

## CHAPTER 524. - CB—CENTRAL BUSINESS DISTRICT

## Sec. 524.001. - Purpose.

The purpose of the Central Business District (CB) Zone is to implement the central business district designation of the Salem Area Comprehensive Plan through the identification of allowed uses and the establishment of development standards. The CB zone serves Salem and the region as a principal center of business and commerce. It allows a compact arrangement of retail and commercial enterprises together with office, financial, cultural, entertainment, governmental, and residential use designed and situated to afford convenient access by pedestrians.

(Prior Code, § 524.001; Ord. No. 31-13)

## Sec. 524.005. - Uses.

- (a) Except as otherwise provided in this section, the permitted (P), special (S), conditional (C), and prohibited (N) uses in the CB zone are set forth in Table 524-1.

| TABLE 524-1. USES       |        |   |
|-------------------------|--------|---|
| Use                     | Status | Limitations & Qualifications  |
| <b>Household Living</b> |        |   |
| Single family           | P      | The following single family activities: <ul style="list-style-type: none"> <li>■ Single family detached dwelling.</li> <li>■ Residential home, as defined under ORS 197.660.</li> </ul> |
|                         | N      | All other single family.  |
| Two family              | P      | Duplex.   |
|                         | N      | All other two family.   |
| 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.   |
|                               | C | The following room and board activities: <ul style="list-style-type: none"> <li>■ Room and board serving 6 to 75 persons.</li> <li>■ Relocation of an existing room and board facility within the CB zone serving more than 75 persons, provided the facility has existed within the CB zone as of September 1, 1993, and there is no increase in bed capacity.</li> </ul> |
|                               | N | All other room and board.  |
| Residential care              | P |  |
| Nursing care                  | P |  |
| <b>Lodging</b>                |   |  |
| Short-term commercial lodging | P |  |
| Long-term commercial lodging  | N |  |
| Nonprofit shelters            | P | Nonprofit shelters serving 5 or fewer persons.   |
|                               | C | The following nonprofit shelters: <ul style="list-style-type: none"> <li>■ Nonprofit shelters serving 6 to 75 persons.</li> <li>■ Relocation of an existing nonprofit shelter within the CB zone serving more than 75 persons, provided the shelter has existed within the CB zone as of September 1, 1993, and there is no increase in bed capacity.</li> </ul>           |

|  |   |   |
|--|---|---|
|  | P | Nonprofit shelters serving victims of domestic violence for 10 or fewer persons.  |
|  | N | All other nonprofit shelters.   |
| <b>Retail Sales and Services</b>   |   |   |
| Eating and drinking establishments   | P |   |
| Retail sales   | N | Medical marijuana and recreational marijuana sales or transfers, except for retail sales of cannabidiol (CBD) products. |
|  | 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                  | N | Mobile home dealers.  |
|  | P | All other motor vehicle and manufactured dwelling and trailer sales.  |

|  |   |  |
|--|---|--|
| Motor vehicle services   | P |  |
| Commercial parking   | P |  |
| Park-and-ride facilities   | P |  |
| Taxicabs and car services  | P |  |
| 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 |  |
| Commercial entertainment—outdoor                                       | N | Drive-in movie theaters.                     |
|  | P | All other commercial entertainment—outdoor.  |
| Major event entertainment  | P | Major event entertainment conducted indoors. |
|  | N | All other major event entertainment.         |
| 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>Educational 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  | N |  |
| <b>Construction Contracting, Repair, Maintenance, and Industrial Services</b> |   |  |
| General repair services   | P |  |
| Building and grounds services and construction contracting                    | N | The following building and grounds services and construction contracting activities: <ul style="list-style-type: none"> <li>■ Building construction.</li> <li>■ Heavy construction.</li> <li>■ Disinfecting and pest control services.</li> <li>■ Building cleaning and maintenance services.</li> </ul> |
|   | P | All other building and grounds services and construction contracting.  |
| Cleaning plants   | P |  |
| Industrial services   | P |  |
| <b>Wholesale Sales, Storage, and Distribution</b>                             |   |  |
| General wholesaling   | P | General wholesaling is permitted, provided that it is combined with retail sales in the same line of goods.  |
| Heavy wholesaling   | P | Nursery stock, provided that it is combined with retail sales in the same line of goods.   |
|   |   |  |

