

CHAPTER 521. - CO—COMMERCIAL OFFICE

Sec. 521.001. - Purpose.

The purpose of the Commercial Office (CO) Zone is to implement the commercial designation of the Salem Area Comprehensive Plan through the identification of allowed uses and the establishment of development standards. The CO zone generally allows office and professional services, along with a mix of housing and limited retail and personal services.

(Prior Code, § 521.001; Ord. No. 31-13)

Sec. 521.005. - Uses.

The permitted (P), special (S), conditional (C), and prohibited (N) uses in the CO zone are set forth in Table 521-1.

TABLE 521-1. 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. ■ 1 dwelling unit for each business use on a lot. ■ Residential home, as defined under ORS 197.660.
	S	The following single family activities: <ul style="list-style-type: none"> ■ Townhouse, subject to SRC <u>700.085</u>. ■ Zero side yard dwelling, subject to SRC <u>700.095</u>.
	N	All other single family.
Two family	P	Duplex.
	N	All other two family.
Three family	S	Subject to SRC <u>700.081</u> .
Four Family	S	Subject to SRC <u>700.081</u> .
Multiple family	P	
Group Living		
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	S	Nursing care, subject to SRC <u>700.045</u> .
Lodging		
Short-term commercial lodging	P	Short-term rentals.
	N	All other short-term commercial lodging.
Long-term commercial lodging	P	
Nonprofit shelters	P	Nonprofit shelters serving 5 or fewer persons.
	C	Nonprofit shelters serving 6 to 75 persons.
	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 places, located within buildings devoted principally to uses otherwise permitted in the CO zone, provided that not more than 25 percent of the floor area of a 1 story building, and not more than 50 percent of the floor area of a 2 or more story building, is occupied by the eating place.
	N	All other eating and drinking establishments.
Retail sales	P	The following retail sales activities: <ul style="list-style-type: none"> ■ News dealers and newsstands. ■ Caterers. ■ Retail sales of agricultural products, when the sales area does not exceed 1,000 square feet in size.

	N	All other Retail Sales.
Personal services	P	The following personal services activities are permitted: <ul style="list-style-type: none"> ■ Beauty salons. ■ Barber shops. ■ Photographic portrait studios.
	N	All other personal services.
Postal services and retail financial services	P	
Business and Professional Services		
Office	P	
Audio/visual media production	C	
Laboratory research and testing	P	
Motor Vehicle, Trailer, and Manufactured Dwelling Sales and Service		
Motor vehicle and manufactured dwelling and trailer sales	N	
Motor vehicle services	N	
Commercial parking	P	Commercial parking is permitted, unless noted below.
	N	Parking structures.
Park-and-ride facilities	P	Park-and-ride facilities are permitted, unless noted below.
	N	Parking structures.
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	Dance studios, dance schools, yoga studios, karate instruction, and other similar physical fitness instructional activities are permitted, provided that the total building floor area of the use does not exceed 2,500 square feet.
	N	All other commercial entertainment—indoor.
Commercial entertainment—outdoor	S	Golf courses, subject to SRC <u>700.015</u> .
	N	All other commercial entertainment—outdoor.
Major event entertainment	N	
Recreational and cultural community services	S	Golf courses, subject to SRC <u>700.015</u> .
	P	All other recreational and cultural community services.
Parks and open space	P	
Nonprofit membership assembly	P	
Religious assembly	S	Religious assembly, subject to SRC <u>700.055</u> .
Health Services		
Medical centers/hospitals	N	
Outpatient medical services and laboratories	P	
Education Services		
Day care	P	
Basic education	P	

