

CHAPTER 550. - EC—EMPLOYMENT CENTER

Sec. 550.001. - Purpose.

The purpose of the Employment Center (EC) Zone is to implement the employment center designation of the Salem Area Comprehensive Plan through the identification of allowed uses and the establishment of development standards. The EC zone generally allows a range of industrial and employment uses, together with areas of supportive retail and service uses, providing a variety of long-term and short-term employment opportunities and furthering economic development within the City.

(Prior Code, § 550.001; Ord. No. 31-13)

Sec. 550.005. - Establishment of EC Retail-Service Center Subzones.

Within the perimeter boundary of any area zoned EC, EC Retail-Service Center Subzones may be established upon one or more lots. EC Retail-Service Center Subzones are intended to provide for areas within the EC zone where a greater variety of uses are allowed to support the needs of employees, visitors, and other uses within the EC zone. The total area of all EC Retail-Service Center Subzones within the EC Zone perimeter boundary shall not exceed 20 acres. For the purposes of this section, the EC zone perimeter boundary is the outer extent of the area zoned EC.

(Prior Code, § 550.005; Ord. No. 31-13)

Sec. 550.010. - Uses.

(a) *EC zone.* The permitted (P), special (S), conditional (C), and prohibited (N) uses in the EC zone are set forth in Table 550-1.

TABLE 550-1. EC ZONE USES		
Use	Status	Limitations & Qualifications
Household Living		
Single family	P	Dwelling unit for a caretaker or watchperson on the premises being cared for or guarded.
	N	All other single family.
Two family	N	
Three family	N	
Four family	N	
Multiple family	N	

Group Living		
Room and board	N	
Residential care	N	
Nursing care	N	
Lodging		
Short-term commercial lodging	N	
Long- term commercial lodging	N	
Nonprofit shelters	N	
Retail Sales and Service		
Eating and drinking establishments	N	
Retail sales	N	
Personal services	N	
Postal services and retail financial services	N	
Business and Professional Services		
Office	N	Public utility offices.
	P	All other office.
Audio/visual media production	P	
Laboratory research and testing	P	
Motor Vehicle, Trailer, and Manufactured Dwelling Sales and Service		
Motor vehicle and manufactured dwelling and trailer sales	N	
Motor vehicle services	N	

Commercial parking	N	
Park-and-ride facilities	N	
Taxicabs and car services	N	
Heavy vehicle and trailer sales	P	
Heavy vehicle and trailer service and storage	N	
Recreation, Entertainment, and Cultural Services and Facilities		
Commercial entertainment—indoor	N	
Commercial entertainment—outdoor	N	
Major event entertainment	N	
Recreational and cultural community services	N	
Parks and open space	P	
Nonprofit membership assembly	N	
Religious assembly	N	
Health Services		
Medical centers/hospitals	N	
Outpatient medical services and laboratories	P	
Educational Services		
Day care	N	
Basic education	N	
Post-secondary and adult education	N	

Civic Services		
Governmental services	N	
Social services	N	
Governmental maintenance services and construction	N	
Public Safety		
Emergency services	P	
Detention facilities	N	
Military installations	N	
Funeral and Related Services		
Cemeteries	N	
Funeral and cremation services	N	
Construction Contracting, Repair, Maintenance, and Industrial Services		
General repair services	N	
Building and grounds services and construction contracting	N	Public utility service and storage yards.
	P	All other building and grounds services and construction contracting.
Cleaning plants	P	
Industrial services	P	
Wholesale Sales, Storage, and Distribution		
General wholesaling	P	
Heavy wholesaling	N	The following heavy wholesaling activities: <ul style="list-style-type: none"> ■ Salvage or wrecking yards. ■ Scrap dealers.

	P	All other heavy wholesaling.
Warehousing and distribution	N	The following warehousing and distribution activities: <ul style="list-style-type: none"> ■ Stockpiling of sand, gravel, or other aggregate materials. ■ Storage of weapons and ammunition.
	P	All other warehousing and distribution.
Self-service storage	N	
Manufacturing		
General manufacturing	P	
Heavy manufacturing	N	The following heavy manufacturing activities: <ul style="list-style-type: none"> ■ Animal slaughtering and processing. ■ Cement, concrete, and asphalt product manufacturing. ■ Nonmetallic mineral product manufacturing. ■ Lumber mills, pulp and paper mills, and other similar wood products manufacturing.
	P	All other heavy manufacturing.
Printing	P	
Transportation Facilities		
Aviation facilities	N	
Passenger ground transportation facilities	P	Transit stop shelters.
	N	All other passenger ground transportation facilities.
Marine facilities	N	
Utilities		
Basic utilities	P	

