



Oregon

Theodore R. Kulongoski, Governor

Department of Land Conservation and Development

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NOTICE OF ADOPTED AMENDMENT



February 16, 2006

TO: Subscribers to Notice of Adopted Plan or Land Use Regulation Amendments

FROM: Mara Ulloa, Plan Amendment Program Specialist

SUBJECT: City of Salem Plan Amendment
DLCD File Number 008-05

The Department of Land Conservation and Development (DLCD) received the attached notice of adoption. Copies of the adopted plan amendment are available for review at DLCD offices in Salem, the applicable field office, and at the local government office.

Appeal Procedures*

DLCD ACKNOWLEDGMENT or DEADLINE TO APPEAL: March 7, 2006

This amendment was submitted to DLCD for review prior to adoption with less than the required 45-day notice. Pursuant to ORS 197.830 (2)(b) only persons who participated in the local government proceedings leading to adoption of the amendment are eligible to appeal this decision to the Land Use Board of Appeals (LUBA).

If you wish to appeal, you must file a notice of intent to appeal with the Land Use Board of Appeals (LUBA) no later than 21 days from the date the decision was mailed to you by the local government. If you have questions, check with the local government to determine the appeal deadline. Copies of the notice of intent to appeal must be served upon the local government and others who received written notice of the final decision from the local government. The notice of intent to appeal must be served and filed in the form and manner prescribed by LUBA, (OAR Chapter 661, Division 10). Please call LUBA at 503-373-1265, if you have questions about appeal procedures.

***NOTE: THE APPEAL DEADLINE IS BASED UPON THE DATE THE DECISION WAS MAILED BY LOCAL GOVERNMENT. A DECISION MAY HAVE BEEN MAILED TO YOU ON A DIFFERENT DATE THAN IT WAS MAILED TO DLCD. AS A RESULT YOUR APPEAL DEADLINE MAY BE EARLIER THAN THE DATE SPECIFIED ABOVE.**

Cc: Gloria Gardiner, DLCD Urban Planning Specialist
Rob Hallyburton, DLCD Community Services Division Manager
Bryce Bishop, City of Salem

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FEB 14 2006

NOTICE OF ADOPTION

This form must be mailed to DLCD within 5 working days after the final decision per ORS 197.610, OAR Chapter 660 - Division 18

LAND CONSERVATION AND DEVELOPMENT

Jurisdiction City of Salem

Local File Number CA 05-11

(if no number, use none)

Date of Adoption February 6, 2006

Date Mailed February 10, 2006

(must be filled in)

(Date mailed or sent to DLCD)

Date the Notice of Proposed Amendment was mailed to DLCD August 5, 2005

Comprehensive Plan Text Amendment Comprehensive Plan Map Amendment

XX Land Use Regulation Amendment Zoning Map Amendment

New Land Use Regulation

Other:

(Please specify Type of Action)

Summarize the adopted amendment. Do not use technical terms. Do not write "See Attached."

Revised buffer yard requirements for multiple family development contained in SRC Chapter 132 (Landscaping) with necessary amendments to SRC Chapter 120 (Design Review) and SRC Chapter 148 (Multiple Family Residential) as may be required

Describe how the adopted amendment differs from the proposed amendment. If it is the same, write "Same". If you did not give notice of the proposed amendment, write "N/A."

The minimum required dimension of common open space areas reduced from 30 ft -25 ft. Increased landscaping and screening requirements established between multi-family developments and single family zoned properties. Increased setback and screening requirements established for multi-family parking areas on uphill slopes abutting single family zoned properties. One-foot building setback for every one-foot of building height established for multi-family developments abutting single family zoned properties. Setbacks for three-story multi-family buildings increased for properties abutting and uphill from single family zoned properties where slopes of 15% or greater are present. Design alternatives established allowing for flexibility to promote reduced impacts of three-story multi-family buildings on abutting single family zoned properties.

Plan Map Change From NA to NA

Zone Map Change From NA to NA

Location: NA

Acres Involved: NA

Specify Density: Previous:

New:

Applicable Statewide Planning Goals: Was an Exception adopted? Yes No

Did the Department of Land Conservation and Development receive a Notice of Proposed Amendment FORTY FIVE (45) days prior to the first evidentiary hearing? X Yes No

If no, do the Statewide Planning Goals apply.

