

Residential 4 (R4) Zone Overview

The following information describes the proposed R4 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.

Description

The Residential 4 (R4) zone is intended to allow live-work spaces where the resident of a home could run a business out of that home. The type and size of businesses allowed would be greater than what is currently allowed as home occupations; retail, for example, would be allowed. An entire property, though, could not be turned into a business. The new R4 zone would also allow up to four dwelling units on a property, and it would implement both the Single-Family (SF) and Multi-Family (MF) comprehensive plan designations.

The primary purpose of the R4 zone is to:

- Provide flexibility in how and where businesses can occur in the Salem area
- Encourage more shops and services close to residential areas to increase access for residents
- Support entrepreneurs, families, start-up businesses, and small businesses
- Help meet employment needs in the community

Allowed Uses

All uses allowed in the Single-Family Residential (RS) zone would be allowed in the R4 zone. Additionally, the R4 zone would allow up to four dwelling units as well as live-work uses (see examples below). Livework uses would only be allowed if the attached dwelling unit was occupied by the person engaged in business.

Use	Examples
Most retail sales	Apparel store, bike shop
Personal services	Hair stylist
Offices	Legal firm
Limited indoor commercial entertainment	Yoga studio
Maker spaces	Artisanal crafts, jewelry maker, art studio

Prohibited Uses

Examples of live-work uses that would be prohibited include:

- Marijuana dispensaries
- Restaurants and bars
- Car sales and services
- Heavy manufacturing

Live-Work Standards

Use Limitations

- Live-work uses are only allowed in a structure that also contains a dwelling unit
- Only one live-work use is allowed on a property even if multiple dwelling units exist
- A dwelling unit in the structure must be occupied by the person engaged in the nonresidential
 use
- No more than two people that do not live on the property can work on site
- Live-work uses cannot be combined with a home occupation in the same dwelling unit

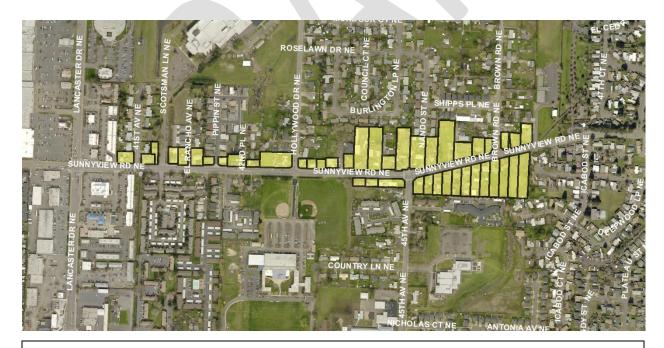
Development Standards

- Outside storage or display of materials and equipment is prohibited
- Nonresidential uses must be on the ground floor of a building and cannot exceed 50% of the total square footage of the building (excluding a garage)
- If customers are served on site, a primary entrance to the business must be oriented toward the street, with direct pedestrian access from that street
- Additional off-street parking for the business is not required (similar to home occupations)

Location Standards

• R4 zone would only be allowed on major and minor arterials





Sunnyview Road NE between Lancaster Drive NE and Icabod Street NE