

CHAPTER 551. - IC—INDUSTRIAL COMMERCIAL

Sec. 551.001. - Purpose.

The purpose of the Industrial Commercial (IC) Zone is to implement the industrial commercial designation of the Salem Area Comprehensive Plan through the identification of allowed uses and the establishment of development standards. The IC zone generally allows a wide variety of retail, office, heavy commercial, light manufacturing, and warehousing activities.

(Prior Code, § 551.001; Ord. No. 31-13)

Sec. 551.005. - Uses.

(a) Except as otherwise provided in this section, the permitted (P), special (S), conditional (C), and prohibited (N) uses in the IC zone are set forth in Table 551-1.

<b>TABLE 551-1. USES</b>		
<b>Use</b>	<b>Status</b>	<b>Limitations &amp; Qualifications</b>
<b>Household Living</b>		
Single family	P	The following single family activities: <ul style="list-style-type: none"> <li>■ Residential home, as defined under ORS 197.660, within an existing single family dwelling allowed as a continued use pursuant to SRC <u>551.005(b)</u>.</li> <li>■ Dwelling unit for a caretaker on the premises being cared for or guarded.</li> <li>■ Manufactured home.</li> </ul>
	N	All other single family.
Two family	P	Two family, when located in a mixed-use building.

Three family	P	Three family, when located in a mixed-use building.
	N	All other three family.
Four family	P	Four family, when located in a mixed-use building.
	N	All other four family.
Multiple family	P	Multiple family, when located in a mixed-use building.
	N	All other multiple family.
<b>Group Living</b>		
Room and board	C	Room and board serving up to 75 persons.
	N	All other room and board.
Residential care	C	
Nursing care	P	
<b>Lodging</b>		
Short-term commercial lodging	P	
Long-term commercial lodging	C	
Nonprofit shelters	C	Nonprofit shelters serving up to 75 persons.
	P	Nonprofit shelters serving victims of domestic violence for 10 or fewer persons.
	N	All other nonprofit shelters.

<b>Retail Sales and Service</b>		
Eating and drinking establishments	P	
Retail sales	P	
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	P	
Motor vehicle services	P	
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	P	
<b>Recreation, Entertainment, and Cultural Services and Facilities</b>		
Commercial entertainment—indoor	C	Night clubs, located within 200 feet of a residential zone.
	P	All other commercial entertainment—indoor.
Commercial entertainment—outdoor	P	
Major event entertainment	N	Race tracks.
	P	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>Education 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	P	
<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	P	
<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	C	The following heavy wholesaling activities: <ul style="list-style-type: none"> <li>■ Firearms wholesalers.</li> <li>■ Wood products and timber wholesalers.</li> </ul>
	N	The following heavy wholesaling activities: <ul style="list-style-type: none"> <li>■ Chemicals and allied products wholesalers.</li> <li>■ Scrap dealers.</li> </ul>
	P	All other heavy wholesaling.
Warehousing and distribution	P	
Self-service storage	P	
<b>Manufacturing</b>		

<p>General manufacturing</p>	<p>P</p>	<p>The following general manufacturing activities:</p> <ul style="list-style-type: none"><li>■ Industrial and institutional food service contractors.</li><li>■ Sign manufacturing.</li><li>■ Fabrics, leather goods, footwear, and apparel manufacturing. Except rubber and plastic footwear manufacturing.</li><li>■ General food manufacturing.</li><li>■ Beverage and related products manufacturing.</li><li>■ Tobacco products manufacturing.</li><li>■ Cabinetry.</li><li>■ Aircraft and aircraft parts manufacturing.</li><li>■ Motor vehicles and motor vehicle equipment manufacturing.</li><li>■ Computer and electronics manufacturing.</li><li>■ Paperboard containers and boxes manufacturing.</li></ul>
------------------------------	----------	--

	C	<p>The following general manufacturing activities:</p> <ul style="list-style-type: none"> <li>■ Rubber and plastic footwear manufacturing.</li> <li>■ Rubber and plastics products manufacturing.</li> <li>■ Costume jewelry and precious metals metalsmithing.</li> <li>■ Furniture manufacturing.</li> <li>■ Fabricated metal products manufacturing.</li> <li>■ Wood product manufacturing.</li> <li>■ Engineered wood product manufacturing.</li> <li>■ Wood preservation.</li> <li>■ Plastics and rubber products manufacturing.</li> <li>■ General chemical manufacturing.</li> <li>■ Leather tanning.</li> <li>■ Metal coating and engraving.</li> <li>■ Battery manufacturing.</li> <li>■ Ship and boat building.</li> <li>■ Commercial and service industry machinery manufacturing.</li> <li>■ Metalworking machinery manufacturing.</li> <li>■ Sawmill and woodworking machinery manufacturing.</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 and freight terminal facilities.
	N	All other aviation facilities.
Passenger ground transportation facilities	P	
Marine facilities	P	
<b>Utilities</b>		
Basic utilities	P	
Wireless communication facilities	Allowed	Wireless communication facilities are allowed, subject to SRC <a href="#">chapter 703</a> .
Drinking water treatment facilities	C	
Power generation facilities	C	
Data center facilities	P	
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	N	
<b>Farming, Forestry, and Animal Services</b>		
Agriculture	C	Marijuana production.
	P	All other agriculture.
Forestry	P	
Agriculture and forestry services	P	
Keeping of livestock and other animals	C	The following keeping of livestock and other animal activities: <ul style="list-style-type: none"> <li>■ Animal shelters.</li> <li>■ Boarding kennels.</li> <li>■ Animal training facilities.</li> </ul>
	N	All other keeping of livestock and other animals.
Animal services	C	Wildlife rehabilitation facilities.
	P	All other animal services.
<b>Other Uses</b>		
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 unit	S	Accessory dwelling units, subject to SRC 700.007.