Yes No

If no, did the Emergency Circumstances Required immediate adoption.

Yes No

Affected State or Federal Agencies, Local Governments or Special Districts:

Local Contact: Bryce Bishop, Associate Planner Area Code + Phone Number: (503) 588-6173, ext. 7599

Address: 555 Liberty Street SE, Room 305 City: Salem

Zip Code+4: 97301-3503

Email Address: bbishop@cityofsalem.net

DLCD File No: 008-05

(14433)

1 **A BILL FOR ORDINANCE NO. 79-05**

2 AN ORDINANCE relating to MULTIPLE FAMILY RESIDENTIAL DEVELOPMENT
3 STANDARDS; adopting revisions to the DESIGN REVIEW HANDBOOK; and amending SRC
4 120.100, SRC Chapter 132, Table 132-1; SRC 148.250; SRC 148.260; SRC 148.400 and SRC
5 148.410.

6 THE CITY OF SALEM ORDAINS AS FOLLOWS:

7 **Section 1.** The following provisions of the “City of Salem Development Design Handbook,” are
8 amended to read as set forth in “Exhibit 1,” which is attached hereto and incorporated herein by
9 reference:

10 (a) Section 2.A. “Multiple Family - Open Space”: Section A(2) “Common Open Space
11 Requirements”; Section A(3) “Children’s Plan/Adult Recreation Areas”;

12 (b) Section 2.B. “Multiple Family - Landscaping”: Section B(2) “General Landscaping
13 Requirements”;

14 (c) Section 2.D. “Multiple Family - Parking, Site Access & Circulation”: Section D(2)
15 “General Parking, Site Access Requirements”;

16 (d) Section 2.E. “Building Mass & Facade”: Section E(3) “Compatibility Requirements”;

17 (e) Section 9. “Appendices”: “APPENDIX A: Definition of Terms.”

18 **Section 2.** SRC 120.100 is amended to read:

19 **120.100. ADOPTION OF DEVELOPMENT DESIGN HANDBOOK.** That certain
20 document entitled “City of Salem Development Design Handbook,” kept on file in the office of the
21 city recorder, adopted on November 13, 1998, and amended on November 13, 2000, October 8, 2001
22 and November 19, 2001, December 16, 2002, and February 9, 2006 is by this reference adopted and
23 made part of this Code as if fully reproduced herein.

24 **Section 3.** The amendments to SRC Chapter 132, Table 132-1, Abutting Use, which is attached
25 hereto as “Exhibit 2,” which is attached hereto and incorporated herein by reference.

26 **Section 4.** SRC 148.250 is amended to read:

27 **148.250. RM1 FRONT YARDS AND YARDS ADJACENT TO STREETS.** Within the
28 RM1 district:

1 (a) **Dwellings.** Yards requirements for dwellings shall meet the requirements of be as
2 required under SRC 146.080 for the type of dwelling; provided that single family dwellings
3 converted to duplexes shall be considered single family dwellings for the purpose of
4 determining such requirements.

5 (b) **Apartment Houses, Court Apartments, Condominiums, Residential Care**
6 **Facilities and Other uses.** Along the full extent of each front lot line and each lot line
7 adjacent to a street there shall be a required yard one foot in depth for each one foot of
8 building height, but in no event shall the yard be less than 12 feet but nor more than 20 feet in
9 depth required. Apartment houses, court apartments, condominiums, and residential care
10 facilities are also subject to the requirements contained in the City of Salem Development
11 Design Handbook.

12 (c) **Accessory structures.** Setbacks for accessory structures shall meet the requirements
13 of SRC 131.040.

14 (d) **Zero side yard.** Zero side yard development shall meet the requirements of SRC
15 119.550.