Post-secondary and adult education	P	
Civic Services		
Governmental services	P	
Social services	P	
Governmental maintenance services and construction	N	
Public Safety		
Emergency services	P	
Detention facilities	N	
Military installations	P	
Funeral and Related Services		
Cemeteries	N	
Funeral and cremation services	P	
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.
	N	All other passenger ground transportation facilities.
Marine facilities	N	
Utilities		
Basic utilities	C	Reservoirs; water storage facilities.
	P	All other basic utilities.
Wireless communication facilities	Allowed	Wireless communication facilities are allowed, subject to SRC <u>chapter 703</u> .
Drinking water treatment facilities	C	
Power generation facilities	C	
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	C	
Keeping of livestock and other animals	N	
Animal services	S	Small animal veterinary services, subject to SRC <u>700.075</u> .
	N	All other animals services.
Other Uses		
Temporary uses	P	The following temporary uses: <ul style="list-style-type: none"> ■ Christmas tree sales, subject to SRC <u>701.015</u>. ■ Emergency shelter, subject to SRC <u>701.025</u>. ■ Managed temporary village, subject to SRC <u>701.030</u>.
Home occupations	S	Home occupations, subject to SRC <u>700.020</u> .
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 <u>chapter 230</u>	Allowed	Historic resource adaptive reuse pursuant to SRC <u>chapter 230</u> is allowed, subject to SRC <u>230.085</u> .
Accessory dwelling units	S	Accessory dwelling units, subject to SRC <u>700.007</u> .

(Prior Code, § 521.005; Ord. No. 31-13; Ord. No. 15-15; Ord. No. 22-15, § 10, 11-23-2015; Ord. No. 7-16, § 11, 6-27-2016; Ord. No. 5-17, § 32(521.005), 6-12-2017; Ord. No. 10-17, § 12, 7-10-2017; Ord. No. 6-19, § 1(Exh. A), 6-24-2019, eff. 7-24-2019; Ord. No. 1-20, § 2(Exh. B), 2-24-2020; Ord. No. 13-21, § 1(Exh. A), 2-14-2022)

Sec. 521.010. - Development standards.

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

(a) *Lot standards.* Lots within the CO zone shall conform to the standards set forth in Table 521-2.

TABLE 521-2. LOT STANDARDS		
Requirement	Standard	Limitations & Qualifications
Lot Area		
Single family	Min. 4,000 sq. ft.	
Two family, three family, and four family	Min. 5,000 sq. ft., plus additional lot area based on number of bedrooms within each dwelling unit	Additional lot area required as follows: <ul style="list-style-type: none"> ■ 750 sq. ft. for each dwelling unit with 1 bedroom. ■ 1,000 sq. ft. for each dwelling unit with 2 bedrooms. ■ 1,200 sq. ft. for each dwelling unit with 3 or more bedrooms.
Multiple family	Min. 5,000 sq. ft., plus additional lot area based on number of bedrooms within each dwelling unit	Applicable to multiple family consisting of 5 or fewer dwelling units. Additional lot area required as follows: <ul style="list-style-type: none"> ■ 750 sq. ft. for each dwelling unit with 1 bedroom. ■ 1,000 sq. ft. for each dwelling unit with 2 bedrooms. ■ 1,200 sq. ft. for each dwelling unit with 3 to 5 bedrooms.

	Min. 5,000 sq. ft., plus additional lot area based on number of bedrooms within each dwelling unit	<p>Applicable to multiple family consisting of 6 or more dwelling units.</p> <p>Additional lot area required as follows:</p> <p>First through fifth dwelling units.</p> <ul style="list-style-type: none"> ■ 750 sq. ft. for each dwelling unit with 1 bedroom. ■ 1,000 sq. ft. for each dwelling unit with 2 bedrooms. ■ 1,200 sq. ft. for each dwelling unit with 3 to 5 bedrooms. <p>Sixth and additional dwelling units.</p> <ul style="list-style-type: none"> ■ 1,000 sq. ft. for each dwelling unit with no more than 2 bedrooms in a 2 or more story structure. ■ 1,250 sq. ft. for each dwelling unit with no more than 2 bedrooms in a 1 story structure. ■ 1,700 sq. ft. for each dwelling unit with 3 or more bedrooms.
All other uses	Min. 6,000 sq. ft.	
Lot Width		
Single family, two family, three family, four family, and multiple family	Min. 40 ft.	
All other uses	None	
Lot Depth		
Single family	Min. 70 ft.	
	Max. 300% of average lot width	
Two family, three family, four family, and multiple family	Min. 80 ft.	
All other uses	None	

Street Frontage		
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.	

(b) *Setbacks.* Setbacks within the CO zone shall be provided as set forth in Tables 521-3 and 521-4.

