



## Residential 4 (R4) Zone Overview

The following information describes the proposed R4 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](mailto:ekim@cityofsalem.net).**

### Description

The Residential 4 (R4) zone is intended to allow compact middle housing and live-work spaces in residential neighborhoods. Live-work spaces would be allowed on major streets and would meet the daily needs of nearby residents while supporting entrepreneurs and small businesses. The type and size of businesses allowed would be greater than what is currently allowed as home occupations; retail, for example, would be allowed. An entire property, though, could not be turned into a business. **All uses allowed in the Single-Family Residential (RS) zone would be allowed in the proposed R4 zone.**

### R4 Uses

Any use that is a permitted, special, conditional, or prohibited use in the RS zone would be a permitted, special, conditional, or prohibited use in the R4 zone. Single-family and duplexes would be allowed on smaller lots, and triplexes and quadplexes would be allowed on larger lots. Live-work units would be allowed as a special use (S), meaning they would be permitted if they met the special use standards on the next page. The proposed list of uses allowed in live-work units are outlined in the table below.

Proposed Table of Uses Allowed in Live-Work Units		
Use	Status	Notes
<b>Retail Sales and Services</b>		
Retail sales	S	Except sales of marijuana
Personal services	S	
<b>Business and Professional Services</b>		
Office	S	
Audio/visual media production	S	
<b>Recreation, Entertainment, and Cultural Services and Facilities</b>		
Commercial entertainment - indoor	S	Limited uses, like studios for dance, yoga, fitness, martial arts
<b>Civic Services</b>		
Social Services	S	
<b>Construction Contracting, Repair, Maintenance, and Industrial Services</b>		
General repair services	S	
<b>Manufacturing</b>		
General manufacturing	S	Allows makerspaces, with limits on square footage and nuisance regulations
<b>Use Limitations</b>		
Home Occupations	N	Not allowed in combination with a live-work unit
<b>Key: permitted (p)   special (s)   conditional (c)   prohibited (N)</b>		

Proposed Tables of Development Standards for Live-Work Units		
Requirement	Standard	Notes
<b>Setbacks</b> (same as RS zone)		
Abutting street	Min. 12 ft.	
	Min. 20 ft.	Abutting collector or arterial streets
Interior side	Min. 5 ft.	For new buildings
	Min. 3 ft.	For existing buildings
Interior rear	Min. 14 ft.	For one-story buildings
	Min. 20 ft.	For more than one-story buildings
<b>Lot Size, Lot Coverage, Height</b> (same as RS zone)		
Lot size	Min. 4,000 sq. ft.	For live-work (see below for residential)
Lot coverage	Max. 60%	
Height	Max. 35 ft.	
<b>Other Standards</b>		
Primary live-work unit entrance	Facing street	If customers are served on site
Outdoor Storage	Prohibited	
Square footage of non-residential use	50% of total square footage of associated dwelling unit	Only applies to non-residential uses that are prohibited in the RS zone but allowed in the R4 zone

## Live-Work Unit Standards

### Live work units must be:

- Located on an arterial street in the R4 zone
- On the ground floor
- Operated by an occupant of the associated dwelling unit

### Live-work units are:

- Limited to one business per lot and cannot operate in the same unit as a home occupation
- Limited to no more than 5 employees who do not live in the live-work unit
- Not required to provide additional parking

### Live work units shall not create:

- Hazards or excessive congestion as a result of customers' vehicles
- Public or private nuisance, including, but not limited to, noise, odors, vibration, fumes, smoke, or fire hazard

## Middle Housing and Lot Sizes

- Single-family and duplexes would be allowed on 3,000 square-foot lots
- Triplexes and Quadplexes would be allowed on 5,000 square-foot lots

*Note: Properties on arterial streets could be rezoned to the R4 zone through a zone change.*