

CHAPTER 521. - CO—COMMERCIAL OFFICE

Sec. 521.001. - Purpose.

The purpose of the Commercial Office (CO) Zone is to implement the commercial designation of the Salem Area Comprehensive Plan through the identification of allowed uses and the establishment of development standards. The CO zone generally allows office and professional services, along with a mix of housing and limited retail and personal services.

(Prior Code, § 521.001; Ord. No. 31-13)

Sec. 521.005. - Uses.

The permitted (P), special (S), conditional (C), and prohibited (N) uses in the CO zone are set forth in Table 521-1.

**TABLE 521-1. USES**

Use	Status	Limitations & Qualifications
<b>Household Living</b>		
Single family	P	The following single family activities: <ul style="list-style-type: none"> <li>■ Single family detached dwelling.</li> <li>■ 1 dwelling unit for each business use on a lot.</li> <li>■ Residential home, as defined under ORS 197.660.</li> </ul>
	S	The following single family activities: <ul style="list-style-type: none"> <li>■ Townhouse, subject to SRC 700.085.</li> <li>■ Zero side yard dwelling, subject to SRC 700.095.</li> </ul>
	N	All other single family.
Two family	P	Duplex.
	N	All other two family.
Three family	S	Subject to SRC 700.081.
Four Family	S	Subject to SRC 700.081.
Multiple family	P	
<b>Group Living</b>		
Room and board	P	Room and board serving 5 or fewer persons.

	C	Room and board serving 6 to 75 persons.
	N	All other room and board.
Residential care	P	
Nursing care	S	Nursing care, subject to SRC 700.045.
<b>Lodging</b>		
Short-term commercial lodging	P	Short-term rentals.
	N	All other short-term commercial lodging.
Long-term commercial lodging	P	
Nonprofit shelters	P	Nonprofit shelters serving 5 or fewer persons.
	C	Nonprofit shelters serving 6 to 75 persons.
	P	Nonprofit shelters serving victims of domestic violence for 10 or fewer persons.
	N	All other nonprofit shelters.
<b>Retail Sales and Service</b>		
Eating and drinking establishments	P	Eating places, located within buildings devoted principally to uses otherwise permitted in the CO zone, provided that not more than 25 percent of the floor area of a 1 story building, and not more than 50 percent of the floor area of a 2 or more story building, is occupied by the eating place.
	N	All other eating and drinking establishments.
Retail sales	P	The following retail sales activities: <ul style="list-style-type: none"> <li>■ News dealers and newsstands.</li> <li>■ Caterers.</li> <li>■ Retail sales of agricultural products, when the sales area does not exceed 1,000 square feet in size.</li> </ul>
	N	All other Retail Sales.
Personal services	P	The following personal services activities are permitted: <ul style="list-style-type: none"> <li>■ Beauty salons.</li> <li>■ Barber shops.</li> </ul>

		■ Photographic portrait studios.
	N	All other personal services.
Postal services and retail financial services	P	
<b>Business and Professional Services</b>		
Office	P	
Audio/visual media production	C	
Laboratory research and testing	P	
<b>Motor Vehicle, Trailer, and Manufactured Dwelling Sales and Service</b>		
Motor vehicle and manufactured dwelling and trailer sales	N	
Motor vehicle services	N	
Commercial parking	P	Commercial parking is permitted, unless noted below.
	N	Parking structures.
Park-and-ride facilities	P	Park-and-ride facilities are permitted, unless noted below.
	N	Parking structures.
Taxicabs and car services	N	
Heavy vehicle and trailer sales	N	
Heavy vehicle and trailer service and storage	N	
<b>Recreation, Entertainment, and Cultural Services and Facilities</b>		
Commercial entertainment—indoor	P	Dance studios, dance schools, yoga studios, karate instruction, and other similar physical fitness instructional activities are permitted, provided that the total building floor area of the use does not exceed 2,500 square feet.