TABLE 521-3. SETBACKS		
Requirement	Standard	Limitations & Qualifications
Abutting Street		
Buildings		
All uses	Min. 12 ft.	
Accessory Structures		
Accessory to single family, two family, three family, four family, and multiple family	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.
Accessory to all other uses	Min. 12 ft.	Not applicable to transit stop shelters.
Vehicle Use Areas		
All uses, other than single family, two family, three family, and four family	Min. 12 ft.	

Interior Front		
Buildings		
Single family, two family, 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 <u>chapter 807</u> .
All other uses	Zone-to-zone setback (Table 521-4)	
Accessory Structures		
Accessory to single family, two 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 <u>chapter 807</u> .
Accessory to all other uses	Zone-to-zone setback (Table 521-4)	
Vehicle Use Areas		
Single family two family, three family, and four family	Per SRC <u>chapter 806</u>	
Multiple family	Min. 10 ft.	Required landscaping shall meet the Type C standard set forth in SRC <u>chapter 807</u> .
All other uses	Zone-to-zone setback (Table 521-4)	
Interior Side		
Buildings		
Single family	Min. 5 ft.	Applicable to buildings, other than townhouses and zero side yard dwellings.

	Per SRC <u>700.085</u>	Applicable to townhouses.
	Per SRC <u>700.095</u>	Applicable to zero side yard dwellings.
Two family, 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 <u>chapter 807</u> .
All other uses	Zone-to-zone setback (Table 521-4)	
Accessory Structures		
Accessory to single family, two 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 <u>chapter 807</u> .
Accessory to all other uses	Zone-to-zone setback (Table 521-4)	
Vehicle Use Areas		
Single family, two family, three family, and four family	Per SRC <u>chapter 806</u>	
Multiple family	Min. 10 ft.	Required landscaping shall meet the Type C standard set forth in SRC <u>chapter 807</u> .
All other uses	Zone-to-zone setback (Table 521-4)	
Interior Rear		
Buildings		

Single family, two family, 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 <u>chapter 807</u> .
All other uses	Zone-to-zone setback (Table 521-4)	
Accessory Structures		
Accessory to single family, two 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 <u>chapter 807</u> .
Accessory to all other uses	Zone-to-zone setback (Table 521-4)	
Vehicle Use Areas		
Single family, two family, three family, and four family	Per SRC <u>chapter 806</u>	
Multiple family	Min. 10 ft.	Required landscaping shall meet the Type C standard set forth in SRC <u>chapter 807</u> .
All other uses	Zone-to-zone setback (Table 521-4)	

TABLE 521-4. ZONE-TO-ZONE SETBACKS

Abutting Zone	Type of Improvement	Setback ⁽¹⁾	Landscaping & Screening
EFU	Buildings and accessory structures	None	N/A
	Vehicle use areas	Min. 5 ft.	Type A
Residential Zone	Buildings and accessory structures	Min. 15 ft.	Type C
	Vehicle use areas		
Mixed-Use Zone	Buildings and accessory structures	None	N/A
	Vehicle use areas	Min. 5 ft.	Type A
Commercial Zone	Buildings and accessory structures	None	N/A
	Vehicle use areas	Min. 5 ft.	Type A
Public Zone	Buildings and accessory structures	None	N/A
	Vehicle use areas	Min. 5 ft.	Type A
Industrial and Employment Zone: EC, IC, IBC, and IP	Buildings and accessory structures	Min. 5 ft.	Type A
	Vehicle use areas		
Industrial and Employment Zone: IG	Buildings and accessory structures	Min. 10 ft.	Type C
	Vehicle use areas		
Limitations and Qualifications (1) Zone-to-Zone setbacks are not required abutting an alley.			

(c) *Lot coverage; height.* Buildings and accessory structures within the CO zone shall conform to the lot coverage and height standards set forth in Table 521-5.

TABLE 521-5. 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 all uses	No Max.	
Height		
Buildings		
Single family, two family, three family, and four family	Max. 35 ft.	
Multiple family and long-term commercial lodging	Max. 50 ft.	
All other uses	Max. 70 ft.	
Accessory Structures		
Accessory to single family, two family, three family, four family, and multiple family	Max. 15 ft.	
Accessory to all other uses	Max 70 ft.	

