

CHAPTER 161 EMPLOYMENT CENTER

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161.005. Intent and Purpose. The intent and purpose of this section is to implement the "Employment Center" plan map designation in the Salem Area Comprehensive Plan, and thereby further economic development activity within the City of Salem. The EC zone designation shall be applied only to land designated as "Employment Center" on the Salem Area Comprehensive Plan. (Ord No. 1-05)

161.010. Classification of Uses.

(a) For the purposes of this Chapter, a "use" is the primary, general type of economic activity that may be carried out on property. Each "use" includes a grouping of specific economic activities that illustrate the scope of the use. A specific economic activity not identified in such a grouping shall be considered part of the grouping if the activity is similar to the other specific economic activities that illustrate the scope of the use and if the activity has impacts to surrounding properties and city infrastructure that are similar in type and magnitude to the other specific economic activities that illustrate the scope of the use.

(b) Accessory, ancillary or subordinate activities that are necessary for the successful operation of a specific economic activity are considered part of the specific economic activity, and not considered separate "uses" for the purposes of this Chapter, even though the accessory, ancillary or subordinate activity might have characteristics that could result in its being considered part of a grouping of specific economic activities illustrating the scope of another use.

(c) If reasonable uncertainty exists whether a proposed specific economic activity is similar to other specific economic activities illustrating the scope of a use, the activity shall be referred to the Planning Commission by the Administrator for classification. Upon classification, a proposed activity may be added to a grouping without a text amendment if the proposed activity would not result in materially greater impacts than the other activities included in the grouping.

(d) Any inclusion of a proposed activity within a grouping that does not require a text amendment shall be entered in a registry of uses made available to the public and setting forth:

- (1) The street address or other easily understood geographic reference to the property upon which the specific economic activity will occur;
- (2) the date of the decision; and
- (3) a description of the decision made. (Ord No. 1-05)

161.020. Permitted Uses. The following uses are permitted in the EC Zone:

(a) Agriculture.

(1) "Agriculture" refers to activities that raise, produce or keep plants.

(2) Examples include farming; truck gardening; wholesale plant nurseries.

(b) Manufacturing and Production.

(1) "Manufacturing and Production" refers to the manufacturing, processing, fabrication, packaging, or assembly of goods. Natural, man-made, raw, secondary, or partially completed materials may be used. Products may be finished or semi-finished and are generally made for the wholesale market, for transfer to other plants, or to order for firms or consumers. Goods are generally not displayed or sold on site, but if so, they are incidental and subordinate to and dependent on the main use. Relatively few customers come to the manufacturing site.

(2) Examples include processing of food and related products; catering establishments; breweries, distilleries, and wineries; weaving or production of textiles or apparel; woodworking, including cabinet makers; production of chemical, rubber, leather, clay, bone, plastic, stone, or glass materials or products; movie production facilities; production or fabrication of metals or metal products including enameling and galvanizing; manufacture or assembly of machinery, equipment, or instruments; production of artwork and toys; sign making; production of pre-fabricated structures, including manufactured homes; manufacturing of computers and electronic devices; production of energy; paper products processing.

(3) The following Manufacturing and Production activities are not permitted in the EC Zone: slaughter houses and meat packing; feed lots and animal dipping; lumber mills, pulp and paper mills, and other wood products manufacturing; concrete batching and asphalt mixing.

(c) Industrial Service.

(1) "Industrial Service" refers to the repair or servicing of industrial, business or consumer machinery, equipment, products or by-products. Firms that service consumer goods do so by mainly providing centralized services for separate retail outlets. Contractors and building maintenance services and similar uses perform services off-site. Few customers, especially the general public, come to the site.

(2) Examples include welding shops; machine shops; tool repair; electric motor repair; repair of scientific or professional instruments; sales, repair or storage for building, heating, plumbing or electrical contractors; printing, publishing and lithography; exterminators; recycling operations; janitorial and building maintenance service; fuel oil distributors; research and development laboratories; laundry, dry-cleaning, and carpet cleaning plants; photo-finishing laboratories.

(3) The following Industrial Service activities are not permitted in the EC Zone: salvage or wrecking of heavy machinery, metal, and building materials; towing and vehicle storage; auto and truck salvage and wrecking; heavy truck servicing and repair; tire re-treading or recapping; truck stops; solid fuel yards.

(d) Warehouse and Freight Movement.

(1) "Warehouse and Freight Movement" refers to the storage, or movement of goods for themselves or other firms. Goods are generally delivered to other firms or the final consumer, except for some will-call pickups. There is little on-site sales activity with the customer present.

