

CHAPTER 145
RA - RESIDENTIAL AGRICULTURE

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145.010. Classification of Uses. Some permitted, special, and conditional uses are classified with reference to the Standard Industrial Classification (SIC) Manual. (See SRC 113.090.) Numbers in parenthesis following a use designation indicates that the use is listed and described under that number in the SIC. Where particular activities otherwise included under an SIC category are excluded from the permitted, special, or conditional use, those particular activities are listed, preceded by the words "BUT EXCLUDING" following the more general category from which they are excluded. Particular activities thus excluded may or may not be listed in other sections of this chapter.

145.020. Permitted Uses. The following uses, when developed under the general development standards in this zoning code applicable to the RA district and to all such uses, generally, are permitted in the RA district:

- (a) One single family dwelling, other than a manufactured home, per lot;
- (b) One duplex on a corner lot;
- (c) Manufactured homes in manufactured dwelling parks developed pursuant to SRC chapter 123.
- (d) The following agricultural and related uses:
 - (1) Agricultural production - crops (01);
 - (2) Retail sales area for agricultural products, provided that the sales area is no greater than 1,000 square feet; that one off-street parking space for each 200 square feet of sales area is provided in addition to all other applicable parking requirements; that the retail use is conducted only between dawn and sunset and only for a continuous period of no more than seven months per calendar year beginning no earlier than April 1; and that any sign erected in connection with the retail use complies with the Salem Sign Code and is not in any way artificially illuminated or electrically operated;
 - (3) Raising of livestock, and other animals and fowl by residents of the premises for their own private, noncommercial use on a lot of 10,000 square feet or more;
 - (4) Private stables and barns;
 - (5) Timber tracts (081);
 - (6) Forest nurseries and tree seed gathering and extracting;
- (e) Playgrounds and parks.
- (f) Public buildings and structures such as libraries and fire stations.

- (g) Right-of-Way for:
 - (1) Electric service lines;
 - (2) Gas mains, oil and gas transmission lines;
 - (3) Communication lines;
 - (4) Water lines;
 - (5) Sewer lines.
- (h) Public utility structures and buildings such as pump stations, reservoirs, radiomicrowave relay stations, telephone substations, and electric substations.
- (i) Transit stop shelters.
- (j) Accessory uses and structures such as:
 - (1) Customary residential accessory buildings and structures for private use of the property and its occupants;
 - (2) A private garage or parking area;
 - (3) Storage for a commercial vehicle, maximum of one per dwelling unit;
 - (4) Sleeping quarters for domestic employees of the resident of the main building;
 - (5) Guest houses and guest quarters not in the main building if such quarters are and remain dependent upon the main building for either kitchen or bathroom facilities or both, and the guest facilities are used for temporary lodging and not as a place of residence;
 - (6) Swimming pools for private use;
 - (7) Home occupations;
 - (8) The taking of boarders or leasing of rooms by a resident family, providing the total number of boarders and roomers does not exceed two in any dwelling unit.
- (k) Transitional uses. Where the side of a lot abuts property other than a street or alley in any C or I district, and the entire lot is within 165 feet of the C or I district:
 - (1) One duplex on a lot of 7,000 square feet or more.
- (l) Residential home.
- (m) Child day care home and babysitting.
- (n) Adult day care home.
- (o) On-site response actions in accordance with applicable law to discharges of oil and releases of hazardous substances, pollutants, and contaminants. (Ord No. 5-84; Ord No. 146-84; Ord No. 149-84; Ord No. 16-85; Ord No. 17-88; Ord No. 71-91; Ord No. 28-92; Ord No. 2-93; Ord No. 18-94; Ord No. 116-94; Ord No. 32-2000)

145.030. Special Uses.

- (a) The following uses, when restricted, developed and conducted as required in SRC chapter 119, are permitted in the RA district:
 - (1) Veterinary services for animal specialties (0742).
 - (2) Funeral service (726) except crematories.
 - (3) Public golf courses (7992)
 - (4) Membership sports and recreation clubs (7997) having golf courses.
 - (5) Elementary and secondary schools (821).
 - (6) Religious organizations (866).
 - (7) Boat and recreational vehicle storage area.
 - (8) Zero side yard dwellings.
 - (9) Two family shared housing.
 - (10) Public automobile parking areas.
 - (11) Manufactured homes on individual lots.
 - (12) Bed and breakfast establishments.
 - (13) Adult day care center.
 - (14) Keeping of a miniature swine.
 - (15) Residential Sales/Development Office.