16 (e) **Parking areas.** Carports, garages or parking areas for apartment houses, court
17 apartments, condominiums and residential care facilities that are adjacent to a street or
18 property zoned RA or RS are regulated through the Development Design guidelines and
19 standards Handbook. All other parking areas adjacent to a street shall have a minimum
20 required yard adjacent to a street of 12 feet. Parking and vehicular use areas in front yards
21 not adjacent to a street shall be set back, landscaped, and screened as required by SRC
22 Chapter 132.

23 **Section 5.** SRC 148.260 is amended to read:

24 **148.260. RM1 INTERIOR SIDE AND REAR YARDS.**

25 (a) **Dwellings.** Yards requirements for dwellings shall meet the requirements of be as
26 required under SRC 146.090 and SRC 146.100 for the type of dwelling; provided that single
27 family dwellings converted to duplexes shall be considered single family dwellings for the
28 purpose of determining such requirements.

1 (b) **Apartment Houses, Court Apartments, Condominiums and Residential Care**
2 **Facilities.** Building setbacks are regulated through Development Design guidelines and
3 standards for developments adjacent to either an RA or RS zone. The buffer yard
4 requirements set forth under SRC 132.130 shall apply for development abutting other zones.
5 The minimum setback for interior side and rear yards for apartment houses, court apartments,
6 condominiums and residential care facilities within the RM1 zone shall be the buffer yard
7 requirement established pursuant to SRC 132.220. Additional setbacks are required
8 consistent with the Development Design Handbook for developments adjacent to property
9 zoned RA or RS.

10 (c) **Other uses.** The building setback for all other buildings or structures uses in the
11 RM1 zone district shall be the greater of the following:

- 12 (1) Five feet in depth for a building or structure not more than 35 feet in height,
- 13 (2) For buildings or structures exceeding 35 feet in height, the minimum required
14 yard shall be five feet in depth plus one foot in depth for each one foot of additional
15 height or fraction thereof, but need not exceed 20 feet in depth; or
- 16 (3) The buffer yard established pursuant to setbacks required in SRC 132.220.

17 ~~(d) Yards Adjacent to Alleys.~~ Notwithstanding any other provision of this section, where
18 the side or rear lot line is the boundary of an alley, the required side or rear yard may be
19 located within any part of the rear or side yard.

20 ~~(de) Accessory structures.~~ Setbacks for accessory structures shall meet the requirements of
21 SRC 131.050.

22 ~~(ef) Zero side yard.~~ Zero side yard development shall meet the requirements of SRC
23 119.6550.

24 ~~(fg) Parking areas.~~ Parking areas shall have a minimum setback of five feet from all
25 interior side and rear property lines; Carports, garages or parking areas adjacent to interior
26 side and rear property lines shall be setback, landscaped, and screened as required under SRC
27 Chapter 132 and the Development Design Handbook except that where the side lot line is the
28 boundary of an alley, parking areas may be located along the interior side and rear property

1 line provided that the requirements of subsection (d) of this section are met.

2 **Section 6.** SRC 148.400 is amended to read:

3 **148.400. RM2 FRONT YARDS AND YARDS ADJACENT TO STREETS.** Within the
4 RM2 district:

5 (a) **Dwellings.** Yards requirements for dwellings shall meet the requirements of be as
6 required under SRC 146.080 for the type of dwelling; provided that single family dwellings
7 converted to duplexes shall be considered single family dwellings for the purpose of
8 determining such requirements.

9 (b) **Apartment Houses, Court Apartments, Condominiums, Residential Care
10 Facilities and Other Uses.** Along the full extent of each front lot line and each lot line
11 adjacent to a street, there shall be a required yard one foot in depth for each one foot of
12 building height, but in no event less than 12 feet but no more than 20 feet in depth required.
13 Apartment houses, court apartments, condominiums, and residential care facilities are also
14 subject to the requirements contained in the City of Salem Development Design Handbook.

15 (c) **Accessory Structures.** Setbacks for accessory structures shall meet the requirements
16 of SRC 131.040.

17 (d) **Zero Side Yard.** Zero side yard development shall meet the requirements of SRC
18 119.550.