	N	All other commercial entertainment—indoor.
Commercial entertainment— outdoor	S	Golf courses, subject to SRC 700.015.
	N	All other commercial entertainment—outdoor.
Major event entertainment	N	
Recreational and cultural community services	S	Golf courses, subject to SRC 700.015.
	P	All other recreational and cultural community services.
Parks and open space	P	
Nonprofit membership assembly	P	
Religious assembly	S	Religious assembly, subject to SRC 700.055.
<b>Health Services</b>		
Medical centers/hospitals	N	
Outpatient medical services and laboratories	P	
<b>Education Services</b>		
Day care	P	
Basic education	P	
Post-secondary and adult education	P	
<b>Civic Services</b>		
Governmental services	P	
Social services	P	
Governmental maintenance services and construction	N	

<b>Public Safety</b>		
Emergency services	P	
Detention facilities	N	
Military installations	P	
<b>Funeral and Related Services</b>		
Cemeteries	N	
Funeral and cremation services	P	
<b>Construction Contracting, Repair, Maintenance, and Industrial Services</b>		
General repair services	N	
Building and grounds services and construction contracting	N	
Cleaning plants	N	
Industrial services	N	
<b>Wholesale Sales, Storage, and Distribution</b>		
General wholesaling	N	
Heavy wholesaling	N	
Warehousing and distribution	N	
Self-service storage	N	
<b>Manufacturing</b>		
General manufacturing	N	
Heavy manufacturing	N	
Printing	N	
<b>Transportation Facilities</b>		

Aviation facilities	N	
Passenger ground transportation facilities	P	Transit stop shelters.
	N	All other passenger ground transportation facilities.
Marine facilities	N	
<b>Utilities</b>		
Basic utilities	C	Reservoirs; water storage facilities.
	P	All other basic utilities.
Wireless communication facilities	Allowed	Wireless communication facilities are allowed, subject to SRC chapter 703.
Drinking water treatment facilities	C	
Power generation facilities	C	
Data center facilities	N	
Fuel dealers	N	
Waste-related facilities	N	
<b>Mining and Natural Resource Extraction</b>		
Petroleum and natural gas production	N	
Surface mining	N	
<b>Farming, Forestry, and Animal Services</b>		
Agriculture	N	Marijuana production.
	P	All other agriculture.
Forestry	P	
Agriculture and forestry	C	

services		
Keeping of livestock and other animals	N	
Animal services	S	Small animal veterinary services, subject to SRC 700.075.
	N	All other animals services.
<b>Other Uses</b>		
Temporary uses	P	Christmas tree sales, subject to SRC 701.015.
Home occupations	S	Home occupations, subject to SRC 700.020.
Guest houses and guest quarters	P	Guest houses and guest quarters are permitted as an accessory use to single family, provided such houses and quarters are dependent upon the main building for either kitchen or bathroom facilities, or both, and are used for temporary lodging and not as a place of residence.
Taking of boarders or leasing of rooms by resident family	P	Taking of boarders or leasing of rooms by a resident family is permitted as an accessory use to household living, provided the total number of boarders and roomers does not exceed 2 in any dwelling unit.
Storage of commercial vehicle as an accessory use to household living	P	Storage of a commercial vehicle as an accessory use to household living is permitted, provided no more than 1 commercial vehicle is stored per dwelling unit.
Historic resource adaptive reuse pursuant to SRC chapter 230	Allowed	Historic resource adaptive reuse pursuant to SRC chapter 230 is allowed, subject to SRC 230.085.
Accessory dwelling units	S	Accessory dwelling units, subject to SRC 700.007.

(Prior Code, § 521.005; Ord. No. 31-13; Ord. No. 15-15; Ord. No. 22-15, § 10, 11-23-2015; Ord. No. 7-16, § 11, 6-27-2016; Ord. No. 5-17, § 32(521.005), 6-12-2017; Ord. No. 10-17, § 12, 7-10-2017; [Ord. No. 6-19](#), § 1(Exh. A), 6-24-2019, eff. 7-24-2019; [Ord. No. 1-20](#), § 2(Exh. B), 2-24-2020)

Sec. 521.010. - Development standards.