(b) Continued uses. Existing, legally-established uses established prior to August 24, 2022, 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 551.010(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 that use; provided, however, conversion of the building or structure to another use shall thereafter prevent conversion back to that use.

(Prior Code, § 551.005; Ord. No. 31-13; Ord. No. 11-14; Ord. No. 22-15, § 22, 11-23-2015; Ord. No. 7-16, § 6, 6-27-2016; Ord. No. 10-16, § 3, 8-8-2016; Ord. No. 6-17, § 15, 5-8-2017; Ord. No. 10-17, § 18, 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. 11-22, § 1(Exh. A), 7-25-2022, eff. 8-24-2022; Ord. No. 22-22, § 1(Exh. A), 11-28-2022)

Sec. 551.010. - Development standards.

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

(a) *Lot standards.* Lots within the IC zone shall conform to the standards set forth in Table 551-2.

TABLE 551-2. 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 a cul-de-sac street or the outside curve of 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 IC zone shall be provided as set forth in Tables 551-3 and 551-4.

<b>TABLE 551-3. 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 single family	None	Applicable to accessory structures not more than 4 ft. in height.
	Min. 5 ft.	Applicable to accessory structures greater than 4 ft. in height.
Accessory to all other 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>		
Single family	None	
All other uses	Zone-to-zone setback (Table 551-4)	
<b>Accessory Structures</b>		
Accessory to single family	Min. 5 ft.	
Accessory to all other uses	Zone-to-zone setback (Table 551-4)	
<b>Vehicle Use Areas</b>		
Single family	Per SRC <u>chapter 806</u>	

All other uses	Zone-to-zone setback (Table 551-4)	
<b>Interior Side</b>		
<b>Buildings</b>		
Single family	None	
All other uses	Zone-to-zone setback (Table 551-4)	
<b>Accessory Structures</b>		
Accessory to single 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 all other uses	Zone-to-zone setback (Table 551-4)	
<b>Vehicle Use Areas</b>		
Single family	Per SRC <u>chapter 806</u>	
All uses	Zone-to-zone setback (Table 551-4)	

<b>Interior Rear</b>		
<b>Buildings</b>		
Single family	None	
All other uses	Zone-to-zone setback (Table 551-4)	
<b>Accessory Structures</b>		
Accessory to single 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 all other uses	Zone-to-zone setback (Table 551-4)	
<b>Vehicle Use Areas</b>		

Single family	Per SRC <u>chapter 806</u>	
All other uses	Zone-to-zone setback (Table 551-4)	

<b>TABLE 551-4. ZONE-TO-ZONE SETBACKS</b>			
<b>Abutting Zone</b>	<b>Type of Improvement</b>	<b>Setback<sup>(1)</sup></b>	<b>Landscaping &amp; Screening</b>
EFU	Buildings and accessory structures	Min. 5 ft.	Type A
	Vehicle use areas		
Residential Zone	Buildings and accessory structures	Min. 30 ft.	Type C
	Vehicle use areas		
Mixed-Use Zone	Buildings and accessory structures	Min. 5 ft.	Type A
	Vehicle use areas		
Commercial Zone	Buildings and accessory structures	Min. 5 ft.	Type A
	Vehicle use areas		

Public Zone	Buildings and accessory structures	Min. 5 ft.	Type A
	Vehicle use areas		
Industrial and Employment Zone: EC, IC, IBC, and IP	Buildings and accessory structures	None	N/A
	Vehicle use areas	Min. 5 ft.	Type A
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 IC zone shall conform to the lot coverage and height standards set forth in Table 551-5.

TABLE 551-5. LOT COVERAGE; HEIGHT		
Requirement	Standard	Limitations & Qualifications
<b>Lot Coverage</b>		
<b>Buildings and Accessory Structures</b>		
All uses	No Max.	
<b>Height</b>		
<b>Buildings</b>		

All uses	Max. 70 ft.	
<b>Accessory Structures</b>		
Accessory to single family, two family, three family, and four 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 vehicular use areas, may count towards meeting this requirement.

(e) *Industrial performance standards.* Within the IC 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 regulations, 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 551.010(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, § 551.010; Ord. No. 31-13; Ord. No. 7-16, § 7, 6-27-2016; Ord. No. 10-17, § 19, 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. 11-22, § 1(Exh. A), 7-25-2022, eff. 8-24-2022; Ord. No. 22-22, § 1(Exh. A), 11-28-2022)

#### Sec. 551.015. - Design review.

Design review under SRC chapter 225 is required for development within the IC as follows:

- (a) Residential care with five or more self-contained dwelling units shall be subject to design review according to the multiple family design review standards set forth in SRC chapter 702.
- (b) Multiple family development shall be subject to design review according to the multiple family design review standards set forth in SRC chapter 702.

(Prior Code, § 551.015; Ord. No. 31-13; Ord. No. 1-20, § 2(Exh. B), 2-24-2020; Ord. No. 22-22, § 1(Exh. A), 11-28-2022; Ord. No. 8-24, § 1(Exh. A), 9-23-2024)

#### Sec. 551.020. - Other provisions.

In addition to the standards set forth in this chapter, development within the IC 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, § 551.020; Ord. No. 31-13)