

CHAPTER 554. - IG—GENERAL INDUSTRIAL

Sec. 554.001. - Purpose.

The purpose of the General Industrial (IG) Zone is to implement the industrial designation of the Salem Area Comprehensive Plan through the identification of allowed uses and the establishment of development standards. The IG zone generally allows a wide range of manufacturing, distribution, and storage uses, and prohibits uses that are incompatible with industrial development.

(Prior Code, § 554.001; Ord. No. 31-13)

Sec. 554.005. - Uses.

(a) The permitted (P), special (S), conditional (C), and prohibited (N) uses in the IG zone are set forth in Table 554-1.

TABLE 554-1. USES		
Use	Status	Limitations & Qualifications
Household Living		
Single family	P	Dwelling unit for a caretaker on the premises being cared for or guarded.
	N	All other single family.
Two family	N	
Three family	N	
Four family	N	
Multiple family	N	
Group Living		
Room and board	N	

Residential care	N	
Nursing care	N	
<b>Lodging</b>		
Short-term commercial lodging	P	Short-term rentals.
	N	All other short-term commercial lodging.
Long-term commercial lodging	N	
Nonprofit shelters	N	
<b>Retail Sales and Service</b>		
Eating and drinking establishments	P	
Retail sales	P	<p>The following retail sales activities:</p> <ul style="list-style-type: none"> <li>■ Photocopying, duplicating, and blueprinting services.</li> <li>■ Retail nurseries and lawn and garden supply stores.</li> <li>■ Lumber and other building materials dealers.</li> </ul>
	N	All other retail sales.
Personal services	P	<p>The following personal services activities are permitted:</p> <ul style="list-style-type: none"> <li>■ Laundromats.</li> <li>■ Drycleaners.</li> </ul>
	N	All other personal services.
Postal services and retail financial services	P	Banks, credit unions, and other customer-oriented facilities for financial institutions.

	N	All other postal services and retail financial services.
<b>Business and Professional Services</b>		
Office	P	<p>The following office activities are permitted:</p> <ul style="list-style-type: none"> <li>■ Headquarters of banks and other financial institutions.</li> <li>■ Direct mail advertising services.</li> <li>■ Commercial art and photography.</li> <li>■ Secretarial and court reporting services.</li> <li>■ Photo finishing laboratories.</li> <li>■ Management and public relations services.</li> <li>■ Outdoor advertising services.</li> <li>■ Professional, business, or political membership organizations.</li> <li>■ Arrangement of transportation.</li> <li>■ Vocational trade schools.</li> <li>■ Research.</li> <li>■ Telecommunication services.</li> </ul>
	N	All other office.
Audio/visual media production	P	
Laboratory research and testing	P	
<b>Motor Vehicle, Trailer, and Manufactured Dwelling Sales and Services</b>		
Motor vehicle and manufactured dwelling and trailer sales	N	<p>The following motor vehicle and manufactured dwelling and trailer sales activities:</p> <ul style="list-style-type: none"> <li>■ Automobile sales.</li> <li>■ Manufactured dwelling sales.</li> <li>■ Recreational vehicle sales, when the sales</li> </ul>

		display area is greater than 5 acres in size.
	P	All other motor vehicle and manufactured dwelling and trailer sales.
Motor vehicle services	N	Gasoline service stations.
	P	All other motor vehicle services.
Commercial parking	P	
Park-and-ride facilities	P	
Taxicabs and car services	P	
Heavy vehicle and trailer sales	P	
Heavy vehicle and trailer service and storage	N	Truck stops.
	P	All other heavy vehicle and trailer service and storage.
<b>Recreation, Entertainment, and Cultural Services and Facilities</b>		
Commercial entertainment—indoor	P	Health clubs, gyms, and membership sports and recreation clubs.
	N	All other commercial entertainment—indoor.
Commercial entertainment—outdoor	N	
Major event entertainment	C	Race tracks.
	N	All other major event entertainment.