Development within the CO zone must comply with the development standards set forth in this section.

(a) *Lot standards.* Lots within the CO zone shall conform to the standards set forth in Table 521-2.

<b>TABLE 521-2. LOT STANDARDS</b>		
<b>Requirement</b>	<b>Standard</b>	<b>Limitations &amp; Qualifications</b>
<b>Lot Area</b>		
Single family	Min. 4,000 sq. ft.	
Two family, three family, and four family	Min. 5,000 sq. ft., plus additional lot area based on number of bedrooms within each dwelling unit	Additional lot area required as follows: <ul style="list-style-type: none"> <li>■ 750 sq. ft. for each dwelling unit with 1 bedroom.</li> <li>■ 1,000 sq. ft. for each dwelling unit with 2 bedrooms.</li> <li>■ 1,200 sq. ft. for each dwelling unit with 3 or more bedrooms.</li> </ul>
Multiple family	Min. 5,000 sq. ft., plus additional lot area based on number of bedrooms within each dwelling unit	Applicable to multiple family consisting of 5 or fewer dwelling units. Additional lot area required as follows: <ul style="list-style-type: none"> <li>■ 750 sq. ft. for each dwelling unit with 1 bedroom.</li> <li>■ 1,000 sq. ft. for each dwelling unit with 2 bedrooms.</li> <li>■ 1,200 sq. ft. for each dwelling unit with 3 to 5 bedrooms.</li> </ul>
	Min. 5,000 sq. ft., plus additional lot area based on number of bedrooms within each dwelling unit	Applicable to multiple family consisting of 6 or more dwelling units. Additional lot area required as follows: First through fifth dwelling units. <ul style="list-style-type: none"> <li>■ 750 sq. ft. for each dwelling unit with 1 bedroom.</li> <li>■ 1,000 sq. ft. for each dwelling unit with 2 bedrooms.</li> <li>■ 1,200 sq. ft. for each dwelling unit with 3 to 5 bedrooms.</li> </ul> Sixth and additional dwelling units. <ul style="list-style-type: none"> <li>■ 1,000 sq. ft. for each dwelling unit with no more than 2 bedrooms in a 2 or more story structure.</li> <li>■ 1,250 sq. ft. for each dwelling unit with no more than 2 bedrooms in a 1 story structure.</li> <li>■ 1,700 sq. ft. for each dwelling unit with 3 or more bedrooms.</li> </ul>
All other uses	Min. 6,000 sq. ft.	
<b>Lot Width</b>		
Single family, two family, three family, four family, and multiple family	Min. 40 ft.	
All other uses	None	
<b>Lot Depth</b>		

Single family	Min. 70 ft.	
	Max. 300% of average lot width	
Two family, three family, four family, and multiple family	Min. 80 ft.	
All other uses	None	
<b>Street Frontage</b>		
Single family	Min. 40 ft.	
	Min. 30 ft.	Applicable to lots fronting on the turnaround of a cul-de-sac street or the outside curve of a curved street having a radius of 200 feet or less and a direction change of 60 degrees or more. In no case shall the lot width be less than 40 ft. at the front building setback line.
All other uses	Min. 16 ft.	

(b) *Setbacks*. Setbacks within the CO zone shall be provided as set forth in Tables 521-3 and 521-4.

**TABLE 521-3. SETBACKS**

Requirement	Standard	Limitations & Qualifications
<b>Abutting Street</b>		
<b>Buildings</b>		
All uses	Min. 12 ft.	
<b>Accessory Structures</b>		
Accessory to single family, two family, three family, four family, and multiple family	None	Applicable to accessory structures not more than 4 ft. in height.
	Min. 12 ft.	Applicable to accessory structures greater than 4 ft. in height.