(2) Examples include separate warehouses used by retail stores such as furniture and appliance stores; household moving and general freight storage; cold storage plants, including frozen food lockers; major wholesale distribution centers; truck terminals; bus barns; parcel services; major post offices; grain terminals.

(3) The following Warehouse and Freight Movement activities are not permitted in the EC Zone: storage of weapons and ammunition; stockpiling of sand, gravel, or other aggregate materials; self-service storage or mini-warehouses.

(e) Wholesale Sales.

(1) "Wholesale Sales" refers to the sale, lease, or rent of products primarily intended for industrial, institutional, or commercial businesses. The uses emphasize on-site sales or order taking and often include display areas. Businesses may or may not be open to the general public, but sales to the general public are limited as a result of the way in which the firm operates. Products may be picked up on site or delivered to the customer.

(2) Examples include sale or rental of machinery, equipment, heavy trucks, building materials, special trade tools, welding supplies, machine parts, electrical supplies, janitorial supplies, restaurant equipment, and store fixtures; mail order houses; wholesalers of food, clothing, auto parts, building hardware, and office supplies.

(f) Office Use.

(1) "Office Use" refers to activities conducted in an office setting and generally focuses on business, professional, medical, or financial services.

(2) Examples include professional services such as lawyers, accountants, engineers, or architects; financial businesses such as lenders, brokerage houses, bank headquarters, or real estate agents; data processing; sales offices; TV and radio studios; medical and dental clinics, medical and dental laboratories; blood-collection facilities.

(3) The following Office Use activities are not permitted in the EC Zone: government offices; public utility offices.

(g) Parks and Open Space.

(1) "Parks and Open Space" refers to natural areas, large areas consisting mostly of vegetative landscaping or outdoor recreation features or facilities, community gardens, or public squares, used for public recreational activities or for the preservation or enhancement of areas having scenic, biological or ecological significance.

(2) Examples include parks, public squares, plazas, recreational trails, botanical gardens, nature preserves.

(3) The following Parks and Open Space activities are not permitted in the EC Zone: cemeteries; open area used for grazing.

(h) Public Utilities.

(1) "Public Utilities" refers to infrastructure services that include water, gas, sanitary sewer, storm sewer, electricity, telephone and wire communication service, cable television service lines, service mains, pumping stations, reservoirs, service poles, underground transmission facilities, substations, and related physical facilities that do not include buildings regularly occupied by employees, parking areas, or vehicle, equipment, or material storage areas.

(i) Rail Lines and Utility Corridors.

(1) "Rail Lines and Utility Corridors" refers to railroad tracks and lines for the movement of trains. The land may be owned or leased by the railroad. The category also refers to public or private rights-of-way and utility easements, including easements, for the express purpose of transmitting or transporting electricity, gas, oil, water, sewage, communication signals, or other similar services on a regional level.

(2) Examples include rail trunk and feeder lines; regional electrical transmission lines; regional gas and oil pipelines.

(j) Other Uses. The following miscellaneous uses are permitted in the EC zone:

(1) Dwelling unit or guest room for a caretaker or security guard on premises being cared for or guarded.

(2) Transit shelters.

- (3) Fire stations, police stations and other structures providing necessary municipal services for the EC zone. (Ord No. 1-05)

161.030. EC Retail-Service Center Subzone.

(a) Within the identifiable perimeter boundary of any area zoned EC, EC Retail-Service Center Subzones may be established upon one or more lots or parcels. The area of all such subzones shall not exceed a total of 20 acres of the total area lying within the EC Zone perimeter boundary. For the purposes of this section, the EC Zone perimeter boundary is defined as the outer extent of the area designated EC.

(b) The uses set forth in this subsection are the only uses permitted in the EC Retail-Service Center Subzone. Uses permitted in the EC Retail-Service Center Subzone are accessory to or in support of other uses in, or the needs of employees and visitors to, the EC Zone. Uses permitted in the EC Retail Service Center Subzone are not permitted in the EC Zone outside of the subzone area.

(1) Retail Sales and Service.

(A) "Retail Sales and Service" refers to the sale, lease or rent of new or used products to the general public, the provision of personal services, the provision of entertainment, or the provision of product repair or services for consumer and business goods.