(d) *Landscaping.*

- (1) *Setbacks.* Required setbacks 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 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.

(e) *Outdoor storage.* Within the CO zone, outdoor storage of materials and equipment is prohibited, except in

conjunction with residential uses where the storage is screened from adjacent streets and properties by a sight-obscuring fence, wall, or hedge.

(Prior Code, § 521.015; Ord. No. 31-13; Ord. No. 22-15, § 10, 11-23-2015; Ord. No. 1-20, § 2(Exh. B), 2-24-2020; Ord. No. 11-22, § 1(Exh. A), 7-25-2022, eff. 8-24-2022)

Sec. 521.015. - Design review.

Design review under SRC chapter 225 is required for development within the CO 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 the multiple family design review standards set forth in SRC chapter 702.

(Prior Code, § 521.015; Ord. No. 31-13; Ord. No. 1-20, § 2(Exh. B), 2-24-2020)

Sec. 521.020. - Other provisions.

In addition to the standards set forth in this chapter, development within the CO 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.

(Prior Code, § 521.020; Ord. No. 31-13)

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.

(Ord. No. 11-22, § 1(Exh. A), 7-25-2022, eff. 8-24-2022)

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.

(Ord. No. 11-22, § 1(Exh. A), 7-25-2022, eff. 8-24-2022)

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		
	Status	
Household Living		
Single family	P	The following single family activities: • Townhouse. • Residential home, as defined under ORS 197.660.
	N	All other single family.
Two family	N	
Three family	P	
Four family	P	
Multiple family	P	
Group Living		
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: • Residential facility, as defined under ORS 197.660. • Assisted living.

	N	All other residential care.
Nursing care	N	
Lodging		
Short-term commercial lodging	P	
Long-term commercial lodging	N	
Non-profit shelters	N	
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	
Audio/visual media production	P	
Laboratory research and testing	P	
Motor Vehicle, Trailer, and Manufactured Dwelling Sales and Service		
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	
Recreation, Entertainment, and Cultural Services and Facilities		
Commercial entertainment— Indoor	N	Firing ranges
	P	All other commercial entertainment—Indoor.
Commercial entertainment— Outdoor	N	
Major event entertainment	C	
Recreational and cultural community services	P	
Parks and open space	P	
Non-profit membership assembly	P	
Religious assembly	P	
Health Services		
Medical centers/hospitals	N	
Outpatient medical services and laboratories	P	
Educational Services		
Day care	P	
Basic education	P	
Post-secondary and adult education	P	

Civic Services		
Government services	P	
Social services	P	
Governmental maintenance services and construction	N	
Public Safety		
Emergency services	P	
Detention facilities	N	
Military installations	N	
Funeral and Related Services		
Cemeteries	N	
Funeral and cremation services	N	
Construction Contracting, Repair, Maintenance, and Industrial Services		
General repair services	P	
Building and ground services and construction contracting	N	
Cleaning plants	N	
Industrial services	N	
Wholesale Sales, Storage, and Distribution		

General wholesaling	P	General wholesaling, provided the following is met: <ul style="list-style-type: none"> Wholesaling is in buildings and structures constructed prior to August 24, 2022, 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, Wholesaling is in buildings and structures constructed after August 24, 2022, 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.
	N	
Heavy wholesaling	N	
Warehousing and distribution	N	
Self-service storage	N	
Manufacturing		
General manufacturing	P	General manufacturing, provided the following is met: <ul style="list-style-type: none"> Manufacturing is in buildings and structures constructed prior to August 24, 2022, 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, Manufacturing is in buildings and structures constructed after August 24, 2022, 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.
	N	All other general manufacturing.
Heavy manufacturing	N	
Printing	P	

Transportation Facilities		
Aviation facilities	N	
Passenger ground transportation facilities	P	
Marine facilities	C	
Utilities		
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 <u>SRC chapter 703</u> .
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	
Farming, Forestry, and Animal Services		
Agriculture	N	
Forestry	N	
Agriculture and forestry services	N	

Keeping of livestock and other animals	N	
Animal services	P	
Other Uses		
Temporary uses	P	The following temporary uses: <ul style="list-style-type: none"> ■ Emergency shelter, subject to SRC <u>701.025</u>. ■ Managed temporary village, subject to SRC <u>701.030</u>.
Home occupations	S	Home occupations, subject to SRC <u>700.020</u> .
Accessory dwelling units	S	Accessory dwelling units, subject to SRC <u>700.007</u> .

