



Proposed Neighborhood Hub (NH) Zone

(September 2021)

The following information describes the proposed NH zone, which would be a new zone in Salem. It is a **draft** that 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.**

CHAPTER 53X. NH—NEIGHBORHOOD HUB

Sec. 53X.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. 53X.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. 53X.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. 53X.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 53X-1.

TABLE 53X-1. USES		
Use	Status	Limitations & Qualifications
Household Living		
Single family	P	The following single family activities: <ul style="list-style-type: none"> ■ Single family detached dwelling. ■ Residential home, as defined under ORS 197.660.

		<ul style="list-style-type: none"> ■ Manufactured dwelling park, subject to SRC chapter 235.
	S	<p>The following single family activities:</p> <ul style="list-style-type: none"> ■ Manufactured home, subject to SRC 700.025. ■ Townhouse, subject to SRC 700.085. ■ Zero side yard dwelling, subject to SRC 700.095.
	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.
Group Living		
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.
Lodging		
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.
Retail Sales and Service		
Eating and drinking establishments	P	Eating and drinking establishments, subject to SRC 53X.020(f).
Retail sales	N	<p>The following retail sales activities:</p> <ul style="list-style-type: none"> ■ Medical marijuana and recreational marijuana sales or transfers ■ Liquor stores. ■ Tobacco stores. ■ Pawn shops.
	P	All other retail sales, subject to SRC 53X.0XX(f).
Personal services	N	<p>The following personal services activities:</p> <ul style="list-style-type: none"> ■ Laundry and dry cleaning establishments. ■ Tattoo/piercing parlors.
	P	All other personal services, subject to SRC 53X.0XX(f).

Postal services and retail financial services	N	
Business and Professional Services		
Office	N	
Audio/visual media production	N	
Laboratory research and testing	N	
Motor Vehicle, Trailer, and Manufactured Dwelling Sales and Services		
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	
Recreation, Entertainment, and Cultural Services and Facilities		
Commercial entertainment—indoor	P	The following commercial entertainment - indoor activities: <ul style="list-style-type: none"> ■ Dance studios and dance schools, subject to SRC 53X.0XX(f). ■ Martial arts studios/schools, subject to SRC 53X.0XX(f). ■ Membership sports and recreation clubs, subject to SRC 53X.0XX(f). ■ Yoga studios, subject to SRC 53X.0XX(f).
	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"> ■ Community centers. ■ Senior centers. ■ Youth clubs. ■ Libraries. ■ Community or neighborhood club buildings, including swimming pools and similar recreation facilities when operated by a nonprofit community club.
	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"> ■ Meeting places for civic clubs, fraternal, or veteran organizations, subject to SRC 53X.0XX(f).
	C	All other nonprofit membership assembly
Religious assembly	S	Religious assembly, subject to SRC 700.055.
Health Services		
Medical centers/hospitals	N	
Outpatient medical services and laboratories	P	<p>The following outpatient medical services and laboratories activities:</p> <ul style="list-style-type: none"> ■ 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 53X.0XX(f).
	N	All other outpatient medical services and laboratories.
Educational Services		
Day care	P	<p>The following day care activities:</p> <ul style="list-style-type: none"> ■ Child day care home. ■ Adult day care home. ■ Child day care center, subject to SRC 53X.0XX(f). ■ Adult day care center, subject to SRC 53X.0XX(f).
	C	<p>The following day care activities:</p> <ul style="list-style-type: none"> ■ All other child day care centers. ■ All other adult day care centers.
	N	All other day care.
Basic education	S	Basic education, subject to SRC 700.010.
Post-secondary and adult education	N	
Civic Services		
Governmental services	N	
Social services	P	<p>The following social services activities:</p> <ul style="list-style-type: none"> ■ Individual and family counseling services, subject to SRC 53X.0XX(f). ■ Job training, vocational rehabilitation, and habilitation services for the unemployed, the underemployed, and the disabled, subject to SRC 53X.0XX(f). ■ Meal delivery programs, subject to SRC 53X.0XX(f). ■ Organizations providing legal and supportive services for immigrants, subject to SRC 53X.0XX(f). ■ Referral services for those in need, subject to SRC 53X.0XX(f).
	N	All other social services.
Governmental maintenance services and construction	N	
Public Safety		

Emergency services	N	The following emergency services activities: <ul style="list-style-type: none"> ■ Ambulance stations. ■ Ambulance service facilities.
	P	All other emergency services.
Detention facilities	N	
Military installations	N	
Funeral and Related Services		
Cemeteries	N	
Funeral and cremation services	N	Crematories.
	C	All other funeral and cremation services.
Construction Contracting, Repair, Maintenance, and Industrial Services		
General repair services	N	
Building and grounds services and construction contracting	N	
Cleaning plants	N	
Industrial services	N	
Wholesale Sales, Storage, and Distribution		
General wholesaling	N	
Heavy wholesaling	N	
Warehousing and distribution	N	
Self-service storage	N	
Manufacturing		
General manufacturing	N	
Heavy manufacturing	N	
Printing	N	
Transportation Facilities		
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	
Utilities		
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	
Mining and Natural Resource Extraction		
Petroleum and natural gas production	N	
Surface mining	N	
Farming, Forestry, and Animal Services		

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.
Other Uses		
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"> ■ Christmas tree sales, subject to SRC 701.015. ■ Managed temporary camping, subject to SRC 701.025, when located on the site of a religious assembly use. ■ Residential sales/development office, subject to SRC 701.035. ■ Replacement single family dwelling, subject to SRC 701.030. ■ Warming shelter, subject to SRC 701.050, when located on the site of a religious assembly use.
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 53X-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 53X.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. 53X.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 53X-2.

TABLE 53X-2. LOT STANDARDS		
Requirement	Standard	Limitations & Qualifications
Lot Area		
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.
Lot Width		
Single family	Min. 20 ft.	Applicable to townhouses.
	Min. 40 ft.	Applicable to all other single family.
All other uses	Min. 40 ft.	
Lot Depth		
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	
Street Frontage		
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.
	Min. 40 ft.	

Two family, three family, four family, and multiple family	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 53X-3.

TABLE 53X-3. SETBACKS		
Requirement	Standard	Limitations & Qualifications
Abutting Street		
Buildings		
Multiple family	Min. 10 ft.	
All other uses	Min. 12 ft.	
	Min. 20 ft.	Applicable along collector or arterial streets.
Accessory Structures		
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.
Interior Front		
Buildings		
Multiple family	Min. 10 ft.	
All other uses	Min. 12 ft.	
Accessory Structures		
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.
Interior Side		
Buildings		
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 53X.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.
Accessory Structures		
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.
Interior Rear		
Buildings		
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.
Accessory Structures		
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.
Abutting Waterway		
Buildings		
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.
Accessory Structures		
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 53X-4.

TABLE 53X-4. LOT COVERAGE; HEIGHT		
Requirement	Standard	Limitations & Qualifications
Lot Coverage		
Buildings and Accessory Structures		
All uses	Max. 60%	
Rear Yard Coverage		
Buildings		
All uses	N/A	
Accessory Structures		
Accessory to single family and two family	Max. 25%	
Accessory to all other uses	No Max.	
Height		
Buildings		
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.
Accessory Structures		
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 53X-4, accessory structures to single family and two family uses shall be limited to the maximum aggregate total square footage set forth in Table 53X-5.

TABLE 53X-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
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- (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 53X-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. 53X.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:

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- (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.