



## Residential 4 (R4) Zone Overview

The following information describes the proposed R4 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 Residential 4 (R4) zone is intended to allow live-work spaces where the resident of a home could run a business out of that home. The type and size of businesses allowed would be greater than what is currently allowed as home occupations; retail, for example, would be allowed. An entire property, though, could not be turned into a business. The new R4 zone would also allow up to four dwelling units on a property, and it would implement both the Single-Family (SF) and Multi-Family (MF) comprehensive plan designations.

The primary purpose of the R4 zone is to:

- Provide flexibility in how and where businesses can occur in the Salem area
- Encourage more shops and services close to residential areas to increase access for residents
- Support entrepreneurs, families, start-up businesses, and small businesses
- Help meet employment needs in the community

### Allowed Uses

All uses allowed in the Single-Family Residential (RS) zone would be allowed in the R4 zone. Additionally, the R4 zone would allow up to four dwelling units as well as live-work uses (see examples below). Live-work uses would only be allowed if the attached dwelling unit was occupied by the person engaged in business.

Use	Examples
<b>Most retail sales</b>	Apparel store, bike shop
<b>Personal services</b>	Hair stylist
<b>Offices</b>	Legal firm
<b>Limited indoor commercial entertainment</b>	Yoga studio
<b>Maker spaces</b>	Artisanal crafts, jewelry maker, art studio

### Prohibited Uses

Examples of live-work uses that would be prohibited include:

- Marijuana dispensaries
- Restaurants and bars
- Car sales and services
- Heavy manufacturing

## Live-Work Standards

### Use Limitations

- Live-work uses are only allowed in a structure that also contains a dwelling unit
- Only one live-work use is allowed on a property even if multiple dwelling units exist
- A dwelling unit in the structure must be occupied by the person engaged in the nonresidential use
- No more than two people that do not live on the property can work on site
- Live-work uses cannot be combined with a home occupation in the same dwelling unit

### Development Standards

- Outside storage or display of materials and equipment is prohibited
- Nonresidential uses must be on the ground floor of a building and cannot exceed 50% of the total square footage of the building (excluding a garage)
- If customers are served on site, a primary entrance to the business must be oriented toward the street, with direct pedestrian access from that street
- Additional off-street parking for the business is not required (similar to home occupations)

### Location Standards

- R4 zone would only be allowed on major and minor arterials

## R4 Location Example



Sunnyview Road NE between Lancaster Drive NE and Icabod Street NE