from all other development standards in this chapter.
  - (F) *Substantial additions or redevelopment.* Additions to buildings that enlarge or alter an existing building facade area facing a primary street by more than 60 percent shall meet all applicable development standards in this chapter. Continued development that is rebuilt following damage or destruction shall meet all development standards in this chapter.
  - (G) *Accessory structure.* Alterations to and additions to accessory structures shall meet all applicable development standards in this chapter.
- (h) *Pedestrian-oriented design.* Development within the MU-R zone, excluding development requiring historic design review, shall conform to the pedestrian-oriented design standards set forth in Table 536-6. Any development requiring historic design review shall only be subject to design review according to the historic design review standards or the historic design review guidelines set forth in SRC chapter 230.

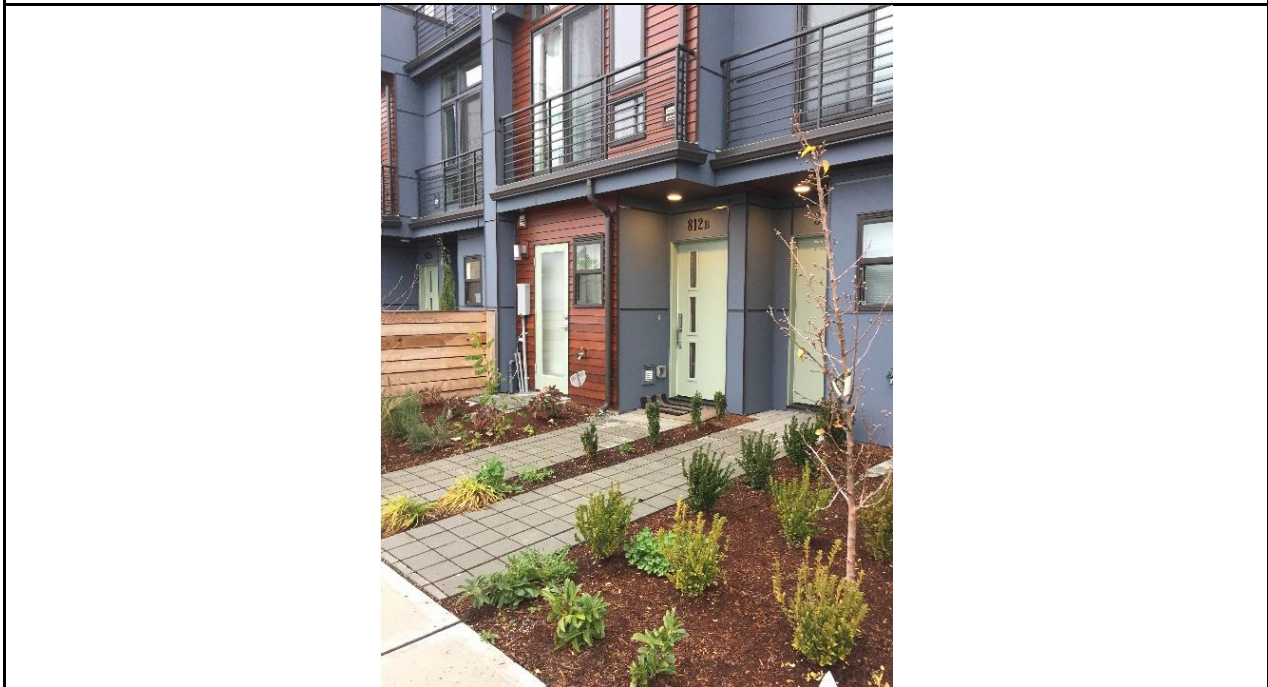
**TABLE 536-6  
PEDESTRIAN-ORIENTED DESIGN**

Table 536-6: Pedestrian-Oriented Design		
Requirement	Standard	Limitations & Qualifications
<b>Ground Floor Height</b>		
This standard applies to building ground floors on primary streets.	Min. 10 ft.	For the purposes of this standard, ground floor height is measured from the floor to the ceiling of the first floor.
FIGURE 536-2 GROUND FLOOR HEIGHT		



Separation of Ground Floor Residential Uses		
This standard applies when a dwelling unit is located on the ground floor.	Vertical or horizontal separation shall be provided	For the purposes of this standard, separation is required between the public right-of-way and the residential entryway and any habitable room.
	Vertical Distance Min. 1.5 ft. Max. 3 ft.	Vertical separation shall take the form of several steps or a ramp to a porch, stoop, or terrace.
	Horizontal Distance Min. 5 ft. Max. 10 ft.	Horizontal separation shall take the form of a landscaped area such as private open space or hardscaped area such as a plaza.

