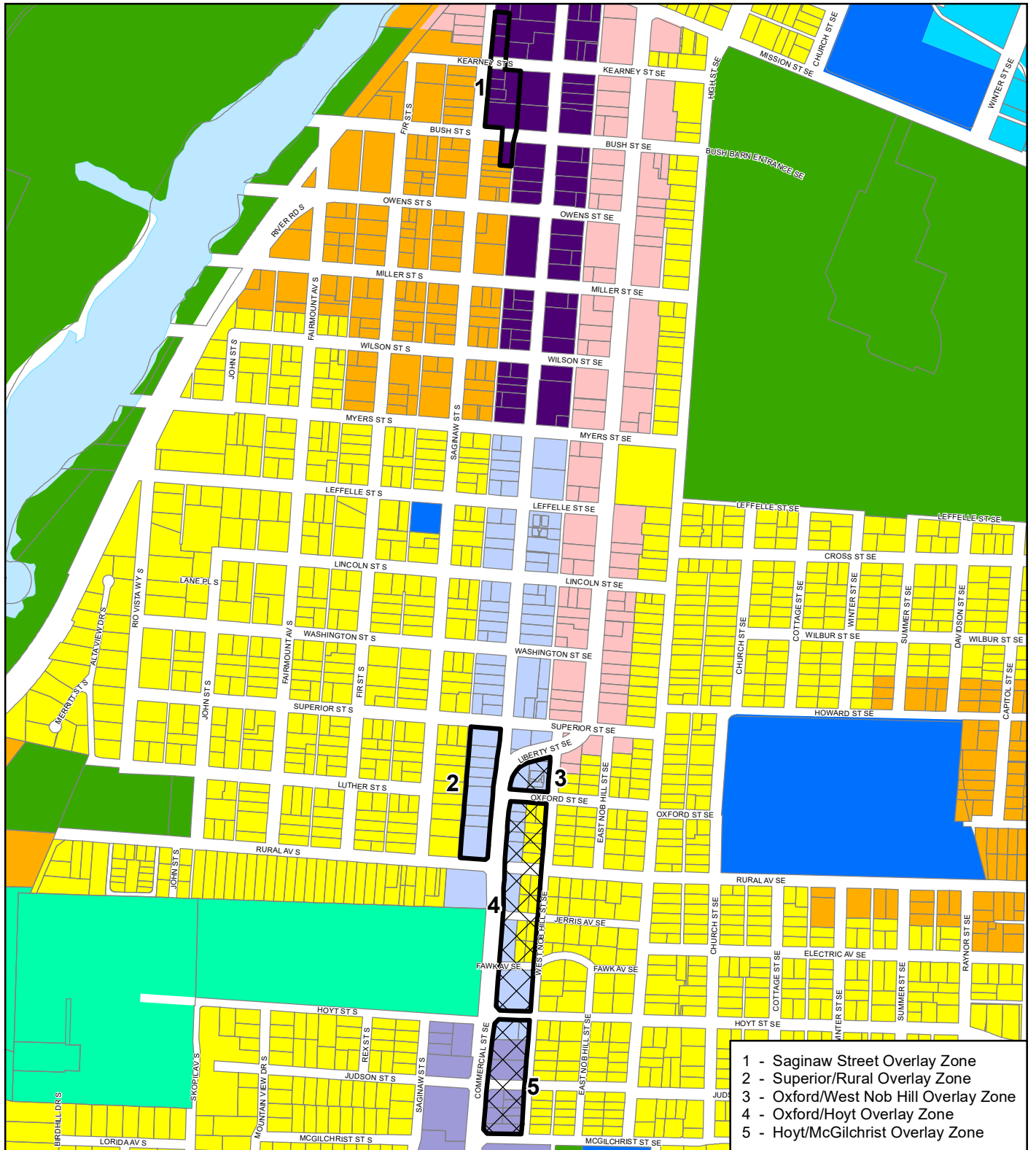


Ordinance 5-23

Overlay Zones Proposed to be Amended or Eliminated*



- 1 - Saginaw Street Overlay Zone
- 2 - Superior/Rural Overlay Zone
- 3 - Oxford/West Nob Hill Overlay Zone
- 4 - Oxford/Hoyt Overlay Zone
- 5 - Hoyt/McGilchrist Overlay Zone