19 (e) **Parking Areas.** Carports, garages or parking areas for apartment houses, court
20 apartments, condominiums, and residential care facilities that are adjacent to a street or
21 property zoned RA or RS are regulated through the Development Design Handbook
22 guidelines and standards. All other parking areas adjacent to a street shall have a minimum
23 required yard adjacent to a street of 12 feet. Parking and vehicular use areas in front yards
24 not adjacent to a street shall be set back, landscaped, and screened as required under SRC
25 Chapter 132.

26 **Section 7.** SRC 148.410 is amended to read:

27 **148.410. RM2 INTERIOR SIDE AND REAR YARDS.**

28 (a) **Dwellings.** Yards requirements for dwellings shall meet the requirements of be as

1 required under SRC 146.090 and SRC 146.100 for the type of dwelling; provided that single
2 family dwellings converted to duplexes shall be considered single family dwellings for the
3 purpose of determining such requirements.

4 **(b) Apartment Houses, Court Apartments, Condominiums and Residential Care**
5 **Facilities.** The minimum setback for interior side and rear yards within the RM2 zone shall
6 be the buffer yard requirement shown on Table 132-1 and 132-2 established pursuant to SRC
7 132.220. Additional building setbacks may be are required consistent with the Development
8 Design Handbook guidelines and standards for developments adjacent to property zoned
9 either a RA or RS zone. The buffer yard requirements set forth under SRC 132.130 shall
10 apply to development abutting other zones:

11 **(c) Other Uses.** The building setback for all other buildings or structures uses in a the
12 RM2 zone district shall be the greater of the following:

- 13 (1) Five feet in depth for a building or structure not more than 35 feet in height;
- 14 (2) For buildings or structures exceeding 35 feet in height, the minimum required
15 yard shall be five feet in depth plus one foot in depth for each one foot of additional
16 height or fraction thereof, but need not exceed 20 feet in depth; or
- 17 (3) The buffer yard setbacks required in established pursuant to SRC 132.220.

18 ~~(d) Yards Adjacent to Alleys.~~ Notwithstanding any other provision of this section,
19 where the side or rear lot line is the boundary of an alley, the required side or rear yard may
20 be located within any part of the rear or side yard.

21 ~~(de) Accessory Structures.~~ Setbacks for accessory structures shall meet the requirements
22 of SRC 131.050.

23 ~~(ef) Zero Side Yard.~~ Zero side yard development shall meet the requirements of SRC
24 119.6550.

25 ~~(fg) Parking Areas.~~ Parking areas shall have a minimum setback of five feet from all
26 interior side and rear property lines. Carports, garages or parking areas adjacent interior side
27 and rear property lines shall be setback, landscaped, and screened as required by SRC
28 Chapter 132 and the Development Design Handbook, except that where the side lot line is

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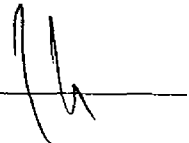
the boundary of an alley, parking areas may be located along the interior side or rear property line provided that the requirements of subsection (d) of this section are met:

PASSED by the Council this 6th day of February, 2006.

ATTEST:

Kathleen Hall

City Recorder

Approved by City Attorney: 

Checked By: *P. Bishop (ed)*

G:\Group\Legal\Council\010906 Multiple Family Development Standards ord.wpd

SECTION 2 - MULTIPLE FAMILY - OPEN SPACE

A. Open Space (cont.) 2. Common Open Space Requirements

a. Guideline:

- 1) Provide a variety of open space opportunities and of sufficient size for use by all residents.
- 2) Open space shall be comprised of common and private open space.
- 3) Minimize the amount of perimeter yard used for common open space.

Conceptual Open Space Design



b. Standards:

- 1) Provide common open space in all newly constructed multiple family developments with five (5) or more units.
 - (a) Designate and permanently reserve as common open space a minimum of 30 percent of the gross site area.
 - (b) Restrict the common open space to not more than 15 percent on land with slopes greater than 25 percent.
 - (c) Limit the common open space to no more than 50 percent of the required setbacks and bufferyards located at the perimeter of the development.
 - (d) Include for a development of:
 - (1) five (5) to ten (10) units, at least one (1) common open space area that contains a minimum of five hundred (500) square feet, with no horizontal dimension less than twenty (20) feet.
 - (2) eleven (11) to twenty (20) units, at least one (1) common open space area that contains a minimum of 750 square feet with no horizontal dimension less than 25 feet.
 - (3) greater than twenty (20) units, 1,000 square feet with an additional 250 square feet of open space for every 20 units, with no horizontal dimension less than twenty-five (25). For larger complexes, multiple areas may be used to provide the required square footage with location as indicated in 2.A.2.b.(1)(c), above.