Accessory to all other uses	Min. 12 ft.	Not applicable to transit stop shelters.
<b>Vehicle Use Areas</b>		
All uses, other than single family, two family, three family, and four family	Min. 12 ft.	
<b>Interior Front</b>		
<b>Buildings</b>		
Single family, two family, three family, and four family	Min. 5 ft.	
Multiple family	Min. 10 ft.	Required landscaping shall meet the Type C standard set forth in SRC chapter 807.
All other uses	Zone-to-zone setback (Table 521-4)	
<b>Accessory Structures</b>		
Accessory to single family, two family, three family, and four family	Min. 5 ft.	
Accessory to multiple family	Min. 10 ft.	Required landscaping shall meet the Type C standard set forth in SRC chapter 807.
Accessory to all other uses	Zone-to-zone setback (Table 521-4)	
<b>Vehicle Use Areas</b>		
Single family two family, three family, and four family	Per SRC chapter 806	
Multiple family	Min. 10 ft.	Required landscaping shall meet the Type C standard set forth in SRC chapter 807.
All other uses	Zone-to-zone setback (Table 521-4)	
<b>Interior Side</b>		
<b>Buildings</b>		

Single family	Min. 5 ft.	Applicable to buildings, other than townhouses and zero side yard dwellings.
	Per SRC 700.085	Applicable to townhouses.
	Per SRC 700.095	Applicable to zero side yard dwellings.
Two family, three family, and four family	Min. 5 ft.	
Multiple family	Min. 10 ft.	Required landscaping shall meet the Type C standard set forth in SRC chapter 807.
All other uses	Zone-to-zone setback (Table 521-4)	
<b>Accessory Structures</b>		
Accessory to single family, two family, three family, and four family	None	Applicable to accessory structures having at least 1 wall which is an integral part of a fence.
	Min. 5 ft.	Applicable to all other accessory structures.
Accessory to multiple family	Min. 10 ft.	Required landscaping shall meet the Type C standard set forth in SRC chapter 807.
Accessory to all other uses	Zone-to-zone setback (Table 521-4)	
<b>Vehicle Use Areas</b>		
Single family, two family, three family, and four family	Per SRC chapter 806	
Multiple family	Min. 10 ft.	Required landscaping shall meet the Type C standard set forth in SRC chapter 807.
All other uses	Zone-to-zone setback (Table 521-4)	
<b>Interior Rear</b>		
<b>Buildings</b>		
Single family, two family, three family,	Min. 5 ft.	

and four family		
Multiple family	Min. 10 ft.	Required landscaping shall meet the Type C standard set forth in SRC chapter 807.
All other uses	Zone-to-zone setback (Table 521-4)	
<b>Accessory Structures</b>		
Accessory to single family, two family, three family, and four family	None	Applicable to accessory structures not more than 9 ft. in height.
	Min. 1 ft. for each 1 ft. of height over 9 ft.	Applicable to accessory structures greater than 9 ft. in height.
	Min. 1 ft.	Applicable to accessory structures adjacent to an alley, unless a greater setback is required based on the height of the accessory structure.
Accessory to multiple family	Min. 10 ft.	Required landscaping shall meet the Type C standard set forth in SRC chapter 807.
Accessory to all other uses	Zone-to-zone setback (Table 521-4)	
<b>Vehicle Use Areas</b>		
Single family, two family, three family, and four family	Per SRC chapter 806	
Multiple family	Min. 10 ft.	Required landscaping shall meet the Type C standard set forth in SRC chapter 807.
All other uses	Zone-to-zone setback (Table 521-4)	

**TABLE 521-4. ZONE-TO-ZONE SETBACKS**

Abutting Zone	Type of Improvement	Setback <sup>(1)</sup>	Landscaping & Screening
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EFU	Buildings and accessory structures	None	N/A
	Vehicle use areas	Min. 5 ft.	Type A
Residential Zone	Buildings and accessory structures	Min. 15 ft.	Type C
	Vehicle use areas		
Mixed-Use Zone	Buildings and accessory structures	None	N/A
	Vehicle use areas	Min. 5 ft.	Type A
Commercial Zone	Buildings and accessory structures	None	N/A
	Vehicle use areas	Min. 5 ft.	Type A
Public Zone	Buildings and accessory structures	None	N/A
	Vehicle use areas	Min. 5 ft.	Type A
Industrial and Employment Zone: EC, IC, IBC, and IP	Buildings and accessory structures	Min. 5 ft.	Type A
	Vehicle use areas		
Industrial and Employment Zone: IG and II	Buildings and accessory structures	Min. 10 ft.	Type C
	Vehicle use areas		
Limitations and Qualifications <sup>(1)</sup> Zone-to-Zone setbacks are not required abutting an alley.			