Legend

- Overlay Zones to be Amended*
 - Overlay Zones to be Eliminated*
 - Taxlots
 - Urban Growth Boundary
- * Note:
Only the Overlay Zone WITHIN the "Overlay Zones Areas To Be Amended or Eliminated" would be impacted by these changes

Existing Zoning

- | | | | | | |
|----|------|--------|------|-----|------|
| CB | ESMU | IG | MU-R | PH | RM2 |
| CG | FMU | IP | NH | PM | RM3 |
| CO | IBC | MU-I | PA | PS | RS |
| CR | IC | MU-II | PC | RA | SWMU |
| EC | | MU-III | PE | RM1 | WSCB |

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0 175 350 700 Feet



CITY OF Salem
AT YOUR SERVICE
Community Development Dept.

Sec. 110.030. - Overlay zones.

The overlay zones applicable to land within the City are listed in Table 110-2:

TABLE 110-2. OVERLAY ZONES	
Overlay Zone	SRC chapter
Willamette Greenway Overlay Zone	600
Floodplain Overlay Zone	601
Airport Overlay Zone	602
Portland/Fairgrounds Road Overlay Zone	603
Chemawa/I-5 Northeast Quadrant Gateway Overlay Zone	618
Superior/Rural Overlay Zone	621
Oxford/West Nob Hill Overlay Zone	622
Oxford/Hoyt Overlay Zone	623
Hoyt/McGilchrist Overlay Zone	624
Saginaw Street Overlay Zone	625

Sec. 621.015. Development standards.

Change of use or development within the Superior/Rural Overlay Zone must comply with the development standards applicable in the underlying zone and the development standards set forth in this section. The development standards in this section are in addition to, and not in lieu of, all other applicable development standards in the underlying zone. Where the development standards in this section conflict with the development standards applicable in the underlying zone, the development standards in this section shall be the applicable development standard.

- ~~(a) **Setbacks.** Setbacks within the Superior/Rural Overlay Zone shall be provided as set forth in Table 621-1.~~

TABLE 621-1. SETBACKS		
Requirement	Standard	Limitations & Qualifications
Abutting Street		

Buildings		
Uses other than single family, two family, three family, and four family	Min. 12 ft., plus 1 ft. for each 1 ft. of height over 12 ft.; provided, however, not more than 20 ft. is required.	
Accessory Structures		
Accessory to uses other than single family, two family, three family, and four family	Min. 12 ft., plus 1 ft. for each 1 ft. of height over 12 ft.; provided, however, not more than 20 ft. is required.	
Vehicle Use Areas		
Uses other than single family, two family, three family, and four family	Min. 12 ft.	
Abutting Alley		
Buildings		
Uses other than single family, two family, three family, and four family	Min. 38 ft.	
Accessory Structures		
Accessory to uses other than single family, two family, three family, and four family	Min. 38 ft.	
Vehicle Use Areas		
Uses other than single family, two family, three family, and four family	Min. 10 ft.	

(b)(a) *Height.* Buildings and accessory structures within the Superior/Rural Overlay Zone shall conform to the height standards set forth in Table 621-2.

TABLE 621-2. HEIGHT		
Requirements	Standards	Limitations & Qualifications
Height		
Buildings		
All uses	Max. 35 ft. Max. 45 ft.	
Accessory Structures		
All uses	Max. 35 ft. Max. 45 ft.	