|                              |   |   |
|------------------------------|---|---|
|                              | C | The following heavy wholesaling activities, provided they are combined with retail sales in the same line of goods: <ul style="list-style-type: none"> <li>■ Minerals and ore.</li> <li>■ Metal service centers and wholesalers.</li> <li>■ Firearms.</li> <li>■ Wood products and timber.</li> </ul>   |
|                              | N | All other heavy wholesaling.  |
| Warehousing and distribution | P | 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                        | C       | Helicopter landing areas, with or without passenger terminal facilities.           |
|  | N       | All other aviation facilities.   |
| Passenger ground transportation facilities | P       |  |
| Marine facilities                          | P       |  |
| <b>Utilities</b>                           |         |  |
| Basic utilities                            | C       | Reservoirs; water storage facilities.  |
|  | P       | Basic utilities are permitted, unless noted below.                                 |
| 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                      | C | The following waste-related facilities:<br>■ Recycling depots.<br>■ Solid waste transfer stations. |
|   | 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                                      | N |  |
| Agriculture and forestry services             | P |  |
| Keeping of livestock and other animals        | N |  |
| Animal services                               | N |  |
| <b>Other Uses</b>                             |   |  |
| 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) Drive-through uses in Salem Downtown Historic District.

- (1) Notwithstanding Table 524-1, banks and credit unions constructed on or after October 1, 2011, within the Salem Downtown Historic District shall be conditional uses within the Salem Downtown Historic District if developed with a drive-through, and adequate measures are taken to ensure pedestrian safety.
- (2) Notwithstanding Table 524-1, any permitted, special, or conditional use within the Salem Downtown Historic District, except for banks and credit unions constructed on or after October 1, 2011, shall be a prohibited use within the Downtown Historic District if developed with a drive-through.

(Prior Code, § 524.005; Ord. No. 31-13; Ord. No. 11-14; Ord. No. 22-15, § 13, 11-23-2015; Ord. No. 10-16, § 2, 8-8-2016; Ord. No. 6-17, § 14, 5-8-2017; Ord. No. 10-17, § 15, 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)

## Sec. 524.010. - Development standards.

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

- (a) *Lot standards.* Lots within the CB zone shall conform to the standards set forth in Table 524-2.

| TABLE 524-2. LOT STANDARDS |             |                                |
|----------------------------|-------------|--------------------------------|
| Requirement                | Standard    | Limitations and 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. |   |

(b) *Setbacks.* Setbacks within the CB zone shall be provided as set forth in Table 524-3.

| TABLE 524-3. SETBACKS  |                 |   |
|--|-----------------|---|
| Requirement  | Standard        | Limitations & Qualifications                                      |
| <b>Abutting Street</b>   |                 |   |
| <b>Buildings</b>   |                 |   |
| All uses   | 0 ft. or 10 ft. |   |
| <b>Accessory Structures</b>  |                 |   |
| 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. |
|  | 0 ft. or 10 ft. | Applicable to accessory structures greater than 4 ft. in height.  |
| Accessory to all other uses  | 0 ft. or 10 ft. | Not applicable to transit stop shelters.                          |
| <b>Vehicle Use Areas</b>   |                 |   |

|                             |                            |  |
|-----------------------------|----------------------------|--|
| All uses                    | Per SRC <u>chapter 806</u> |  |
| <b>Interior Front</b>       |                            |  |
| <b>Buildings</b>            |                            |  |
| All uses                    | None                       |  |
| <b>Accessory Structures</b> |                            |  |
| Accessory to all uses       | None                       |  |
| <b>Vehicle Use Areas</b>    |                            |  |
| All uses                    | Per SRC <u>chapter 806</u> |  |
| <b>Interior Side</b>        |                            |  |
| <b>Buildings</b>            |                            |  |
| All uses                    | None                       |  |
| <b>Accessory Structures</b> |                            |  |
| Accessory to all uses       | None                       |  |
| <b>Vehicle Use Areas</b>    |                            |  |
| All uses                    | Per SRC <u>chapter 806</u> |  |
| <b>Interior Rear</b>        |                            |  |
| <b>Buildings</b>            |                            |  |

|                             |                            |  |
|-----------------------------|----------------------------|--|
| All uses                    | None                       |  |
| <b>Accessory Structures</b> |                            |  |
| Accessory to all uses       | None                       |  |
| <b>Vehicle Use Areas</b>    |                            |  |
| All uses                    | Per SRC <u>chapter 806</u> |  |

(c) *Lot coverage; height.* Buildings and accessory structures within the CB zone shall conform to the lot coverage and height standards set forth in Table 524-4.

| TABLE 524-4. 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   | No Max.     |  |
| <b>Accessory Structures</b>  |             |  |
| Accessory to single family, two family, three family, four family, and multiple family | Max. 15 ft. |  |
| Accessory to all other uses  | No Max.     |  |

(d) *Landscaping.* Landscaping within the CB zone shall be provided as set forth in this subsection.

(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.

(Prior Code, § 524.010; Ord. No. 31-13; Ord. No. 1-20, § 2(Exh. B), 2-24-2020)

Sec. 524.015. - Other provisions.

In addition to the standards set forth in this chapter, all development within the CB zone must comply with the 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, § 524.015; Ord. No. 31-13)