- (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 August 24, 2022, 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(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.

(Ord. No. 11-22, § 1(Exh. A), 7-25-2022, eff. 8-24-2022)

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 and Qualifications
Lot Area		

All uses	None	
Lot width		
All uses	None	
Lot depth		
All uses	None	
Street frontage		
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 and Qualifications
Abutting Street		
Buildings		
All uses	0 ft.	(1) Maximum setback of up to 10 feet is permitted if the setback area is used for pedestrian amenities.
		a) The maximum setback does not apply to a new building if another building exists between a minimum of 50 percent of the street-facing façade of the new building and the street.

		b) For double frontage lots, the maximum setback shall only apply to the street with the highest street classification. For double frontage lots where both streets have the same classification, the applicant may choose on which street the maximum setback shall apply.
		c) For lots contiguous to the river and located between the river and a street, the maximum setback shall only apply along a minimum of 50 percent of the length of the lot line abutting a street.
Accessory Structures		
All uses	Min. 10 ft.	
Vehicle Use Areas		
All uses	Per SRC chapter 806	The use of a berm under SRC 806.035(c)(2)(B) is prohibited.
Interior Side		
Buildings		
All uses	Zone-to-zone setback (Table 536-4)	
Accessory Structures		
All uses	Zone-to-zone setback (Table 536-4)	
Vehicle Use Areas		
All uses	Zone-to-zone setback (Table 536-4)	
Interior Rear		
Buildings		

All uses	Zone-to-zone setback (Table 536-4)	
Accessory Structures		
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. ⁽¹⁾	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. ⁽¹⁾	Type A
Commercial zone	Buildings and accessory structures	None	N/A

	Vehicle use areas	Min. 5 ft. ⁽¹⁾	Type A
Public zone	Buildings and accessory structures	None	N/A
	Vehicle use areas	Min. 5 ft. ⁽¹⁾	Type A
Industrial and employment zone	Buildings and accessory structures	None	N/A
	Vehicle use areas	Min. 5 ft. ⁽¹⁾	Type A
Limitations & Qualifications			
(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.