(B) Examples include activities within the following four subgroups:

(i) Retail Sales-Oriented. Stores selling, leasing, or renting consumer home and business goods including art, art supplies, bicycles, clothing, dry goods, electronic equipment, fabric, furniture, garden supplies, gifts, groceries, hardware home improvements, household products, jewelry, pets, pet food, pharmaceuticals, plants, printed material, stationery, video, and groceries.

(ii) Personal Service-Oriented. Branch banks; urgent medical care; laundromats; photographic studios; photocopy and blueprint services; hair, tanning, and personal care services; business, martial arts, and other trade schools; dance or music studios; veterinarians; and animal grooming.

(iii) Entertainment-Oriented. Restaurants, cafes, delicatessens, taverns, and bars; indoor or outdoor continuous entertainment activities such as bowling alleys, ice rinks, and game arcades; pool halls; indoor firing ranges; health clubs, gyms, membership clubs, and lodges; and hotels, motels, and other temporary lodging with an average length of stay of less than 30 days.

(iv) Product Repair or Service Oriented. Repair of TVs, bicycles, clocks, watches, shoes, guns, appliances and office equipment; photo or laundry drop-off; quick printing; recycling drop-off; tailor; locksmith; upholsterer.

(C) The following "Retail Sales and Service" activities are not permitted in the EC Retail-Service Center Subzone: sales or leasing of consumer vehicles, including passenger vehicles, motorcycles, light and medium trucks, and other recreational vehicles; taxidermists; mortuaries; kennels; theaters; and recreational vehicle parks.

(2) Quick Vehicle Servicing.

(A) "Quick Vehicle Servicing" refers to direct services for motor vehicles where the driver generally waits in the car while the service is being performed. Full-serve and mini-serve gas stations are always classified as a primary use under Quick Vehicle Servicing, rather than an accessory use, even when the gas station is operated in conjunction with other uses.

(B) Examples include full-service and mini-serve gas stations; car washes; quick lubrication services. Repair and service of consumer motor vehicles, motorcycles, and light and medium trucks are not permitted.

- (3) Daycare.
 - (A) "Daycare" refers to day or evening care of two or more children outside of the children's homes, the daytime care of teenagers or adults who need assistance or supervision, for a fee.
 - (B) Examples include preschools, nursery schools and adult daycare programs.
- (c) Development Standards in the EC Retail-Service Center Subzone.
 - (1) Except as specifically provided in this subsection, uses in the EC Retail-Service Center Subzone shall comply with all development standards generally applicable in the EC zone.
 - (2) No single use in the EC Retail-Service Center Subzone shall occupy more than 25,000 square feet of total floor area, provided, however:
 - (A) A hotel or motel may have up to 100 guest rooms, regardless of total floor area; and
 - (B) A health and fitness club shall occupy not more than 40,000 square feet of total floor area.
 - (3) Pedestrian Standards in EC Retail-Service Center Subzone.
 - (A) Connections between streets and entrances. Pedestrian connections are required between building entrances and frontages or transit stops, if the transit stop is located within the frontage for the building, in the EC Retail-Service Center Subzone according to the following standards:
 - (i) For sites with one frontage, a straight line pedestrian connection shall be provided between the main entrance of each building on a lot or parcel and the adjacent street. The connection may not be more than 20 feet longer than, or a distance equal to 120 percent of, a line drawn perpendicular from the entrance of the building to the sidewalk closest to the building, or the closest improved right-of-way if there are no sidewalks.
 - (ii) For sites with more than one frontage:
 - (a) The pedestrian connection required by subsection (c)(3)(A)(i) of this section must be met for the main entrance of each building on the lot or parcel and the adjacent street fronting the main entrance; and
 - (b) A pedestrian connection, which does not have to be a straight line, shall be provided between every other entrance and to the frontage for that entrance; provided, however, that if fifty percent or more of the building facade is within ten feet of the street, no pedestrian connection is required.
 - (B) Internal connections. An on-site pedestrian circulation system shall connect all buildings within the EC Retail-Service Center Subzone, and provide connections to parking areas, bicycle parking areas, recreational areas, common outdoor areas, and any pedestrian amenities.
 - (C) No Pedestrian Circulation System Required in Certain Circumstances. No pedestrian connections or pedestrian circulation system is required if physical or topographical conditions exist that makes the connection or circulation system impracticable. Physical and topographical conditions include, but are not limited to, steep slopes, wetlands or other bodies of water where a connection or circulation system could not reasonably be provided.
 - (D) Materials.
 - (i) Pedestrian connections or circulation systems shall be hard-surfaced and not less than six feet wide.
 - (ii) Portions of the pedestrian circulation system that cross driveways, parking areas, or loading areas must be clearly identified, by use of grade changes at

least four inches in height, different paving materials, or other similar methods. Striping shall not be used as a method of identification of the pedestrian circulation system.