SECTION 2 - MULTIPLE FAMILY - OPEN SPACE

A. Open Space (cont.) 2. Common Open Space Requirements (cont.)

Number of Units	Minimum Open Space	Minimum Horizontal Dimension
5-10	500 Square feet	20 feet
11-20	750 square feet	25 feet
20+	1000 square feet plus 250 square feet for every 20 units	25feet

All property zoned for multiple family development is subject to the requirements of Salem Revised Code Chapter 14B (Residential Multiple Family).

- 2) Provided such indoor space does not exceed 30 percent of the common open space requirement, count indoor or covered recreation space toward meeting the common open space requirement.

SECTION 2 - MULTIPLE FAMILY - OPEN SPACE

A. Open Space (cont.)

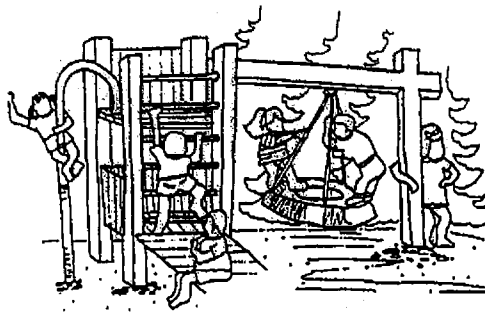
3. Children's Play/Adult Recreation Areas

a. Guidelines:

- 1) Provide a variety of common open area enjoyment by all residents.
- 2) Distribute common open space around buildings and throughout the site.
- 3) Centrally locate within the development common open space that includes provisions for children's play or adult recreation areas.
- 4) If provided, locate children's play areas incorporating safety aspects into the design, including such things as visibility to area from dwelling units, location in regards to accessways and parking lots, and selection of equipment.

b. Standards:

- 1) Provide outdoor children's play and/or adult recreation areas a minimum of nine hundred fifty (950) square feet in size for multiple family developments of twenty (20) units. For each increment of twenty (20) units, the complex requires an additional 250 square feet of common space. No horizontal dimension of the play or recreation area(s) shall be less than twenty-five (25). Outdoor children's play areas or adult recreation areas count toward meeting the common open space requirement.



SECTION 2 - MULTIPLE FAMILY - LANDSCAPING

B. Landscaping (cont.) (2) General Landscaping Requirements

a. Guidelines:

- 1) Distribute a variety of tree types throughout the site to maximize site coverage.
- 2) Use landscaping to shield the site from winter winds and summer sun.
- 3) To the maximum extent possible, preserve significant trees on site.
- 4) When abutting single family residential zoned properties (RA or RS), provide an appropriate combination of landscaping and screening to buffer between the multiple family use and the adjacent single family zone.

b. Standards:

- 1) For every two thousand (2,000) square feet of gross site area, plant at least one (1) tree or preserve at least one existing tree.
- 2) Plant trees, approved by the Parks Operation Division, that at maturity provide canopy coverage to at least one-third (1/3) of the open space and bufferyards.
- 3) On arterial or collector streets, install landscaping or a combination of landscaping and fencing to prevent headlights from shining into windows on buildings adjacent the street.
- 4) In addition to the requirements of SRC Chapter 132 (Landscaping), when abutting single family residential zoned properties (RA or RS), provide a combination of landscaping and screening to buffer between the multiple family use and the adjacent single family zone that shall include the following:
 - (a) At least one tree not less than 1-1/2 inches in caliper for every thirty (30) lineal feet of buffer width.
 - (b) A minimum six (6)-foot, decorative, sight-obscuring fence or wall. Such fence or wall shall be constructed of materials commonly used in the construction of fences and walls such as wood, stone, rock, brick, or other durable materials.
 - (c) Chain link fencing with slats may not be counted toward satisfying this requirement.