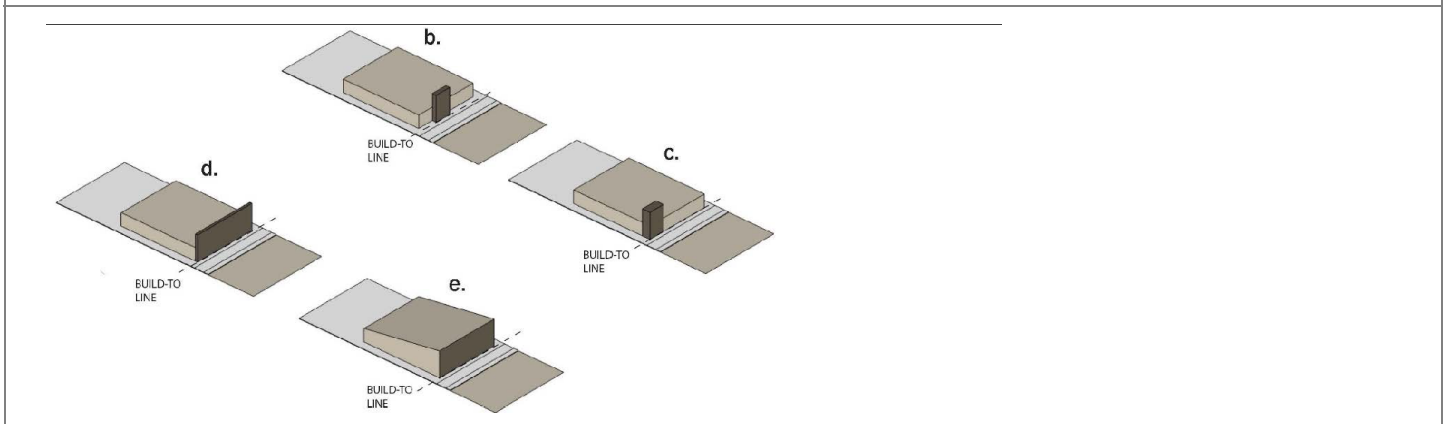
**TABLE 536-5
LOT COVERAGE; HEIGHT; BUILDING FRONTAGE**

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

Buildings		
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



Accessory Structures			
All uses	Max. 70 ft.		
Building Frontage			
Buildings			
All uses	Min. 50%	(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 50% building frontage standard and on which street to meet the minimum 40% building frontage standard.
		(3)	For double frontage lots, this standard must only be met on the street with the highest classification. Where both streets have the same classification, the applicant may choose on which street the building frontage standard shall apply.
Accessory Structures			
All uses	Not applicable	Accessory structures shall be located behind or beside buildings.	

(e) *Landscaping.*

(1) *Setback areas.* Setbacks, except setback areas abutting a street that provide pedestrian amenities, 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](#).

(f) *Continued development.* Buildings and structures existing on August 24, 2022, 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.

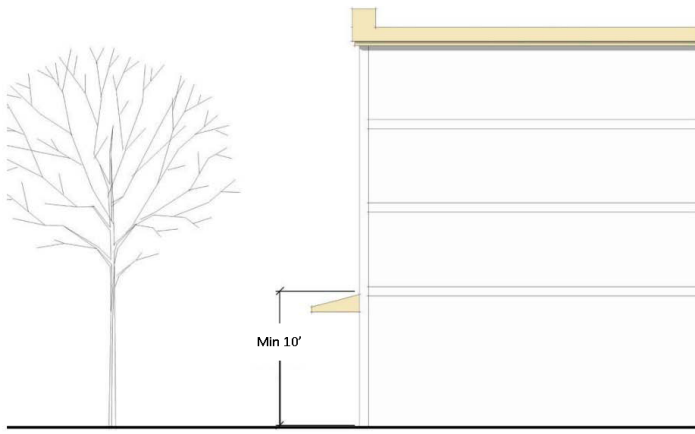
(1) *Single family uses.*

- (A) *Buildings*. Continued development housing a continued single family use may be structurally altered or enlarged 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, including 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(f)(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(d).
- For the purposes of SRC 536.015(f)(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.
- (g) *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 and Qualifications
Ground Floor Height		
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.
<p>FIGURE 536-2 GROUND FLOOR HEIGHT</p>  <p>The diagram illustrates the measurement of ground floor height. On the left is a tree. To its right is a building facade. A vertical dimension line is drawn from the ground level to the ceiling of the first floor of the building. A horizontal line extends from the ground level to the start of this vertical line. The text 'Min 10\'' is placed next to the vertical line, indicating the minimum height requirement.</p>		
Public Pedestrian Access		

<p>This standard applies between the Willamette River and Front Street.</p>	<p>Public pedestrian access shall be provided at least every 400 feet</p>	<p>(1)</p>	<p>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 feet wide and that meets at least three of the following standards:</p>
		<p>(a)</p>	<p>Incorporate visual contrast or tactile finish texture. (b) Be constructed with pavers, scored or colored concrete, and/or stamped asphalt. (c) Be elevated above parking areas and driveways by a height of 3 to 3.5 inches. (d) Be defined with landscaping or building features such as canopies, awnings, or arcades. (e) Provide active use frontages and/or entrances with overlooking windows, stoops, or terraces. (f) Provide pedestrian-level lighting.</p>