FIGURE 536-3  
HORIZONTAL SEPARATION



Public Pedestrian Access			
This standard applies between the Willamette River and Front Street.	Public pedestrian access shall be	(1)	For the purposes of this standard, public pedestrian access shall be in the form of a sidewalk, street, or alley that is a minimum of 12

	provided at least every 400 feet		feet wide and that meets at least three of the following standards:
			<p>(a) Incorporate visual contrast or tactile finish texture.</p> <p>(b) Be constructed with pavers, scored or colored concrete, and/or stamped asphalt.</p> <p>(c) Be elevated above parking areas and driveways by a height of 3 to 3.5 inches.</p> <p>(d) Be defined with landscaping or building features such as canopies, awnings, or arcades.</p> <p>(e) Provide active use frontages and/or entrances with overlooking windows, stoops, or terraces.</p> <p>(f) Provide pedestrian-level lighting.</p>

FIGURE 536-4  
PEDESTRIAN CONNECTIONS



Building Facade Articulation			
This standard applies to building facades facing primary streets.	Required	(1)	For buildings on corner lots, where the primary street intersects with a secondary street, these standards shall apply to the full length of the front facade and the portion of the side facade that extends a minimum of 50 feet from the corner where the primary street meets the secondary street, or to the edge of the building or the lot, whichever is shorter.
		(2)	Buildings shall incorporate vertical and horizontal articulation and shall divide vertical mass into a base, middle, and top.
		a)	Base: Ground floor facades shall be distinguished from middle facades by at least one of the following standards:
			1. Change in materials.
			2. Change in color.

				3. Molding or other horizontally-articulated transition piece.
			b)	Middle: Middle facades shall provide visual interest by incorporating at a minimum of every 50 feet at least one of the following standards:
				1. Recesses of a minimum depth of two feet.
				2. Extensions of a minimum depth of two feet.
				3. Vertically-oriented windows.
				4. Pilasters that project away from the building.
			c)	Top: Building tops shall be defined by at least one of the following standards:
				1. Cornice that is a minimum of eight inches tall and a minimum of three inches beyond the face of the facade.
				2. Change in material from the upper floors, with that material being a minimum of eight inches tall.
				3. Offsets or breaks in roof elevation that are a minimum of three feet in height.
				4. A roof overhang that is a minimum of eight inches beyond the face of the facade.
		(3)		The repainting of a facade of an existing building is exempt from this standard.

FIGURE 536-4  
ARTICULATION



**Ground Floor Windows**

This standard applies to building ground floors on primary streets and building ground floors along the riverfront.	Min. 65%	(1)	For the purposes of this standard, ground floor building facades shall include the minimum percentage of transparent windows. The windows shall not be mirrored or treated in such a way as to block visibility into the building. The windows shall have a minimum visible transmittance (VT) of 37 percent.
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		(2)	For buildings on corner sites, where the primary street intersects with a secondary street, this standard shall apply to the full length of the front facade and the portion of the side facade that extends a minimum of 50 feet from the corner where the primary street meets the secondary street, or to the edge of the building or the lot, whichever is shorter.
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FIGURE 536-5  
GROUND FLOOR WINDOWS



<b>Building Entrances</b>			
This standard applies to building ground floors on primary streets and building ground floors along the riverfront.	Required	(1)	For non-residential uses on the ground floor, a primary building entrance for each tenant space facing a primary street shall be located on the primary street. If a building has frontage on a primary street and any other street, a single primary building entrance for a non-residential tenant space at the corner of the building where the streets intersect may be provided at that corner.
		(2)	For residential uses on the ground floor, a primary building entrance for each building facade facing a primary street shall be located on the primary street. If a building has frontage on a primary street and any other street, a single primary building entrance for a residential use on the ground floor may be provided at the corner of the building where the streets intersect.
		(3)	For all uses on the ground floor of a building along the riverfront, at least one primary

			building entrance shall face the Willamette River.
		(4)	Building entrances shall include weather protection.