- (16) Wildlife Rehabilitation facility.
- (17) Construction of a replacement single family dwelling unit on an individual lot.
- (18) Individual and Family Social Service (832).
- (19) Antennas attached to existing or approved structures.
- (20) Parking for Special Activities at High Schools with Community Parks.
- (21) Cottage Housing.

(b) In lieu of establishing any use listed in subsection (a) of this section as a special use under SRC Chapter 119, the developer may elect to apply for conditional use approval pursuant to SRC Chapter 117 or 118. See SRC 119.010.(Ord No. 149-84; Ord No. 16-85; Ord No. 17-88; Ord No. 13-90; Ord No. 3-91; Ord No. 10-91; Ord No. 81-92; Ord No. 2-93; Ord No. 67-93; Ord No. 18-94; Ord No. 48-94; Ord No. 16-95; Ord No. 62-95; Ord No. 82-96; Ord No. 57-2000; Ord No. 25-2004; Ord No. 30-05)

145.040. Conditional Uses. The following uses, with conditional use approval as provided in SRC chapter 117 or 118, as applicable, are permitted in the RA district:

- (a) Those uses listed in SRC 145.030, at the developer's option, as provided in subsection (b) of that section.
- (b) Agricultural production, livestock (02).
- (c) Veterinary services for livestock, except animal specialties (0741).
- (d) Animal services, except veterinary (075).
- (e) Landscape and horticultural services (078).
- (f) Crude petroleum and natural gas extraction (131).
- (g) Electrical services (491)
- (h) Gas production and distribution (492).
- (i) Water supply (494).
- (j) Livestock, wholesale and auction (5154).
- (k) Camps and trailering parks (703).
- (l) Beauty shops (723).
- (m) Barber shops (724).
- (n) Arboreta, botanical, and zoological gardens (842).
- (o) Civic, social, and fraternal organizations (864).
- (p) Commercial radio and television transmitters and antennae.
- (q) Community or neighborhood club buildings, including swimming pools and similar recreation facilities, when operated by a non-profit community club.
- (r) Riding clubs and riding stables.
- (s) Child day care centers as specific conditional uses under SRC Chapter 118.
- (t) Nursing and personal care facilities (805) as specific conditional uses under SRC Chapter 118.
- (u) Residential care facilities, including homeless shelters serving five or fewer persons (836), except residential homes and other structures housing families of handicapped persons.
- (v) Off-site response actions in accordance with applicable law to discharges of oil and releases of hazardous substances, pollutants, and contaminants. (Ord No. 57-85; Ord No. 17-88; Ord No. 2-93; Ord No. 116-94; Ord No. 57-2000; Ord No. 34-10)

145.050. Prohibited Uses. Within an RA district, no building, structure, or land shall be used, erected, structurally altered, or enlarged for any use not permitted under SRC 145.020 to 145.040, unless the use is deemed an equivalent use pursuant to SRC 113.090(d) or allowed as a nonconforming use pursuant to SRC Chapter 112. (Ord No. 49-09)

DEVELOPMENT STANDARDS

145.060. Height.

- (a) Within an RA district dwellings erected, altered, or enlarged shall not exceed 35 feet in height.
- (b) Heights of accessory structures shall meet the requirements of SRC chapter 131.
- (c) No other building or structure erected, altered, or enlarged shall exceed a height of 50 feet. (Ord No.65-86)