FIGURE 536-3
 PEDESTRIAN CONNECTIONS



Building Facade Articulation

<p>This standard applies to building facades facing primary streets.</p>	<p>Required</p>	<p>(1)</p>	<p>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.</p>
		<p>(2)</p>	<p>Buildings shall incorporate vertical and horizontal articulation and shall divide vertical mass into a base, middle, and top.</p>
			<p>a) Base: Ground floor facades shall be distinguished from middle facades by at least one of the following standards:</p>
			<p>1. Change in materials.</p>
			<p>2. Change in color.</p>
			<p>3. Molding or other horizontally-articulated transition piece.</p>
			<p>b) Middle: Middle facades shall provide visual interest by incorporating at a minimum of every 50 feet at least one of the following standards:</p>
			<p>1. Recesses of a minimum depth of two feet.</p>
			<p>2. Extensions of a minimum depth of two feet.</p>
			<p>3. Vertically-oriented windows.</p>
			<p>4. Pilasters that project away from the building.</p>
			<p>c) Top: Building tops shall be defined by at least one of the following standards:</p>

			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)	<p>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.</p>
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FIGURE 536-5
GROUND FLOOR WINDOWS



Building Entrances

<p>This standard applies to building ground floors on primary streets and building ground floors along the riverfront.</p>	<p>Required</p>	(1)	<p>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.</p>
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		(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.

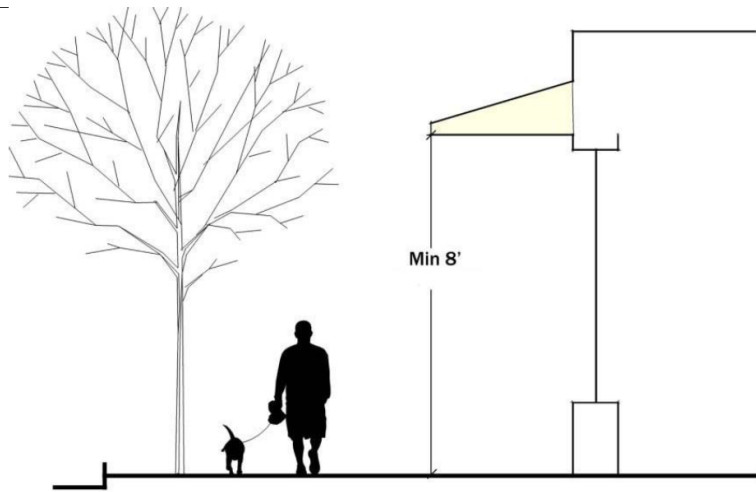
FIGURE 536-6
ENTRANCE AT BUILDING CORNER



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 <u>76.160</u> .

FIGURE 536-7
WEATHER PROTECTION



Parking Location

This standard applies to off-street parking areas and vehicle maneuvering areas.