Recreational and cultural community services	N	
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	N	
<b>Educational Services</b>		
Day care	P	Child day care services.
	N	All other day care.
Basic education	N	
Post-secondary and adult education	P	Vocational trade schools.
	N	All other post-secondary and adult education.
<b>Civic Services</b>		
Governmental services	N	
Social services	N	
Governmental maintenance services and construction	P	

<b>Public Safety</b>		
Emergency services	P	
Detention facilities	N	
Military installations	N	
<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	P	
Cleaning plants	P	
Industrial services	P	
<b>Wholesale Sales, Storage, and Distribution</b>		
General wholesaling	P	
Heavy wholesaling	S	Scrap and waste material wholesalers, subject to SRC <u>700.065</u> .
	C	Chemicals and allied products wholesalers.
	P	All other heavy wholesaling.

Warehousing and distribution	P	
Self-service storage	P	
<b>Manufacturing</b>		
General manufacturing	P	
Heavy manufacturing	C	
Printing	P	
<b>Transportation Facilities</b>		
Aviation facilities	C	Helicopter landing areas, with or without passenger and freight terminal facilities.
	N	All other aviation facilities.
Passenger ground transportation facilities	P	
Marine facilities	P	The following marine facilities: <ul style="list-style-type: none"> <li>■ Water transportation of passengers.</li> <li>■ Services incidental to water transportation services.</li> </ul>
	N	All other marine facilities.
<b>Utilities</b>		
Basic utilities	P	
Wireless communication facilities	Allowed	Wireless communication facilities are allowed, subject to SRC <u>chapter 703</u> .

Drinking water treatment facilities	P	
Power generation facilities	P	
Data center facilities	N	
Fuel dealers	P	
Waste-related facilities	P	Recycling depots.
	C	Solid waste transfer stations.
	N	All other waste-related facilities.
<b>Mining and Natural Resource Extraction</b>		
Petroleum and natural gas production	C	
Surface mining	C	
<b>Farming, Forestry, and Animal Services</b>		
Agriculture	S	Marijuana production.
	P	All other agriculture.
Forestry	P	
Agriculture and forestry services	P	
Keeping of livestock and other animals	C	
Animal services	P	



Other Uses		
Temporary uses	P	The following temporary uses:
		<ul style="list-style-type: none"> <li>■ Construction modular, subject to SRC <u>701.016</u>.</li> <li>■ Emergency shelter, subject to SRC <u>701.025</u>.</li> <li>■ Managed temporary village, subject to SRC <u>701.030</u>.</li> <li>■ Safe parking shelter, subject to SRC <u>701.041</u>.</li> </ul>
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) Continued uses. Existing single family and two family uses, other than manufactured dwellings, within the IG zone constructed prior to February 1, 1983, but which would otherwise be made nonconforming by this chapter, are hereby deemed continued uses.

- (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 554.010(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 a residential use; provided, however, conversion of the building or structure to a nonresidential use shall thereafter prevent conversion back to a residential use.

(Prior Code, § 554.005; Ord. No. 31-13; Ord. No. 11-14; Ord. No. 22-15, § 25, 11-23-2015; Ord. No. 7-16, § 10, 6-27-2016; Ord. No. 5-17, § 35(554.005), 6-12-2017; Ord. No. 10-17, § 21, 7-10-2017; Ord. No. 1-20, § 2(Exh. B), 2-24-2020; Ord. No. 13-21, § 1(Exh. A), 2-14-2022; Ord. No. 22-22, § 1(Exh. A), 11-28-2022)

#### Sec. 554.010. - Development standards.

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

(a) *Lot standards.* Lots within the IG zone shall conform to the standards set forth in Table 554-2.

TABLE 554-2. LOT STANDARDS		
Requirement	Standard	Limitations & 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 cul-de-sac street or the outside curve of a curved street having a radius of 200 ft. 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 IG zone shall be provided as set forth in Tables 554-3 and 554-4.

