



Neighborhood Hub (NH) Zone Overview

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.

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. It would implement the Mixed-Use Comprehensive Plan designation. Standards would promote pedestrian-oriented development, adaptive re-use of existing homes, and new structures that are scaled and designed to be sensitive to the neighborhood context.

The primary purpose of the NH zone is to:

- Encourage more shops and services close to residential areas to increase access for residents
- Promote walkable, complete neighborhoods
- Reduce the need for residents to drive to meet their daily needs
- Enhance the livability of neighborhoods throughout Salem

Allowed Uses

All uses allowed in the Single-Family Residential (RS) zone would be allowed in the new NH zone. Additionally, the NH zone would allow some nonresidential uses, like small shops and services (see examples below).

Use	Examples
Retail sales	Bike shop, apparel store (<i>except marijuana sales</i>)
Eating and drinking establishments	Coffee shop
Personal services	Hair stylist
Recreation and cultural community services	Youth club
Nonprofit Assembly	Meeting hall
Limited indoor commercial entertainment	Yoga studio
Day Care	Home childcare

Prohibited Uses

Examples of nonresidential uses that would be prohibited include:

- Marijuana dispensaries
- Car sales and services
- Banks
- Offices
- Manufacturing

(Home occupations would continue to be allowed.)

Neighborhood Hub Standards

Development and Design Standards

- Maximum height is 35 feet (*same as new single-family detached homes*)
- Nonresidential use can be a maximum of 4,000 square feet in size (*limitation would not apply to existing homes that were converted*)
- Drive-throughs are prohibited
- Vehicle parking must be located to the side or rear of buildings (*existing homes that are converted can continue to use existing parking spaces in driveways*)
- Primary entrance must be oriented toward the street with direct pedestrian access from that street
- Perimeter landscaping is required
- Bike parking is required
- Outside storage or display of materials and equipment is prohibited

Location Standards

Neighborhood hubs:

- Must be located on a collector or minor arterial (could have portion on higher classification or lower classification)
- Can 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 (straight line)

Neighborhood Hub Location Example



Ward Drive NE and 45th Avenue NE