145.070. Lot Area and Dimensions. Within an RA district:

- (a) **Lot area.** The minimum lot area requirement for single family dwellings is 4,000 square feet excluding the area of any accessway, except for infill lots, in which the minimum lot area shall be 5,500 square feet, excluding the area of any accessway. All nonresidential uses shall occupy lots of 6,000 square feet or more except those uses specified in SRC 145.020(b) and SRC 145.020(f) or as otherwise specifically provided in this zoning code. Duplexes, where allowed under SRC 145.020(b), shall be on a lot with a minimum of 7,000 square feet.
- (b) **Lot dimension, single family dwellings and duplexes.** Each single family dwelling and duplex shall be located on a lot having a minimum width of forty feet and an average lot depth between the front and rear lot lines of not less than seventy feet and not more than 300 percent of the average width between the side lot lines. For flag lots, the dimensional requirements are tied to two perpendicular directions, running generally parallel to the lot or parcel boundaries, one having an average length across the lot or parcel of forty feet and the other having an average length across the lot or parcel of seventy feet. In all cases, minimum lot area requirements shall also be met.; lot dimensions shall be calculated excluding the area of any accessway.
- (c) **Lot dimension, nonresidential uses.** The minimum lot depth requirement for nonresidential uses is eighty feet, and the minimum lot width requirement is sixty feet, providing the minimum lot area is met.
- (d) See SRC 130.260 for street frontage requirements. (Ord No. 18-94; Ord No. 57-2000; Ord No. 71-05; Ord No. 54-09)

145.080. Front Yards and Yards Adjacent to Streets. Within an RA district:

- (a) Along the full extent of each front lot line and lot line adjacent to a street, there shall be a minimum required yard 12 feet in depth.
- (b) Within 20 feet from the street right-of-way no more than two adjacent lots shall have the same setback line from the right-of-way for the main building. The setbacks for main buildings shall vary at least four feet in depth between adjacent lots. A single family dwelling having a side yard adjacent to a street shall not be considered as affecting or affected by setbacks of adjacent buildings under this subsection.
- (c) Notwithstanding the provisions of subsections (a) and (b) of this section, there shall be a minimum required yard of 20 feet from the right-of-way of a designated parkway, arterial or collector street.
- (d) Setbacks for accessory structures shall meet the requirements of SRC 131.040.
- (e) Zero side yard development shall meet the requirements of SRC 119.650.
- (f) Along the full extent of each front lot line not adjacent to a street, such as a flag lot or along a private drive, there shall be a minimum required yard 12 feet in depth measured from the most interior of the following lines:
 - (1) The property line; or
 - (2) The most interior access easement line, if an access easement exists. (Ord No. 65-86; Ord No. 116-87; Ord No. 85-92; Ord No. 16-95; Ord No. 91-99; Ord No. 71-05)

145.090. Interior Side Yards. Within an RA district:

- (a) Each lot occupied by an existing single family dwelling and having an interior side lot line shall have a minimum required side yard three feet in depth along that side lot line between the yards required under SRC 145.080 and 145.100.
- (b) Each lot having an interior side lot line shall have a minimum required side yard of:
 - (1) Five feet for a building or structure not more than 35 feet in height; and
 - (2) For buildings or structures exceeding 35 feet in height the minimum required interior side yard shall be five feet plus one foot for each one foot of additional height or fraction thereof, but need not exceed 20 feet in depth.
- (c) All side yard setbacks shall be measured from the property line or the most interior access easement line, whichever is most interior to the lot or parcel.
- (d) Setbacks for accessory structures shall meet the requirements of SRC 131.050.
- (e) Zero side yard development shall meet the requirements of SRC 119.550.
- (f) Notwithstanding any other provisions of this section, along the full extent of each side lot line adjacent to a street, there shall be a required yard 12 feet in depth. A duplex located on a corner lot with each unit facing a different street may, at the option of the developer, designate the required side yard. (Ord No. 65-86; Ord No. 116-87; Ord No. 71-05)

145.100. Interior Rear Yards. Within an RA district:

- (a) Each lot having an interior rear lot line shall have a minimum required yard of:
 - (1) Fourteen feet for any portion of a main building not more than one story in height; and
 - (2) Twenty feet for any portion of a main building greater than one story in height.
- (b) Setbacks for accessory structures shall meet the requirements of SRC 131.060.
- (c) A duplex located on a corner lot with each unit facing a different street may, at the option of the developer, designate the required rear yard. (Ord No. 65-86; Ord No. 116-87; Ord No. 27-06)