Wireless communication facilities	Allowed	Wireless communication facilities are allowed, subject to SRC <u>chapter 703</u> .
Drinking water treatment facilities	N	
Power generation facilities	P	
Data center facilities	P	
Fuel dealers	N	Solid fuel dealers.
	P	All other fuel dealers are permitted.
Waste-related facilities	P	Recycling operations.
	N	All other waste-related facilities.
Mining and Natural Resource Extraction		
Petroleum and natural gas production	N	
Surface mining	N	
Farming, Forestry, and Animal Services		
Agriculture	N	Marijuana production.
	P	All other agriculture.
Forestry	N	
Agriculture and forestry services	P	
Keeping of livestock and other animals	N	
Animal services	N	
Other Uses		
Home occupations	N	

(b) *EC Retail-Service Center Subzone*. The permitted (P), special (S), conditional (C), and prohibited (N) uses in the EC

Retail-Service Center Subzone are set forth in Table 550-2. Such uses are the only uses allowed within the EC Retail-Service Center Subzone.

TABLE 550-2. EC RETAIL-SERVICE CENTER SUBZONE USES		
Use	Status	Limitations and Qualifications
Household Living		
Single family	N	
Two family	N	
Three family	N	
Four family	N	
Multiple family	N	
Group Living		
Room and board	N	
Residential care	N	
Nursing care	N	
Lodging		
Short-term commercial lodging	P	
Long- term commercial lodging	N	
Nonprofit shelters	N	
Retail Sales and Service		
Eating and drinking establishments	P	
Retail sales	P	
Personal services	P	
Postal and retail financial services	P	

Business and Professional Services

Office	P	
	N	
Audio/visual media production	N	
Laboratory research and testing	N	

Motor Vehicle, Trailer, and Manufactured Dwelling Sales and Service

Motor vehicle and manufactured dwelling and trailer sales	N	
Motor vehicle services	P	The following motor vehicle services: <ul style="list-style-type: none">■ Gasoline service stations.■ Car washes.■ Quick lubrication services.
	N	All other motor vehicle services.
Commercial parking	N	
Park-and-ride facilities	N	
Taxicabs and car services	N	
Heavy vehicle and trailer sales	N	
Heavy vehicle and trailer service and storage	N	

Recreation, Entertainment, and Cultural Services and Facilities

Commercial entertainment—indoor	N	Theaters.
	P	All other commercial entertainment—indoor.
Commercial entertainment—outdoor	N	The following commercial entertainment—outdoor activities: <ul style="list-style-type: none">■ Recreational vehicle parks.

		<ul style="list-style-type: none"> ■ Drive-in movie theaters.
	P	All other commercial entertainment—outdoor.
Major event entertainment	N	
Recreational and cultural community services	N	
Parks and open space	N	
Nonprofit membership assembly	N	
Religious assembly	N	
Health Services		
Medical centers/hospitals	N	
Outpatient medical services and laboratories	P	
Educational Services		
Day care	P	
Basic education	N	
Post-secondary and adult education	P	<p>The following post-secondary and adult education activities:</p> <ul style="list-style-type: none"> ■ Business schools. ■ Vocational schools.
	N	All other post-secondary and adult education.
Civic Services		
Governmental services	N	
Social services	N	
Governmental maintenance services and construction	N	

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

Transportation Facilities		
Aviation facilities	N	
Passenger ground transportation facilities	P	Transit stop shelters.
	N	All other passenger ground transportation services.
Marine facilities	N	
Utilities		
Basic utilities	P	
Wireless communication facilities	Allowed	Wireless communication facilities are allowed, subject to SRC chapter 703 .
Drinking water treatment facilities	N	
Power generation facilities	N	
Data center facilities	N	
Fuel dealers	N	
Waste-related facilities	P	Recycling depots.
	N	All other waste-related facilities.
Mining and Natural Resource Extraction		
Petroleum and natural gas production	N	
Surface mining	N	
Farming, Forestry, and Animal Services		
Agriculture	N	
Forestry	N	
Agriculture and forestry services	N	
Keeping of livestock and other animals	N	

Animal services	P	
Other Uses		
Home occupations	N	

(Prior Code, § 550.010; Ord. No. 31-13; Ord. No. 22-15, § 21, 11-23-2015; Ord. No. 1-20, § 2(Exh. B), 2-24-2020)

Sec. 550.015. - Development standards.

(a) *EC zone*. Development within the EC zone must comply with the development standards set forth in this subsection.

(1) *Lot standards*. Lots within the EC zone shall conform to the standards set forth in Table 550-3.

TABLE 550-3. LOT STANDARDS		
Requirement	Standard	Limitations & Qualifications
Lot Area		
All uses	None	
Lot Width		
All uses	None	
Lot Depth		
All uses	None	
Street Frontage		
All uses	Min. 16 ft.	