~~(c) Landscaping. Landscaping shall be provided for uses other than single family, two family, three family, and four family as set forth in this subsection.~~

~~(1) Generally. All areas of the lot not developed shall be landscaped. Landscaping shall meet the requirements set forth in SRC chapter 807.~~

~~(2) Landscaping abutting alley.~~

~~(A) A minimum ten foot wide landscape strip shall be provided abutting the alley.~~

~~(B) Plant materials within the ten foot wide landscape strip shall conform to the plant unit (PU) values set forth in Table 621-3, and the number of required plant units set forth in Table 621-4.~~

~~(C) The required plant units within the ten foot wide landscape strip shall be distributed at a density of not less than three plant units per each 20 linear feet of boundary or lot line.~~

~~(D) Landscaping shall conform to the vision clearance requirements set forth in SRC chapter 805.~~

TABLE 621-3. PLANT UNIT VALUES

Plant Material	Plant Unit (PU) Value
1 canopy tree	1 PU
1 understory tree	1 PU
1 evergreen/conifer tree	1 PU
1 shrub	1 PU

TABLE 621-4. REQUIRED PLANT UNITS

Plant Material	Required Plant Units (PU)
Canopy trees	Min. 2 PU per 100 linear feet of boundary or lot line.
Understory trees	Min. 6 PU per 100 linear feet of boundary or lot line.
Evergreen/conifer trees	Min. 6 PU per 100 linear feet of boundary or lot line.
Shrubs	Min. 9 PU per 100 linear feet of boundary or lot line.

~~(d) Screening. Screening shall be provided for uses other than single family, two family, three family, and four family as set forth in this subsection.~~

~~(1) Screening abutting alley. A four foot high sight obscuring fence, wall, or berm shall be provided abutting the alley. The sight-obscuring fence, wall, or berm shall stop 25 feet from either end of the alley. Screening shall conform to the vision clearance requirements set forth in SRC chapter 805.~~

~~(2) Parking and loading areas. Parking and loading areas shall be screened from adjacent residential uses and from abutting streets by a sight-obscuring fence, wall, or berm.~~

~~Screening shall conform to the vision clearance requirements set forth in SRC chapter 805.~~

~~(e) Access. Access to properties within the Superior/Rural Overlay Zone shall be limited as follows:~~

- ~~(1) Not more than three permanent driveway approaches may be provided onto Commercial Street SE. The specific locations of the driveway approaches shall be approved by the Director as properties develop.~~
- ~~(2) Not more than one permanent driveway approach may be provided onto Superior Street SE, and not more than one permanent driveway approach may be provided onto Rural Street SE. The driveway approaches shall be located no closer than 100 feet west of Commercial Street SE.~~
- ~~(3) Driveways serving uses other than single family and two family shall not be allowed onto the alley between Rural Street SE and Superior Street SE.~~
- ~~(4) If lots are developed individually, temporary access from Commercial Street SE to the individually developed lots may be provided until the permanent driveway approaches allowed under subsections (e)(1) and (2) of this section are developed.~~
- ~~(5) As development or change of use of property occurs, reciprocal and irrevocable easements for access shall be provided by the appropriate property owners to accommodate joint access from each property to a public street. The easements shall be recorded with the County.~~

~~(f) Trees. Trees with a dbh of ten inches or greater shall be preserved wherever possible.~~

~~(g) Existing buildings. Existing residential buildings shall be maintained wherever possible and, if converted to nonresidential use, shall maintain their residential character.~~

~~(h) Location of off street parking. Off street parking serving uses within the overlay zone shall not be located outside of the overlay zone.~~

Sec. 625.015. Development standards.

Change of use or development within the Saginaw Street Overlay Zone must comply with the development standards applicable in the underlying zone and the development standards set forth in this section. The development standards in this section are in addition to, and not in lieu of, all other applicable development standards in the underlying zone. Where the development standards in this section conflict with the development standards applicable in the underlying zone, the development standards in this section shall be the applicable development standard.