<b>TABLE 554-3. SETBACKS</b>		
<b>Requirement</b>	<b>Standard</b>	<b>Limitations &amp; Qualifications</b>
<b>Abutting Street</b>		
<b>Buildings</b>		

All uses	Min. 5 ft.	
<b>Accessory Structures</b>		
Accessory to all uses	Min. 5 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	Zone-to-zone setback (Table 554-4)	
<b>Accessory Structures</b>		
Accessory to all uses	Zone-to-zone setback (Table 554-4)	
<b>Vehicle Use Areas</b>		
All uses	Zone-to-zone setback (Table 554-4)	
<b>Interior Side</b>		
<b>Buildings</b>		
All uses	Zone-to-zone setback (Table 554-4)	
<b>Accessory Structures</b>		
Accessory to all uses	Zone-to-zone setback (Table 554-4)	
<b>Vehicle Use Areas</b>		

All uses	Zone-to-zone setback (Table 554-4)	
Interior Rear		
Buildings		
All uses	Zone-to-zone setback (Table 554-4)	
Accessory Structures		
Accessory to all uses	Zone-to-zone setback (Table 554-4)	
Vehicle Use Areas		
All uses	Zone-to-zone setback (Table 554-4)	

TABLE 554-4. ZONE-TO-ZONE SETBACKS			
Abutting Zone	Type of Improvement	Setback <sup>(1)</sup>	Landscaping & Screening
EFU	Buildings and accessory structures	Min. 10 ft.	Type C
	Vehicle use areas		
Residential Zone	Buildings and accessory structures	Min. 40 ft.	Type E
	Vehicle use areas		
Mixed-Use Zone	Buildings and accessory structures	Min. 10 ft.	Type C

	Vehicle use areas		
Commercial Zone	Buildings and accessory structures	Min. 10 ft.	Type C
	Vehicle use areas		
Public Zone	Buildings and accessory structures	Min. 10 ft.	Type C
	Vehicle use areas		
Industrial and Employment Zone: EC, IC, IBC, and IP	Buildings and accessory structures	Min. 10 ft.	Type C
	Vehicle use areas		
Industrial and Employment Zone: IG	Buildings and accessory structures	None	N/A
	Vehicle use areas	Min. 5 ft.	Type A
Limitations and Qualifications (1) Zone-to-zone setbacks are not required abutting an alley.			

(c) *Lot coverage; height.* Buildings and accessory structures within the IG zone shall conform to the lot coverage and height standards set forth in Table 554-5.

TABLE 554-5. LOT COVERAGE; HEIGHT		
Requirement	Standard	Limitations & Qualifications
Lot Coverage		
Buildings and Accessory Structures		

All uses	No Max.	
<b>Height</b>		
<b>Buildings</b>		
All uses	Max. 70 ft.	
<b>Accessory Structures</b>		
Accessory to 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.

(e) *Industrial performance standards.* Within the IG zone no land or structure shall be used or occupied unless maintained and operated in continuing compliance with all applicable standards adopted by the Oregon Department of Environmental Quality (DEQ), including the holding of all licenses and permits required by DEQ regulation, local ordinance, and state and federal law.

(f) *Development standards for continued uses.*

- (1) *Buildings.* Buildings housing a continued use may be structurally altered or enlarged, or rebuilt following damage or destruction, provided such alteration, enlargement, or rebuilding conforms to development standards set forth in this chapter and to all other applicable provisions of the UDC.
- (2) *Accessory structures.* Existing accessory structures to a continued 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 set forth in this chapter and to all other applicable provisions of the UDC.
- (3) *Option to rebuild in same location.* Notwithstanding SRC 554.010(f)(1) and (2), any building or 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 may be enlarged, provided the

enlargement does not increase the building or structure's nonconformity to development standards set forth in this chapter and all other applicable provisions of the UDC.

(Prior Code, § 554.010; Ord. No. 31-13; Ord. No. 7-16, § 11, 6-27-2016; Ord. No. 11-22, § 1(Exh. A), 7-25-2022, eff. 8-24-2022)

Sec. 554.015. - Other provisions.

In addition to the standards set forth in this chapter, development within the IG 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, § 554.015; Ord. No. 31-13)