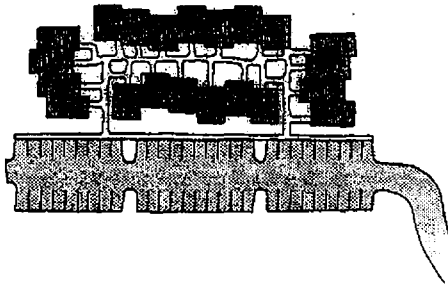
Additional landscaping requirements are contained in Salem Revised Code Chapter 132, Landscaping. The Salem Parks Operation Division will evaluate project specific landscaping plans for compliance with City code and design requirements

D. Parking, Site Access, and Circulation (cont.)

2. General Parking, Site Access Requirements

a. Guidelines:

- 1) Design parking areas to design shall minimize the expanse of continuous parking.
- 2) Provide pedestrian pathways that connect to and between buildings, open space, parking areas, and surrounding uses.
- 3) Locate parking to maximize the convenience of residents.
- 4) Consider site topography, natural contours, and abutting single family zones in the design of parking areas and circulation systems.



b. Standards:

- 1) Separate physically and visually parking areas greater than 6,700 square feet in area with landscaped planter bay(s) that are at least eighteen (18) feet in width. Individual parking areas may be connected by an aisle or driveway.
- 2) Design and construct pedestrian pathways that connect to and between buildings, open space, and parking areas.
- 3) Separate pathways that connect buildings, open spaces, and parking areas from the dwelling by a minimum distance of ten (10) feet. The separation is measured from the pathway edge closest to any dwelling unit.
- 4) Design and construct carports, garages and/or parking areas that are not located within twenty (20) feet of public right-of-way.
- 5) For properties located uphill having a slope of fifteen (15) percent or greater within forty (40) feet of abutting single family zoned properties (RA or RS), parking areas shall be set back from the common property line a minimum of twenty (20) feet. Decorative walls, earthen berms, fencing, landscaping, or any combination thereof shall be provided to prevent glare from headlights onto abutting properties.
- 6) If included within the development, design and construct garages/carports that are compatible with the structure design and materials of the dwelling units.
- 7) Avoid areas of slope for placement of parking areas and minimize the disturbance of environmentally sensitive areas.

Check the landscaping section of the Development Design Handbook for additional parking requirements.

E. Building Mass & Facade (cont.)

3. Compatibility Requirements (cont.)

- 4) Screen roof mounted mechanical equipment, other than vents or ventilators, from ground level view. The screening shall be as high as the height of the equipment and shall be integrated with exterior building design.
- 5) Incorporate into buildings a porch or architecturally defined entry space for each ground level dwelling unit. Shared porches or entry spaces are permitted provided that the porch or entry area is at least twenty five (25) square feet in area per dwelling unit, with no dimension less than five (5) feet for each unit. Porches and entry areas shall be open on at least one exterior side, and may be covered or uncovered. All grade level porches shall include hand-railings, half-walls, or shrubs to define their outside perimeter.
- 6) If included within the development, design and construct garages/carports that are compatible with the structural design and materials of the dwelling units.



Ensure that your design meets all city code provisions including building code requirements.

APPENDIX A: Definition of Terms (cont)

Pedestrian Path: Any sidewalk, footpath or trail which provides onsite pedestrian access and circulation.

Pediments: A surface used ornamentally over doors or windows; usually triangular but may be curved.

Pilaster: Decorative features that imitate engaged piers or columns but are not supporting structures; usually a rectangular or semicircular member used as a simulated pillar in entrances and other door openings.

Plant Unit (pu): A measurement of the acceptable amount of landscaping required by city code.

1 small shrub	= 1 pu
1 ornamental tree	= 2 pu
1 large shrub	= 2 pu
1 evergreen/conifer tree	= 5 pu
1 shade tree	= 10 pu
1 significant tree	= 15 pu

Plaza - An open space which may be improved and landscaped and usually surrounded by streets and buildings.