145.105. Infill Lot Side Yards.

- (a) All infill lots, as defined in SRC Chapter 63, shall have a minimum required side yard of 10 feet for all buildings or structures not more than 35 feet in height, when such yard abuts a lot or parcel that is zoned RA or RS.
- (b) For buildings or structures exceeding 35 feet in height, where the interior side yard abuts an RA or RS zoning district, the minimum required interior side yard shall be ten feet plus one foot for each one foot of additional height or fraction thereof, but need not exceed 20 feet in depth.
- (c) For required side yards abutting a zoning district other than RA or RS, the minimum required side yard shall be 5 feet for a building or structure not more than 35 feet in height.
- (d) For buildings or structures exceeding 35 feet in height, where the interior side yard abuts a zoning district other than RA or RS, the minimum required interior side yard shall be five feet plus one foot for each one foot of additional height or fraction thereof, but need not exceed 20 feet in depth.
- (e) All setbacks shall be measured from the property line or most interior access easement line, whichever is most interior to the lot or parcel.
- (f) Setbacks for an accessory structure or a garage or carport not exceeding 15 feet in height, shall meet the requirements of SRC 131.060, including a side yard setback of five feet. (Ord No. 71-05)

145.110. Lot Coverage. Within an RA district: no single family or duplex dwelling, including attached accessory structures, shall occupy more than 60 percent of the lot area. No main building, other than a single family or duplex dwelling, shall occupy more than 30 percent of the lot area, except where an accessory building is attached to the dwelling unit or main building, in which case 35 percent of the lot area may be occupied by such main building. (Ord No. 52-06)

145.120. Driveways for Dwellings. Between the line specified in 145.130(c) and the required garage or carport, a driveway serving the garage or carport for each dwelling shall have a minimum paved area of nine feet by twenty feet and available for the parking of a vehicle. (Ord No. 71-05)

145.130. Garages and Setbacks.

(a) Except as otherwise provided in SRC 119.710, “Manufactured Homes on Individual Lots,” each dwelling constructed after February 8, 2006 within an RA district shall have, at the time of original construction, a garage that is constructed of like materials and color as the dwelling, and that may be attached to or detached from the dwelling. Nothing in the section shall be construed to prevent the removal or conversion of a garage, so long as the minimum number of on-site parking spaces is provided.

(b) Exception to this standard may be made if, at the time of building permit review, the applicant can show that the construction of the dwelling is being provided by a not-for-profit organization and that the dwelling is affordable to families at or below the city's sixty percent median income level as defined by the US Department of Housing and Urban Development. Such exemption shall only be made for those dwellings built on lots created through the subdivision process. Provision shall be made for a minimum of 480 cubic feet of on-site storage in a portion of the dwelling unit or in a detached accessory structure.

(c) Notwithstanding any other provisions of this chapter, garages for single family dwellings, or garages or carports for manufactured homes on individual lots, having a vehicle entrance facing a street or accessway shall be set back at least 20 feet from one of the following lines, whichever is closest to the proposed entrance of the garage or carport:

- (1) The right-of-way line, property line abutting an accessway, or most interior access easement line;
- (2) The outside curblines; or
- (3) The edge of the sidewalk furthest from the street. (Ord No. 71-05)

145.900. Reference to Additional Standards. Additional or alternative use and development standards may be found in the following chapters:

Preservation of Trees and Vegetation	SRC Chapter 68
Landslide Hazards	SRC Chapter 69
Street Trees	SRC Chapter 86
Planned Unit Developments	SRC Chapter 121
Increased Residential Density	SRC Chapter 122
Mobile Home Parks	SRC Chapter 123
Home Occupations	SRC Chapter 124
Lot Development Standards	SRC Chapter 130
Accessory Structures	SRC Chapter 131
Landscaping	SRC Chapter 132
Off-street Parking, Loading, and Driveways	SRC Chapter 133
Flood Plain Overlay Zones	SRC Chapter 140
Willamette Greenway Overlay Zones	SRC Chapter 141

(Ord No. 22-2000; Ord No. 59-2000; Ord No. 86-2002)