



## Neighborhood Hub (NH) Zone Overview

The following information describes the proposed NH 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](mailto:ekim@cityofsalem.net).**

### Description

The Neighborhood Hub (NH) zone is intended to introduce small-scale shops and services to residential neighborhoods to help meet the daily needs of nearby residents. Standards would promote pedestrian-oriented development, adaptive re-use of existing homes, and new structures that are scaled and designed to be sensitive to neighborhood context. Properties would **not** be required to be redeveloped into a business or other nonresidential use. They could remain a single-family home. **All uses allowed in the Single-Family Residential (RS) zone would be allowed in the proposed NH zone.**

Highlights from Proposed Table of Uses		
Use	Status	Notes
<b>Household Living</b>		
Single family and two family	P	
Three and four family	S	Same standards apply as in RS zone
Multiple family	N	
<b>Retail Sales and Services</b>		
Eating and drinking establishments	P	
Retail sales	P	Marijuana sales prohibited
Personal services	P	
Retail financial services	N	
<b>Business and Professional Services</b>		
Office	N	
<b>Motor Vehicle, Trailer, and Manufactured Dwelling Sales and Service</b>		
Motor vehicle sales and services	N	
<b>Recreation, Entertainment, and Cultural Services and Facilities</b>		
Commercial entertainment - indoor	P	Limited to uses such as dance studios, sports clubs, and yoga studios.
Recreational and cultural community services	P	
Nonprofit membership assembly	P	
<b>Health Services</b>		
Outpatient medical services and laboratories	P	
<b>Educational Services</b>		
Day care	P	
<b>Civic Services</b>		
Social services	P	
<b>Other Uses</b>		
Home occupations	S	Same standards apply as in RS zone
Drive-throughs	N	
<b>Key: permitted (p)   special (s)   conditional (c)   prohibited (N)</b>		

<b>Highlights from Proposed Tables of Development Standards</b>		
<b>Requirement</b>	<b>Standard</b>	<b>Notes</b>
<b>Setbacks</b> <i>(same as RS zone)</i>		
Abutting street	Min. 12 ft.	
	Min. 20 ft.	Abutting collector or arterial streets
Interior side	Min. 5 ft.	For new buildings
	Min. 3 ft.	For existing buildings
Interior rear	Min. 14 ft.	For one-story buildings
	Min. 20 ft.	For more than one-story buildings
<b>Lot Size, Lot Coverage, Height</b> <i>(same as RS zone)</i>		
Lot size	Min. 4,000 sq. ft.	
Lot coverage	Max. 60%	
Height	Max. 35 ft.	
<b>Other Standards</b>		
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	
Outdoor Storage	Prohibited	
Square footage of non-residential use	Max. 4,000 sq. ft.	Only applies to non-residential uses that are prohibited in the RS zone but allowed in the NH zone

## Location Standards

Neighborhood hubs:

- Must be located on a collector or minor arterial (can have a portion on a higher classification or lower classification)
- Can be up to 2 acres in total size (including streets)
- Must be separated from other neighborhood hubs and commercial or mixed-use zones by at least 1/4 mile (straight line)

*Note: Properties that meet these location standards could be rezoned to the NH zone through a zone change.*