Porch: A structure attached to a building to shelter an entrance or to serve as a semi-enclosed space; usually roofed and generally open-sided.

Portico: A porch or open-sided structure consisting of a roof supported by columns sheltering an entrance.

Primary Entry Way: The principal access point for persons visiting the residents of a dwelling unit.

Private Open Space: A semi-enclosed area which is intended for use strictly by the occupants of one dwelling unit. Private open space may include porches, patios, balconies, terraces, roof top gardens, verandas and decks.

Prominent Landscape Features: Features other than plant materials such as wetlands, creeks, streams, drainageways, ponds, sculptures, benches and fence/wall materials when required for screening.

Recreational Open Space: An area which is open from ground to sky and intended for active or passive leisure pursuits.

Regraded: Site disturbance with a finish cut or fill beyond the building line, which exceeds a depth of two feet.

Required Yard: A yard specified in the underlying zone for buildings and parking lot setbacks adjacent to streets and front, side and rear lot lines.

Residential Historic District: An officially designated historic district existing primarily of single family residential properties, which may have supporting uses that include but are not limited to multi-family residential properties churches, and parks, as designated on the City of Salem official zoning map.

Restoration: The act or process of accurately depicting the form, features, and character of a property as it appeared at a particular period of time by means of the removal of features from other periods in its history and reconstruction of missing features from the restoration period. The limited and sensitive upgrading of mechanical, electrical, and plumbing systems and other code required work to make properties functional is appropriate within a restoration project.

R-VIS (Visible Light Reflectance): The percentage of light in the visible spectrum, 380 to 780 nanometers, that is reflected from the glass surface.

Salem Downtown Historic District: The area so designated on the City of Salem official zoning map.

Roof Pitch: The angle of slope of a roof.

Roof-top Garden: An open area on a flat roof with planters designed for leisure enjoyment.

Screening: A method of visually shielding or obscuring an area through the use of fencing, walls, berms or densely planted vegetation.

Sill: A horizontal member or structure that forms the lowest member of a framework in a structure or at the base of a window opening.

Story: The horizontal division of a building, making up the area between two adjacent levels, but excluding that portion of the building that comprises the horizontal division that is the roof, unless that area includes living space.

Stringcourse, belt course: A horizontal band generally narrower than other courses, extending across the facade of a structure and in some instances encircling such decorative features as pillars or engaged columns; may be flush or projecting, and flat-surfaced, molded, or richly carved.

EXHIBIT 2

ABUTTING USE

**Table 132-1
BUFFER MATRIX**

The letter designations contained in the Table refer to the Buffer Category on Table 132-2, Bufferyard and Screening Standards

PROPOSED USE	Residential Uses	Parking Lots	Minimum Impact	Light Impact	Moderate Impact	Heavy Impact	Vacant Lot (Residential Zone)	Vacant Lot (Commercial, Industrial)
Three or More Dwellings Units per Lot on a single parcel or Parcel	B	B	B	B	C	C	B	C
Parking Lots	B	-	A	A	A	-	B	A
Minimum Impact	B	A	-	A	B	B	B	A
Light Impact (Indoor Activity only)	C	A	A	-	A	B	C	-
Moderate Impact	D	A	B	A	-	B	D	A
Heavy Impact	E	A	C	B	B	-	E	B

Standard Industrial Classifications Grouped by Impact Potential

MINIMUM IMPACT: Any single use or combination of uses classified as Light Impact or Moderate Impact uses that which have a maximum single or aggregate building total square footage floor area of no more than 3,000 gross square feet and that are located on no more than 0.5 acres in land area for a single use or combination of uses.