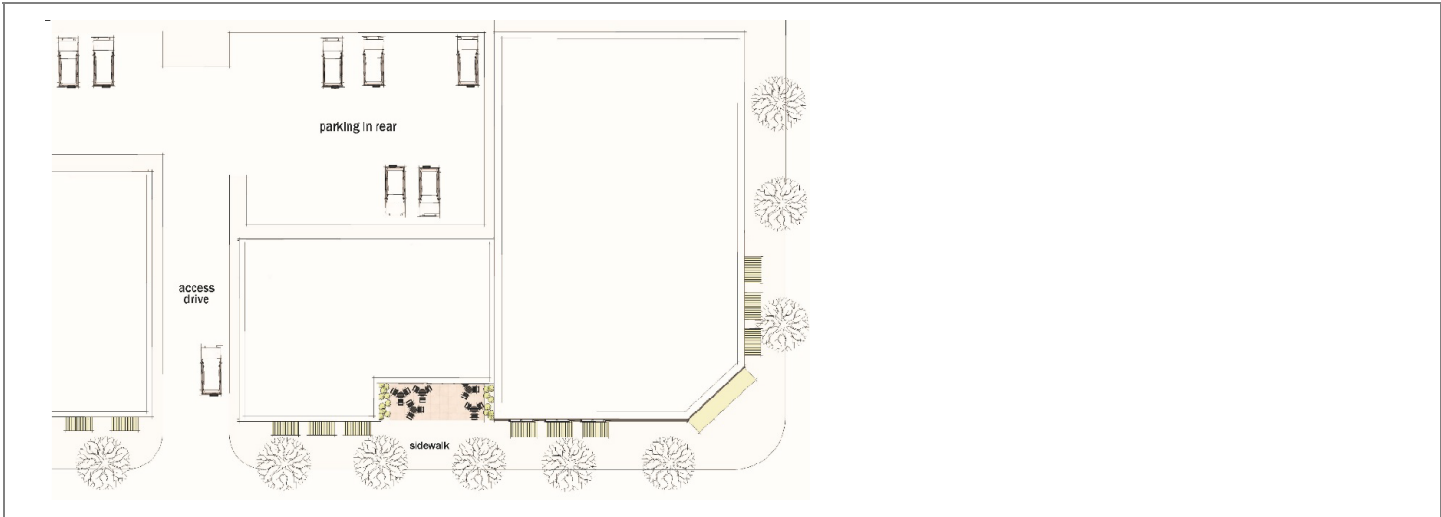
Required

(1)

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.

a) When a building is located on property contiguous to the river and is located between the river and a street, off-street surface parking areas and vehicle maneuvering areas may be located between a building and the street along a minimum of 50 percent of the length of the lot line abutting a street, provided a three-foot tall, decorative, sight-obscuring wall is provided between those areas and the street.

FIGURE 536-8
OFF-STREET PARKING



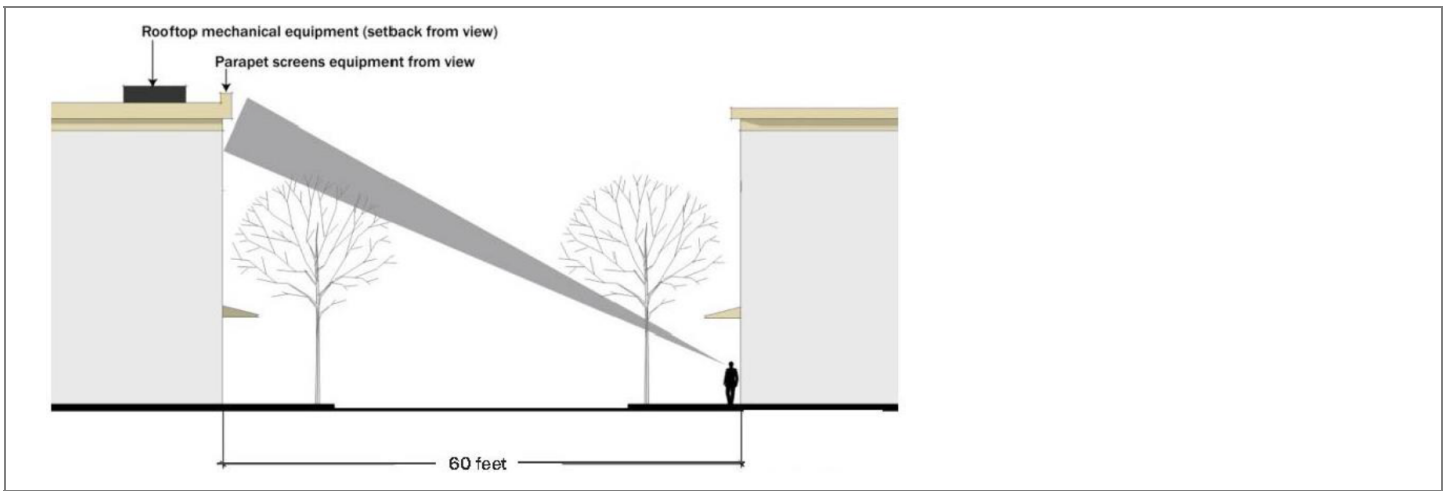
Mechanical and Service Equipment

<p>This standard applies to mechanical and service equipment.</p>	<p>Required</p>	<p>(1)</p>	<p>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.</p>
		<p>(2)</p>	<p>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.</p>

FIGURE 536-9
GROUND-LEVEL MECHANICAL EQUIPMENT



FIGURE 536-10
ROOFTOP MECHANICAL EQUIPMENT



(Ord. No. 11-22, § 1(Exh. A), 7-25-2022, eff. 8-24-2022)

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.

(Ord. No. 11-22, § 1(Exh. A), 7-25-2022, eff. 8-24-2022)

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

(Ord. No. 11-22, § 1(Exh. A), 7-25-2022, eff. 8-24-2022)