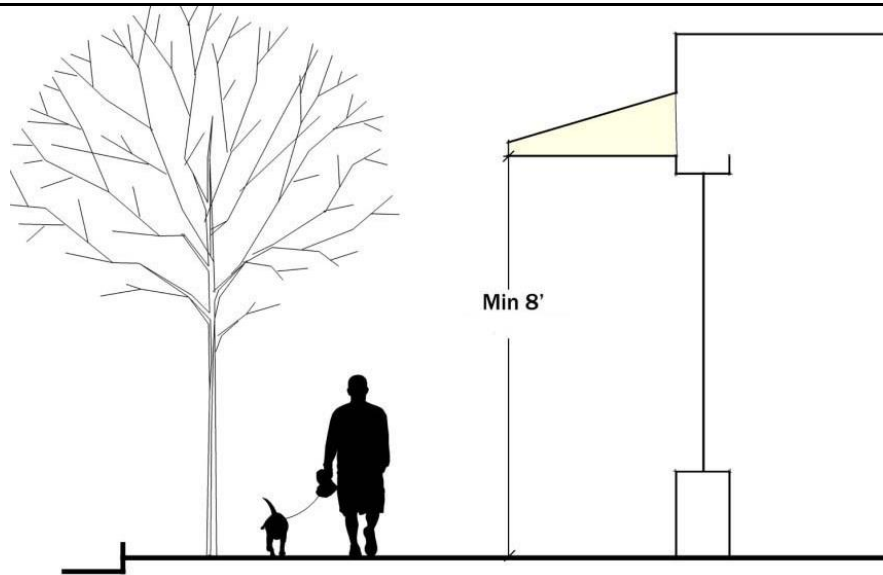
FIGURE 536-6  
ENTRANCE AT BUILDING CORNER



**Weather Protection**

This standard applies to building ground floors adjacent to a street and along the riverfront.	Residential uses Min. 50%	(1)	For the purposes of this standard, weather protection in the form of awnings or canopies shall be provided along the ground floor building facade for the minimum length required.
	Non-residential uses Min. 75%		
		(2)	Awnings or canopies shall have a minimum clearance height above the sidewalk or ground surface of 8 feet and may encroach into the street right-of-way as provided in SRC 76.160.

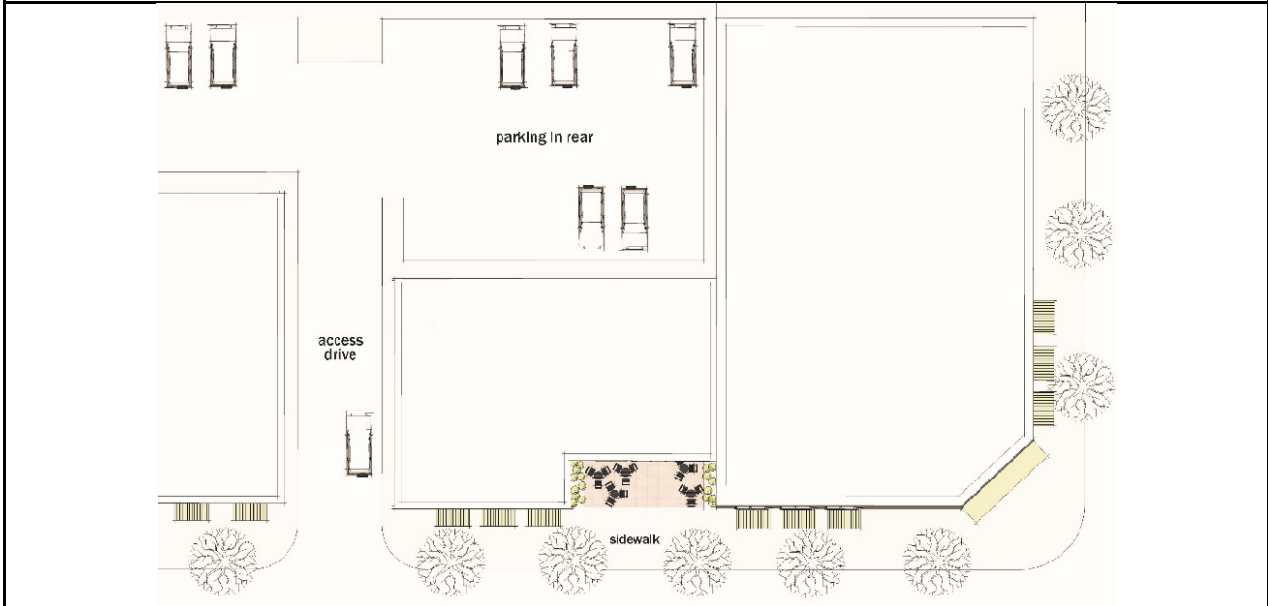
FIGURE 536-7  
WEATHER PROTECTION



**Parking Location**

This standard applies to off-street parking areas and vehicle maneuvering areas.	Required	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
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FIGURE 536-8  
OFF-STREET PARKING

