



Mixed Use-III (MU-III) Zone Overview

The following information describes the proposed MU-III zone, which would be a new zone in Salem. It is a draft meant to provide further details on what is currently envisioned for the zone. It is subject to change as the Our Salem project progresses. **If you have questions or want to provide input on this draft, please contact Eunice Kim, ekim@cityofsalem.net.**

Description

The Mixed Use-III (MU-III) zone is intended to promote infill and redevelopment in mixed-use centers and corridors, particularly those with frequent transit service. Standards would encourage pedestrian-oriented development. Existing uses would be allowed to remain and be expanded. **All uses allowed in the Retail Commercial (CR) zone would be allowed in the proposed MU-III zone**, except warehousing and distribution centers for online and mail order sales.

Highlights from Proposed Table of Uses		
Use	Status	Notes
Household Living		
Single family and two family	P	Only townhouses and dwelling units part of a mixed-use development
	N	All other single family
Three and four family	S	
Multiple family	P	
Lodging		
Short-term commercial lodging	P	
Long-term commercial lodging	P	
Retail Sales and Services		
Eating and drinking establishments	P	
Retail sales	P	
Personal services	P	
Postal services and retail financial services	P	
Business and Professional Services		
Office	P	
Motor Vehicle, Trailer, and Manufactured Dwelling Sales and Service		
Motor vehicle sales and services	C	Existing gas stations allowed
Commercial parking	P	
Recreation, Entertainment, and Cultural Services and Facilities		
Commercial entertainment - indoor	P	
Recreational and cultural community services	P	
Health Services		
Outpatient medical services and laboratories	P	
Education Services		
Day care	P	
Basic education	P	
Post-secondary and adult education	P	
Key: permitted (p) special (s) conditional (c) prohibited (N)		

Highlights from Proposed Tables of Development Standards

Requirement	Standard	Notes
Setbacks		
Abutting street	Min. 30 ft.	Applies to exclusively residential developments
	Min. 5 ft. and Max 30 ft.	Applies to other uses, and the setback area shall be used for pedestrian amenities and landscaping
Interior side	Min. 5 ft.	For single, three, and four family
	Min. 20 ft.	Abutting a residential zone
Interior rear	Min. 5 ft.	For single, three, and four family
	Min 10 ft.	For multiple family
	Min. 20 ft.	Abutting a residential zone
Lot Size, Lot Coverage, Height		
Lot size	None	
Lot coverage	None	
Height	<i>TBD</i>	To be determined by City Council and Planning Commission Subcommittee
Landscaping		
Setbacks	Required	Except where pedestrian amenities are provided
Development site	15%	
Gasoline stations	Additional perimeter landscaping	
Other Standards		
Parking location	Side or rear of buildings	Does not apply to existing lawfully established parking, which can continue to be used
Primary building entrance	Facing street	
Ground-floor windows	Required	Applies to buildings within the maximum setback
Outdoor storage	Screened	Applies to storage within 50 ft of the street
Drive throughs	Side or rear of buildings	Applies only to new drive throughs
Dwelling unit density	<i>TBD</i>	To be determined by City Council and Planning Commission Subcommittee