(iii) Portions of the pedestrian circulation system that are parallel and adjacent to an auto travel lane shall be a raised path or separated from the auto travel lane by a raised curb, bollards, landscaping or other physical barrier approved by the Director of Public Works or the Director's designee. If a raised path is used, the path shall be at least four inches high, and the each end of the raised portions shall be equipped with curb ramps. Bollard spacing shall be no further apart than five feet on center.

(E) Lighting. Illumination for the on-site pedestrian circulation system shall be not less than 3 foot-candles at all points along the system. (Ord No. 1-05; Ord No. 10-08)

161.040. Administrative Conditional Uses. Freestanding support structures and equipment enclosures are administrative conditional uses in the EC Zone. (Ord No. 1-05)

161.050. Industrial Performance Standards. Uses in the EC Zone shall comply with all applicable federal, state and local environmental regulations. (Ord No. 1-05)

161.060. Height. No building, structure or freestanding support structure in the EC Zone located ninety feet or more from a lot or parcel line that abuts a residential district shall exceed eighty feet in height, and no portion of any building, structure or freestanding support structure that is located within ninety feet of a lot or parcel line that abuts a residential district shall exceed twenty-eight feet in height. (Ord No. 1-05)

161.070. Lot Size and Frontage.

(a) There are no minimum lot sizes required for lots or parcels in the EC Zone.

(b) Each lot or parcel in the EC Zone shall have a minimum of sixteen feet of frontage. (Ord No. 1-05)

161.080. Lot Coverage. Buildings, structures, accessory buildings and accessory structures shall occupy not more than sixty percent of the lot or parcel area in the EC Zone, either singly or in the aggregate. (Ord No. 1-05)

161.090. Setbacks. Each building, structure, accessory building, or accessory structure in the EC Zone shall have a front yard setback of not less than ten feet from any street right-of-way, and interior side and rear yard setbacks of not less than ten feet from any lot line abutting a non-residential district. The minimum building setback for any building, structure, accessory building or structure from any lot line abutting a residential district shall be not less than forty feet. No minimum setback is required for transit shelters. (Ord No. 1-05)

161.100. Parking. Off-street parking, loading and driveways shall be provided in the EC Zone pursuant to SRC Chapter 133. Because parking requirements in SRC Chapter 133 are established by reference to the Standard Industrial Classification (SIC) manual, the Administrator shall determine the most appropriate SIC classification, based on comparison with uses and examples listed in this Chapter. (Ord No. 1-05)

161.110. Signage. Signage in the EC Zone shall meet the requirements set forth in SRC 62.385 for Commercial and Industrial Districts. Outdoor advertising signs are prohibited in the EC Zone. (Ord No. 1-05)

161.120. Landscaping, Generally.

- (a) SRC 132.120 and SRC 132.140 - 132.210 shall apply to landscaping within the EC Zone, except as otherwise provided by this Chapter.
- (b) Runoff from landscape strips, berms or grade drops shall be intercepted by a perimeter swale and diverted to a stormwater treatment system approved by the Public Works Director.
- (c) One Plant Unit per twenty square feet of setback area shall be provided in each development within the EC Zone, according to standards and Plant Unit values set out in Table 132-3; provided, however, if the development abuts a residential district, one Plant Unit per sixteen square feet of setback area, according to Table 132-3.
- (d) The Planning Administrator may make adjustments for any standard otherwise made applicable to a development under subsection (a) of this section or SRC 161.130-161.150, if the standard would be clearly inapplicable to the development due to specific site characteristics of the property, or other special circumstances inherent in the development, and the adjustment would generally accommodate the intent and purpose of the standard. (Ord No. 1-05; Ord No. 42-09)

161.130. Landscaping in Parking Lot and Vehicular Use Areas. The following parking area landscaping requirements shall apply in the EC Zone; provided, however, that the requirements set forth under subsections (a), (d), (f), and (g) shall not apply to areas used primarily for truck parking, loading and circulation.