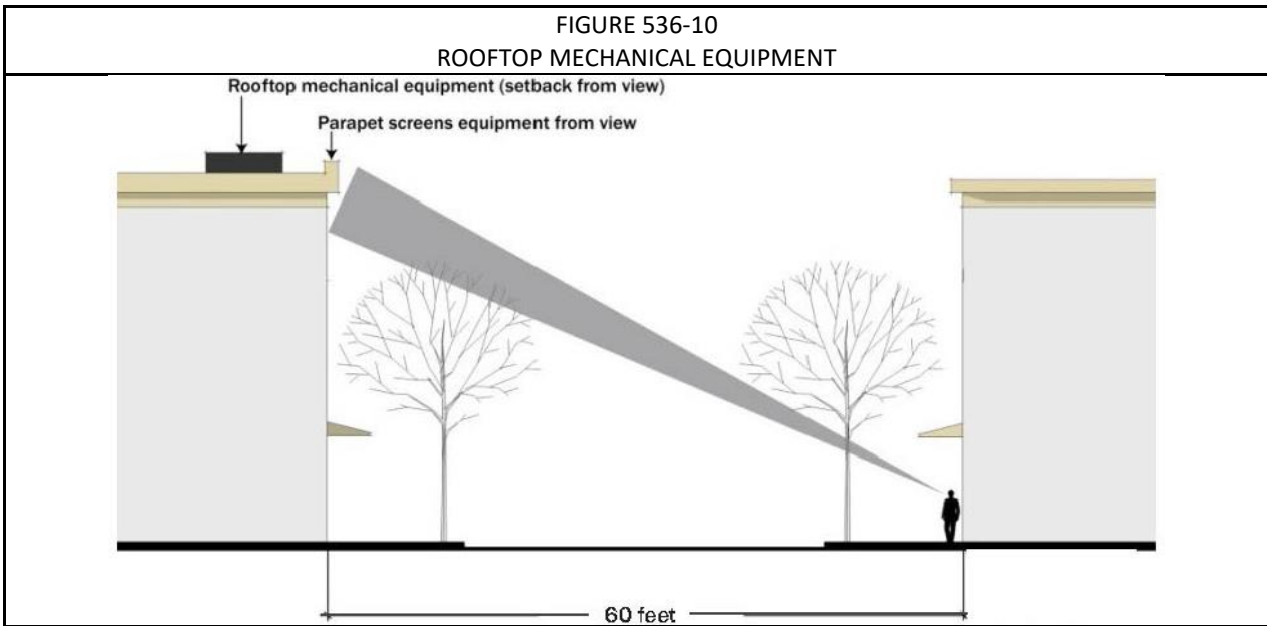


**Mechanical and Service Equipment**

This standard applies to mechanical and service equipment.	Required	(1)	Ground level mechanical and service equipment shall be screened with landscaping or a site-obscuring fence or wall. Ground level mechanical and service equipment shall be located behind or beside buildings.
		(2)	Rooftop mechanical equipment, with the exception of solar panels and wind generators, shall be set back or screened so as to not be visible to a person standing at ground level 60 feet from the building.

FIGURE 536-9  
GROUND-LEVEL MECHANICAL EQUIPMENT





**Sec. 536.020. Design review.**

Design review under SRC chapter 225 is not required for development within the MU-R zone. Multifamily development within the MU-R zone is not subject to design review according to the multiple family design review standards set forth in SRC chapter 702.

**Sec. 536.025. Other provisions.**

In addition to the standards set forth in the chapter, development within the MU-R zone must comply with all other applicable development standards of the UDC, including but not limited to the following chapters:

- (a) Floodplain Overlay Zone SRC chapter 601
- (b) General Development Standards SRC chapter 800
- (c) Public Improvements SRC chapter 802
- (d) Streets and Right-of-Way Improvements SRC chapter 803
- (e) Driveway Approaches SRC chapter 804
- (f) Vision Clearance SRC chapter 805
- (g) Off-Street Parking, Loading, and Driveways SRC chapter 806
- (h) Landscaping and Screening SRC chapter 807
- (i) Preservation of Trees and Vegetation SRC chapter 808
- (j) Wetlands SRC chapter 809
- (k) Landslide Hazards SRC chapter 810
- (l) Sign Code SRC chapter 900