

**CHAPTER 143F
MIXED USE**

- 143F.010. Intent, Purpose and Scope
- 143F.020. Definitions
- 143F.030. Establishment of Overlay District
- 143F.040. Permitted Uses
- 143F.050. Development Standards
- 143F.060. Ordinance Evaluation

143F.010. Intent, Purpose and Scope. The purpose of the Mixed Use Center and Corridor Overlay is to implement the residential and non-residential land use concepts contained in the Salem Area Comprehensive Plan by providing residential uses along with commercial, office, and neighborhood service uses. (Ord No. 18-2004)

143F.020. Definitions. Except where the context otherwise clearly requires, as used in this chapter, the following shall mean:

- (a) **"Base zone"** means the primary zone designation, which describes the primary land use and development requirements for property.
- (b) **"Mixed Use Development"** means:
 - (1) A combination of retail and residential uses, or office and residential uses, in a single building or separate buildings on the same lot or contiguous lots.
 - (2) A combination of retail, office and residential uses, in a single building or separate buildings on the same lot or contiguous lots.For the purposes of this chapter, Mixed Use Development includes, but is not limited to, Mixed Use Buildings as defined in SRC 119.700.
- (c) **"Townhouse"** means a single family dwelling unit constructed in a row of attached units, with each unit separated by property lines with a yard on at least two sides. (Ord No. 18-2004)

143F.030. Establishment of Overlay District. The following area is hereby given the designation "Mixed Use Center and Corridor Overlay," and is more particularly described in Figure 143F-1:

The area designated "River Oriented Mixed Use" in the Salem Area Comprehensive Plan and located south of Leslie Street SE, west of Commercial Street SE, north of Mission Street SE, and east of the Burlington Northern and Santa Fe railroad right-of-way. (Ord No. 18-2004)

143F.040. Permitted Uses. The following uses shall be permitted within the Mixed Use Center and Corridor Overlay in addition to uses permitted in the base zone:

- (a) Townhouse;
- (b) Apartment houses, court apartments, condominiums, duplexes, and room and board facilities serving five or fewer persons;
- (c) Mixed Use development;
- (d) Playgrounds and parks; and
- (e) Public buildings and structures such as libraries and fire stations. (Ord No. 18-2004)

143F.050. Development Standards.

- (a) Except as provided in subsection (b) of this section, all development standards applicable in the base zone shall apply within the Mixed Use Center and Corridor Overlay.
- (b) The following standards shall apply to all development authorized by this chapter:
 - (1) The minimum density for residential development shall be 12 dwelling units per acre only on parcels that are developed exclusively with dwelling units.
 - (2) The number of off-street parking spaces for dwelling units shall be no less than one

parking space, and not more than 2.5 parking spaces, per unit.

(3) The height of structures used for Mixed Use or residential development shall not exceed 75 feet.

(4) For the purpose of determining bufferyards, each use on the ground-floor along the building perimeter shall separately govern the bufferyard requirements.

(5) Structures used for residential development shall meet either the development design standards contained in the City of Salem Development Design Handbook or shall be reviewed and approved by the Design Review Board pursuant to the guidelines contained in the adopted Development Design Handbook. (Ord No. 18-2004)