



Central Business District (CB) Zone Overview

The following information describes the CB zone with proposed updates. It is a draft meant to provide details on the proposed updates as currently envisioned. 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 updated CB zone combines the existing CB zone with the General Retail/Office Overlay Zone and adds several new design-related provisions.)

Description

The Central Business District (CB) zone serves Salem and the region as a principal center of business and commerce. It allows a compact arrangement of retail and commercial enterprises together with office, financial, cultural, entertainment, governmental, and residential use designed and situated to afford convenient access by pedestrians. The zone establishes standards that promote an active and inviting urban and pedestrian-oriented district within the core of the downtown.

All uses currently allowed in the [CB zone](#) – including multifamily housing, retail, personal services, offices, and eating and drinking establishments – will continue to be allowed in the updated CB zone, except for the changes noted below.

Proposed Changes to Table of Uses		
Use	Status	Notes
Household Living		
Single family	P	Residential homes
	N	All other single family (including family detached dwellings)
Motor Vehicle, Trailer, and Manufactured Dwelling Sales and Service		
Commercial parking	C	
Other Uses		
Drive-throughs	N	
Key: permitted (p) conditional (c) prohibited (N)		

The development standards in the CB zone are proposed to remain the same as they are today, except as noted with an asterisk * below. The design standards in the [General Retail/Office Overlay zone](#) are proposed to be incorporated into the updated CB zone. Projects that cannot meet the design standards can apply for an adjustment (as opposed to going through a public hearing process as required today). Several new design standards are proposed to be added, as noted with an asterisk * below.

Proposed Tables of Development Standards		
Requirement	Standard	Notes
Setbacks		
Abutting street	Min. 0 ft.	Up to 10 ft. allowed if used for public spaces
	Additional 10 ft.	For portions of buildings greater than 25 feet in height

<i>Proposed Tables of Development Standards continued</i>		
Requirement	Standard	Notes
Lot Size, Lot Coverage, Height, Building Frontage		
Lot size	None	
Lot coverage	Min. 75% * and no max.	
Height	Min. 2 stories * and no max.	
Building frontage	Min. 90% *	Min. 75% on intersecting street for corner lots (e.g., street with lower classification or applicant choice)
Design Standards		
Parking location	Side or rear of buildings*	
Primary building entrance	Facing street	
Ground floor height	Min. 14 ft *	
Weather protection	Required	
Building articulation	Required *	Building base must be distinguished from upper floors by color, materials, or molding
Ground and upper floor windows	Required	
Balconies	Required *	Only applies to building facades facing Front Street (<i>this provision is from the existing Front Street Overlay zone, which is proposed to be eliminated</i>)
Other Standards		
Dwelling unit density	20 du/acre *	Only applies to exclusively residential developments