



Mixed Use - Riverfront (MU-R) Zone Overview

The following information describes the proposed MU-R zone, which would be a new zone in Salem. It is a draft meant to provide further details on what is currently envisioned for the zone. It is subject to change as the Our Salem project progresses. **If you have questions or want to provide input on this draft, please contact Eunice Kim, ekim@cityofsalem.net.** (This proposed zone was largely developed as part of a North Downtown code project led by the Urban Development Department.)

Description

The Mixed Use - Riverfront (MU-R) zone is intended to promote a mixed-use, pedestrian-oriented district near the Willamette River. Standards would enhance access and views of the river and would encourage mixed-use development. The zone would also encourage adaptive reuse of existing buildings and allowing existing industrial buildings to remain until they are redeveloped.

Highlights from Proposed Table of Uses		
Use	Status	Notes
Household Living		
Single family and two family	P	Townhouses and residential homes
	N	All other single family and two family
Three and four family	P	
Multiple family	P	
Retail Sales and Services		
Eating and drinking establishments	P	
Retail sales	P	
Personal services	P	
Business and Professional Services		
Office	P	
Motor Vehicle, Trailer, and Manufactured Dwelling Sales and Service		
Motor vehicle sales and services	N	
Recreation, Entertainment, and Cultural Services and Facilities		
Commercial entertainment - indoor	P	Firing ranges prohibited
Recreational and cultural community services	P	
Wholesale Sale, Storage, and Distribution		
General wholesaling	P	Allow reuse of existing buildings and a limited amount in new buildings
Warehousing and distribution	N	
Manufacturing		
General Manufacturing	P	Allow reuse of existing buildings and a limited amount in new buildings
Other Uses		
Drive-throughs	N	
Key: permitted (p) special (s) conditional (c) prohibited (N)		

Highlights from Proposed Tables of Development Standards		
Requirement	Standard	Notes
Setbacks		
Abutting street	0 ft.	Up to 10 ft. allowed if used for pedestrian amenities
	Min. 5 ft. and Max 10 ft.	For ground-floor residential uses
Interior side and interior rear	None	When not abutting a residential zone
	Min. 15 ft.	Abutting a residential zone
Lot Size, Lot Coverage, Height		
Lot size	None	
Lot coverage	None	
Height	Min. 20 ft. and Max. 70 ft.	
Design Standards		
Parking location	Side or rear of buildings	Does not apply to existing lawfully established parking, which can continue to be used
Primary building entrance	Facing street	
Public pedestrian access	At least every 400 ft.	Sidewalk, street, or alley between the Willamette River and Front Street
Weather protection	Required	
Building articulation	Required	
Ground floor windows	Required	
Other Standards		
Dwelling unit density	12 du/acre	Only applies to exclusively residential developments