



Neighborhood Hub (NH) Zone Overview

(revised Summer 2021)

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.**

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. Single-family homes could remain or be constructed. **All uses allowed in the Single-Family Residential (RS) zone would be allowed in the proposed NH zone.**

Highlights of Proposed Allowed Uses

- Single-family, two-family, three-family, four-family and cottage clusters (as required by [HB 2001](#))
- Eating and drinking establishments
- Retail sales **excluding** marijuana sales, liquor stores, tobacco stores
- Personal services **excluding** laundry and dry cleaning services and tattoo/piercing parlors
- Indoor commercial entertainment **limited to** dance/martial arts/yoga studios and sports clubs
- Recreational and cultural community services **limited to** libraries, community centers, senior centers, and youth clubs
- Nonprofit membership assembly **limited to** meeting places for civic, fraternal, or veteran organizations
- Day care
- Social services **limited to** counseling services, job training, vocational rehabilitation, meal delivery programs, legal/supportive services for immigrants, referral services for those in need
- Outpatient medical services **limited to** offices of doctors, nurses, dentists, chiropractors, optometrists, and similar practices

Highlights of Proposed Prohibited Uses *(in addition to uses listed above as excluded)*

- Night clubs
- Laboratory research and testing
- Offices (continue to be allowed as a home occupation)
- Retail financial services/banks
- Motor vehicle sales and services, including gas stations
- Major event entertainment, including sports stadiums and convention centers
- Construction contracting, repair, and maintenance
- Wholesale sales, storage, and distribution
- Manufacturing
- Transportation facilities
- Mining

Notes: Drive-throughs would be prohibited. Home occupations would be allowed like in the RS zone. Existing, legally-established uses would be allowed to be continued and rebuilt if damaged or destroyed.

Proposed Development Standards

- **Minimum side setbacks:** 5 ft for new buildings, 3 ft for existing buildings (same as RS zone)
- **Maximum height:** 35 ft for new buildings (same as RS zone)
- **Maximum lot coverage:** 60% (same as RS zone)

Proposed Design and Other Special Standards

- **Screening:** 6-ft tall fence or wall along property lines abutting a residential zone
- **Off-street parking location:** Side or rear of buildings
 - Would not apply to existing lawfully established parking, which could continue to be used
- **Hours of operation:** Restricted to the hours between 7 a.m. and 9 p.m.
- **Delivery trucks:** Restricted to the hours between 7 a.m. and 7 p.m.
- **Maximum square footage of a non-residential use:** 4,000 sf
- **Primary building entrance:** Facing the street
- **Outdoor storage:** Prohibited
- **On-site storage of hazardous materials:** Prohibited

Proposed Location Standards for Neighborhood Hubs

- Must be located on a collector or minor arterial (can have a portion on a higher classification or lower classification)
- Can only 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

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