LIGHT IMPACT: Any single use or combination of uses in the following SIC categories that are uses conducting all activities conducted wholly within an enclosed building or buildings and that have and having a single or an aggregate building total square footage of under 100,000 gross square feet, and in the following SIC categories:

- 01 (agricultural production - crops)
- 02 (agriculture production livestock & animal specialties)
- 07 (agricultural services)
- 08 (forestry)
- 09 (fishing, hunting & trapping)

- 43 (U.S. postal services)
- 45 (transportation by air)
- 472 (travel agencies & tour operators)
- 473 (arrangement of freight transportation)
- 48 (communications)
- 50 (wholesale trade - durable goods; except 5093)
- 51 (wholesale trade - nondurable goods)
- 52 (bldg/garden materials)
- 53 (general merchandise)
- 54, 56, 57, 59 (apparel, furniture, misc. retail)
- 5812 (eating places)
- 60, 61 (depository/nondeposit institutions)
- 62 (security & commodity services)
- 63 64, 65 (insurance, real estate)
- 67 (holding/investment companies)
- 701, 702, 704 (hotels, motels, room & board)
- 72 (misc. personal services, e.g. laundry, photo, beauty, funerals)
- 73 (business services, except 7353)
- 76 (misc. repair services, except 7692, 7694)

- 782 (motion picture & video tape distribution)
- 784 (video tape rental)
- 791 (dance studios)
- 792 (theatrical providers, except 7929)
- 7991 (physical fitness facilities)
- 801, 802, 803, 804 (health service providers)
- 805 (nursing & personal care facilities)
- 807 (medical & dental labs)
- 808 (home health care services)
- 809 (misc. health & allied services)
- 81 (legal services)
- 83 (social services, e.g. child day care, residential care, job training)
- 84 (museums, art galleries, except 8422)
- 86 (membership organizations)
- 87 (engineering & management services)
- 89 (services, NEC, e.g. writers & artists)

- 91 (executive, legislative & general government)
- 92 (justice, public order & safety, except 9223)
- 93 (finance, taxation & monetary policy)
- 94, 95, 96 (public programs, e.g. education)
- 972 (international affairs)

MODERATE IMPACT - Any single use or combination of uses specified as a Light Impact Useuses that includes some out-of-doors activity; with outdoor activities and any uses or combination of uses in the following SIC categories: Uses shall that have a single or an aggregate building total square footage of under 100,000 gross square feet.)

- 41 (local & suburban transportation)
- 4493 (marinas)
- 5211 (lumber & other building materials)
- 55 (auto dealers & service stations)
- 5813 (drinking places-alcoholic beverages)
- 703 (camps & RV park)
- 75 (car rental/repair)
- 754 (car wash)
- 769 (misc. repair shops & related services)
- 78 (motion pictures, except 782, 7833 & 784)
- 7929 (bands & other entertainment groups)
- 793 (bowling alley)
- 794 (commercial sport)
- 7992 (golf course)
- 7993 (coin-operated amusement devices)
- 7997 (membership & sports recreation clubs)
- 7999 (amusement & recreation)
- 806 (hospitals)
- 82 (educational services)

HEAVY IMPACT - Any single use or combination of uses that have with a single or an aggregate building total square footage of 100,000 gross square feet or greater; any use in larger, plus the following SIC categories:

- Mining: (SIC 10, 12, 13, 14)
- Construction: (SIC 15, 16, 17)

- Manufacturing: (SIC 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39)
- 40 (railroad transportation)
- 42 (motor freight transportation & warehousing)
- 448 (water transportation of passengers)
- 4491 (marine cargo handling)
- 4492 (towing & tugboat services)
- 4499 (water transportation services)
- 474 (rental of railroad cars)
- 478 (miscellaneous service incidental to transportation)
- 49 (electric, gas & sanitary services)
- 5093 (scrap & waste materials)
- 7353 (lease miscellaneous heavy construction equipment)
- 7833 (drive-in picture theaters)
- 7996 (amusement parks)
- 8422 (arboreta & botanical or zoological gardens)
- 9223 (correctional institutions)
- 971 (national security)

CERTIFICATION OF MAILING

STATE OF OREGON)

CITY OF SALEM)

I, Judy Copeland, do hereby certify that I, on the 10th day of February 2006 caused to be sent interoffice to the Department of Land Conservation and Development Notice of Adoption for Code Amendment 05-11 - Amending SRC Chapters 120, 132, and 148, Relating to Multiple Family Residential Development Standards

A copy of which is filed in the case file.

DATED at Salem, Oregon, this February 10, 2006



Judy Copeland, Staff Assistant