- (a) **Parking Areas Adjacent to Building.** Parking areas shall be separated from the exterior wall of a building or structure by a landscaped strip not less than five feet in width and planted with a minimum of one Plant Unit per twenty square feet of yard area, or by a five foot wide paved pedestrian walkway.
- (b) **Parking Areas Adjacent to Right-of-way.** Parking areas shall be separated from any right-of-way by one or more of the following:
 - (1) A landscaped strip not less than ten feet wide, planted with a minimum of one Plant Unit per twenty square feet of yard area, according to standards and Plant Unit values set out in Table 132-3.
 - (2) An earthen berm, the top of which is at least two and one-half feet higher than the elevation of the adjacent parking lot pavement, with plantings at a minimum of one Plant Unit per twenty square feet of yard area.
 - (3) A landscaped strip not less than six feet wide, with a minimum three foot grade drop from the right-of-way line to the adjacent vehicular use area, with plantings at a minimum of one Plant Unit per twenty square feet of yard area.
 - (4) A landscaped strip not less than six feet wide, with a minimum three foot high brick, stone or finished concrete wall to screen the parking lot, with plantings at a minimum of one Plant Unit per twenty square feet of yard area. The wall should be located adjacent to but outside the six foot landscaped strip, and should not infringe upon any vision clearance area established by SRC 130.280.
- (c) **Interior Parking Areas.** Landscaping shall be provided for interior parking areas, other than utility storage lots and truck loading areas, with twelve or more parking spaces. Landscaping shall be based on the total square feet in the area, as follows:

<u>Total area of parking lot must be landscaped</u>	<u>Percent of parking lot interior which</u>
Less than 50,000 square feet	5%
50,000 square feet and over	8%

To compute the total square feet, all areas within the perimeter of the parking area shall be counted, including planter bays or islands, curbed and corner areas, parking spaces, and all interior driveways and aisles other than those with no parking spaces located on either side. Setbacks shall not be included as a planter island.

(d) Planter bays or islands to contain trees in parking areas shall have a minimum planting area of twenty-five square feet, and a minimum width of five feet, measured from the back of the curb.

(e) Wheel stops shall be provided in parking areas so that vehicles do not overhang or protrude into setbacks, landscape strips, or pedestrian access ways.

(f) One deciduous shade tree for each twelve parking spaces shall be planted within all parking areas. Trees may be clustered in planter bays or islands, and shall be distributed throughout the parking area to divide expanses of paving and long rows of parking spaces.

(g) Street trees shall be planted along all public streets pursuant to SRC Chapter 86. Street trees planted along major arterials may count toward required Plant Units for parking areas adjacent to right-of-way. (Ord No. 1-05)

161.140. Screening.

(a) Concertina or barbed wire fencing is prohibited within sixty feet of any public street, unless such fencing is screened from public view and adjacent property by buildings, structures, or sight-obscuring landscaping.

(b) All trash receptacles shall be screened from public streets by sight-obscuring landscaping, fences, or walls.

(c) All development abutting a residential district shall be screened from the district by sight-obscuring landscaping or walls and located at the property line. The sight-obscuring landscaping or wall shall be not less than six feet in height, and any wall shall not exceed eight feet in height.

(d) Open storage of materials and equipment shall be screened with sight-obscuring fences, walls, or berms, located at the minimum setback line; provided, however, that materials and equipment stored six feet or more above grade elevation shall be screened by sight-obscuring landscaping. (Ord No. 1-05)

161.150. Outdoor Storage.

(a) Storage of materials and equipment is prohibited within setback areas.

(b) Open storage of materials and equipment shall not exceed fourteen feet above grade elevation. (Ord No. 1-05)

161.160. Lighting. Exterior lighting systems, if used, shall be designed to provide illumination for the lot or parcel, and not cause glare onto the public right-of-way or any surrounding residential districts or natural areas. Exterior lighting systems, including parking lot lighting, shall meet the following standards:

(a) The illumination level beyond any property line adjacent a residential district or natural area shall not exceed 0.5 horizontal foot-candles on the adjacent residential properties; and

(b) Luminaries shall have a cutoff classification with no more than two and one-half percent of the candlepower above ninety degrees from vertical, and no more than ten percent above eighty degrees from vertical. As an alternative, shields may be installed on the luminaries to achieve the cutoff requirements, or a non-cutoff luminary having a light source that emits no more than 10,000 lumens at each pole location may be installed. The luminaries shall be designed to eliminate glare. (Ord No. 1-05)

161.170. Additional Standards. Additional standards may apply to development in the EC Zone as a result of regulations found in the following chapters:

SRC Chapter 69
SRC Chapter 140
SRC Chapter 125

Landslide Hazards
Flood Plain Overlay Zone
Airport Overlay Zone

(Ord No. 1-05)