~~(a) Setbacks. Setbacks within the Saginaw Street Overlay Zone shall be provided as set forth in Table 625-1.~~

TABLE 625-1. SETBACKS		
Requirements	Standards	Limitations & Qualifications
Abutting Street		
Buildings		

All uses	Min. 30 ft.	
Accessory Structures		
Accessory to all uses	Min. 30 ft.	
Vehicle Use Areas		
All uses	Min. 5 ft.	Applicable abutting Kearney Street SE and Bush Street SE.
	Min. 12 ft.	Applicable abutting all other streets.
Abutting Alley		
Buildings		
All uses	None	
Accessory Structures		
Accessory to all uses	None	
Vehicle Use Areas		
All uses	None	

~~(b)(a)~~ *Height.* Buildings and accessory structures within the Saginaw Street Overlay Zone shall conform to the height standards set forth in Table 625-2.

TABLE 625-2. HEIGHT		
Requirements	Standards	Limitations & Qualifications
Height		
Buildings		
All uses	Max. 35 ft. <u>Max. 45 ft.</u>	
Accessory Structures		
Accessory to all uses	Max. 35 ft. <u>Max. 45 ft.</u>	

~~(c)~~ *Landscaping.* All areas of the lot not developed shall be landscaped. Landscaping shall meet the requirements set forth in SRC chapter 807.

~~(d)~~ *Screening.*

- ~~(1)~~ Nonresidential uses shall be screened along Saginaw Street by a minimum six-foot high sight-obscuring hedge. The sight-obscuring hedge shall be of a species capable of attaining a height of eight feet within two years after planting. The sight-obscuring hedge shall conform to the vision clearance requirements set forth in SRC chapter 805.
- ~~(2)~~ Nonresidential uses shall be screened from abutting residentially zoned lots, and residential uses on abutting lots, by a minimum six-foot high sight-obscuring hedge. The

~~sight-obscuring hedge shall be of a species capable of attaining a height of eight feet within two years after planting.~~

~~(e) Access.~~

- ~~(1) Access may be provided directly from an alley.~~
- ~~(2) No driveway serving a nonresidential use shall be permitted onto Saginaw Street.~~
- ~~(3) No driveway serving a nonresidential use shall be permitted onto Bush Street if alley access to serve the nonresidential use is available.~~
- ~~(4) No driveway approach serving a nonresidential use shall be located within 100 feet of the intersection of Bush Street and Saginaw Street.~~
- ~~(5) No driveway approach serving a nonresidential use shall be located within 100 feet of the intersection of Kearney Street and Saginaw Street.~~

~~(f) Trees. Trees with a dbh of ten inches or greater shall be preserved wherever possible.~~

~~Sec. 900.220. Commercial/Rural Urban Development Overlay Zone.~~

~~(a) General. Subject to the limitations in this section, signs permitted in the underlying zones are allowed in the Commercial/Rural Urban Development Overlay Zone.~~

~~(b) Area I.~~

- ~~(1) Freestanding signs shall be limited to a display surface of three feet by five feet and to a height not to exceed five feet.~~
- ~~(2) Wall signs shall not be visible from the residential areas to the west.~~

~~(c) Area II.~~

- ~~(1) Freestanding signs shall be limited to a display surface of three feet by five feet and to a height not to exceed five feet.~~
- ~~(2) Wall signs shall not be visible from the residential areas to the east.~~

~~(d) Areas III and IV.~~

- ~~(1) Wall signs shall not be visible from the residential areas to the east.~~
- ~~(2) Freestanding signs on the Commercial Street frontage shall not cause glare to adjacent residential uses.~~

~~Sec. 900.225. Saginaw Street Urban Development Overlay Zone.~~

~~Subject to the limitations in this section, signs permitted within the underlying zone are allowed in the Saginaw Street Urban Development Overlay Zone, except no signs shall be permitted along the Saginaw Street frontage.~~