(2) *Setbacks*. Setbacks within the EC zone shall be provided as set forth in Tables 550-4 and 550-5.

TABLE 550-4. SETBACKS		
Requirement	Standard	Limitations & Qualifications

Abutting Street		
Buildings		
All uses	Min. 10 ft.	
Accessory Structures		
Accessory to all uses	Min. 10 ft.	Not applicable to transit stop shelters.
Vehicle Use Areas		
All uses	Per SRC chapter 806	
Interior Front		
Buildings		
All uses	Zone-to-zone setback (Table 550-5)	
Accessory Structures		
Accessory to all uses	Zone-to-zone setback (Table 550-5)	
Vehicle Use Areas		
All uses	Zone-to-zone setback (Table 550-5)	
Interior Side		
Buildings		
All uses	Zone-to-zone setback (Table 550-5)	.
Accessory Buildings and Structures		
Accessory to all uses	Zone-to-zone setback (Table 550-5)	

Vehicle Use Areas		
All uses	Zone-to-zone setback (Table 550-5)	
Interior Rear		
Buildings		
All uses	Zone-to-zone setback (Table 550-5)	
Accessory Structures		
Accessory to all uses	Zone-to-zone setback (Table 550-5)	
Vehicle Use Areas		
All uses	Zone-to-zone setback (Table 550-5)	

TABLE 550-5. ZONE-TO-ZONE SETBACKS			
Abutting Zone	Type of Improvement	Setback⁽¹⁾	Landscaping & Screening
EFU	Buildings and accessory structures	Min. 10 ft.	Type A
	Vehicle use areas	Min. 5 ft.	
Residential Zone	Buildings and accessory structures	Min. 40 ft.	Type D
	Vehicle use areas	Min. 5 ft.	
Mixed-Use Zone	Buildings and accessory structures	Min. 10 ft.	Type A
	Vehicle use areas	Min. 5 ft.	

Commercial Zone	Buildings and accessory structures	Min. 10 ft.	Type A
	Vehicle use areas	Min. 5 ft.	
Public Zone	Buildings and accessory structures	Min. 10 ft.	Type A
	Vehicle use areas	Min. 5 ft.	
Industrial and Employment Zone: EC, IC, IBC, and IP	Buildings and accessory structures	Min. 10 ft.	Type A
	Vehicle use areas	Min. 5 ft.	
Industrial and Employment Zone: IG and II	Buildings and accessory structures	Min. 10 ft.	Type A
	Vehicle use areas	Min. 5 ft.	
Limitations and Qualifications ⁽¹⁾ Zone-to-zone setbacks are not required abutting an alley.			

(3) *Lot coverage; height.* Buildings and accessory structures within the EC zone shall conform to the lot coverage and height standards set forth in Table 550-6.

TABLE 550-6. SETBACKS; LOT COVERAGE; HEIGHT		
Requirement	Standard	Limitations & Qualifications
Lot Coverage		
Buildings and Accessory Structures		
All uses	Max. 60%	
Height		
Buildings		
All uses	Max. 80 ft.	
	Max. 28 ft.	Applicable to buildings located within 90 ft. of a property line abutting a residential zone.
Accessory Structures		

Accessory to all uses	Max. 80 ft.	
	Max. 28 ft.	Applicable to buildings located within 90 ft. of a property line abutting a residential zone.

(4) *Landscaping.*

- (A) *Setbacks.* Required setbacks shall be landscaped. Landscaping shall conform to the standards set forth in SRC chapter 807.
- (B) *Vehicle use areas.* Vehicle use areas shall be landscaped as provided under SRC chapters 806 and 807, except that areas used primarily for truck parking, loading, and circulation shall not be required to provide:
 - (i) Perimeter setbacks and landscaping adjacent to buildings and structures, pursuant to SRC 806.035(c)(4);
 - (ii) Trees, pursuant to SRC 806.035(d)(3); and
 - (iii) Landscape islands and planter bays, pursuant to SRC 806.035(d)(4).

(5) *Outdoor storage.* Within the EC zone, outdoor storage shall conform to the following standards:

- (A) Storage areas shall not be located within required setbacks.
- (B) Storage areas shall be enclosed by a minimum six-foot-high sight-obscuring fence, wall, or hedge; or a berm.
- (C) Materials and equipment stored shall not exceed a maximum height of 14 feet above grade; provided, however, materials and equipment more than six feet in height above grade shall be screened by sight-obscuring landscaping.

(6) *Solid waste service areas.* In addition to conforming to the standards set forth under SRC 800.055, solid waste service areas shall be screened from public streets by sight-obscuring landscaping, fences, or walls.

(7) *Stormwater management.* Runoff from landscape strips, berms or grade drops shall be intercepted by a perimeter swale and diverted to a stormwater treatment system approved by the Director.