(c) *Lot coverage; height.* Buildings and accessory structures within the CO zone shall conform to the lot coverage and height standards set forth in Table 521-5.

TABLE 521-5. LOT COVERAGE; HEIGHT		
Requirement	Standard	Limitations & Qualifications
<b>Lot Coverage</b>		
<b>Buildings and Accessory Structures</b>		

All uses	Max. 60%	
<b>Rear Yard Coverage</b>		
<b>Buildings</b>		
All uses	N/A	
<b>Accessory Structures</b>		
Accessory to all uses	No Max.	
<b>Height</b>		
<b>Buildings</b>		
Single family, two family, three family, and four family	Max. 35 ft.	
Multiple family and long-term commercial lodging	Max. 50 ft.	
All other uses	Max. 70 ft.	
<b>Accessory Structures</b>		
Accessory to single family, two family, three family, four family, and multiple family	Max. 15 ft.	
Accessory to all other uses	Max 70 ft.	

(d) *Landscaping.*

- (1) *Setbacks.* Required setbacks shall be landscaped. Landscaping shall conform to the standards set forth in SRC chapter 807.
- (2) *Vehicle use areas.* Vehicle use areas shall be landscaped as provided under SRC chapters 806 and 807.
- (3) *Development site.* A minimum of 15 percent of the development site shall be landscaped. Landscaping shall meet the Type A standard set forth in SRC chapter 807. Other required landscaping under the UDC, such as landscaping required for setbacks or vehicle use areas, may count towards meeting this requirement.

(e) *Outdoor storage.* Within the CO zone, outdoor storage of materials and equipment is prohibited, except in conjunction with residential uses where the storage is screened from adjacent streets and properties by a sight-obscuring fence, wall, or hedge.

(Prior Code, § 521.015; Ord. No. 31-13; Ord. No. 22-15, § 10, 11-23-2015; [Ord. No. 1-20](#), § 2(Exh. B), 2-24-2020)

Sec. 521.015. - Design review.

Design review under SRC chapter 225 is required for development within the CO as follows:

- (a) Multiple family development shall be subject to design review according to the multiple family design review standards set forth in SRC chapter 702.
- (b) Residential care with five or more self-contained dwelling units shall be subject to the multiple family design review standards set forth in SRC chapter 702.

(Prior Code, § 521.015; Ord. No. 31-13; [Ord. No. 1-20](#), § 2(Exh. B), 2-24-2020)

Sec. 521.020. - Other provisions.

In addition to the standards set forth in this chapter, development within the CO zone must comply with all other applicable development standards of the UDC, including, but not limited to, the following chapters:

- (a) Trees and Shrubs: SRC chapter 86.
- (b) Wireless Communications Facilities: SRC chapter 703.
- (c) General Development Standards: SRC chapter 800.
- (d) Public Improvements: SRC chapter 802.
- (e) Streets and Right-of-Way Improvements: SRC chapter 803.
- (f) Driveway Approaches: SRC chapter 804.
- (g) Vision Clearance: SRC chapter 805.
- (h) Off-Street Parking, Loading and Driveways: SRC chapter 806.
- (i) Landscaping and Screening: SRC chapter 807.
- (j) Preservation of Trees and Vegetation: SRC chapter 808.
- (k) Wetlands: SRC chapter 809.
- (l) Landslide Hazards: SRC chapter 810.
- (m) Sign Code: SRC chapter 900.

(Prior Code, § 521.020; Ord. No. 31-13)