(8) *Lighting.* Exterior lighting systems, if used, shall be designed to provide illumination for the lot, and not cause glare onto the public right-of-way or any surrounding residentially zoned properties or natural areas. Exterior lighting systems, including parking lot lighting, shall meet the following standards:

- (A) The illumination level beyond any property line adjacent to a residentially zoned property or natural area shall not exceed 0.5 horizontal foot-candles on the adjacent residentially zoned property or natural area; and
- (B) Luminaries shall have a cutoff classification with no more than 2.5 percent of the candlepower above 90 degrees from vertical, and no more than ten percent above 80 degrees from vertical. As an alternative, shields may be installed on the luminaries to achieve the cutoff requirements, or a non-cutoff luminary having a light source that emits no more than 10,000 lumens at each pole location may be installed. The luminaries shall be designed to eliminate glare.

(9) *Industrial performance standards.* Within the EC zone, no land or structure shall be used or occupied unless maintained and operated in continuing compliance with all applicable standards adopted by the Oregon

Department of Environmental Quality (DEQ), including the holding of all licenses and permits required by DEQ regulation, local ordinance, and state and federal law.

(b) *EC Retail-Service Center Subzone.* Development within the EC Retail-Service Center Subzone shall, in addition to the development standards generally applicable in the EC zone, comply with the development standards set forth in this subsection.

(1) *Floor area.* Uses within the EC Retail-Service Center Subzone shall be limited to no more than 25,000 square feet of total floor area per establishment; provided, however:

(A) Short-term commercial lodging may accommodate up to 100 guest rooms per establishment, regardless of total floor area.

(B) Health clubs and gyms may occupy up to 40,000 square feet of total floor area per establishment.

(2) *Pedestrian access.* Within the EC Retail-Service Center Subzone, pedestrian access shall be provided as set forth in this subsection.

(A) *Connections to streets.* For development sites within an EC Retail-Service Center Subzone that have frontage on a street, pedestrian connections shall be provided between building entrances and the street, or transit stops if the transit stops are located within the frontage for the building, according to the following standards:

(i) For development sites with one street frontage, a direct pedestrian connection shall be provided between the main entrance of each building and the adjacent street. The connection may not be more than 20 feet longer than, or a distance equal to 120 percent of, a line drawn perpendicular from the main entrance of the building to the sidewalk closest to the building, or the closest improved right-of-way if there are no sidewalks.

(ii) For development sites with more than one street frontage:

(aa) A direct pedestrian connection shall be provided between the main entrance of each building and the adjacent street fronting the main entrance. The connection may not be more than 20 feet longer than, or a distance equal to 120 percent of, a line drawn perpendicular from the main entrance of the building to the sidewalk closest to the building, or the closest improved right-of-way if there are no sidewalks.

(bb) A pedestrian connection shall be provided between every other entrance of each building and the adjacent street fronting the entrance; provided, however, if 50 percent or more of the building facade is located within ten feet of the street, no pedestrian connection is required.

(B) *Internal connections.* An on-site pedestrian circulation system shall be provided to connect all buildings within the EC Retail-Service Center Subzone, and to connect to parking areas, bicycle parking areas, recreational areas, common outdoor areas, and any pedestrian amenities.

(C) *No pedestrian access required in certain circumstances.* No pedestrian connections or pedestrian circulation system shall be required if physical or topographical conditions exist that makes the connections or circulation system impracticable. Physical and topographical conditions include, but are not limited to, steep slopes, wetlands, or other bodies of water where a connection or circulation system could not reasonably be provided.

(D) *Materials.*

(i) Pedestrian connections and circulation systems shall be hard-surfaced and not less than six feet in width.

(ii) Portions of pedestrian connections and circulation systems that cross driveways, parking areas, or

loading areas must be clearly identified by use of grade changes at least four inches in height, different paving materials, or other similar methods. Striping shall not be used as a method of identification of pedestrian connections and pedestrian circulation systems.

- (iii) Portions of pedestrian connections and pedestrian circulation systems that are parallel and adjacent to an auto travel lane shall be raised above the level of the auto travel lane, or separated from the auto travel lane by a raised curb, bollards, landscaping, or other physical barrier approved by the Director. If the pedestrian connection or pedestrian circulation system is raised above the level of the auto travel lane, the pedestrian connection or pedestrian circulation system shall be at least four inches high, and each end of the raised portions shall be equipped with curb ramps. Bollard spacing shall be no further apart than five feet on center.

(E) *Lighting*. Illumination for the on-site pedestrian circulation system shall be not less than three foot-candles at all points along the system.

(Prior Code, § 550.015; Ord. No. 31-13)

Sec. 550.020. - Other provisions.

In addition to the standards set forth in this chapter, development within the EC 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, § 550.020; Ord. No. 31-13)