

# Development Design Handbook



Multiple Family Development  
Compact Development  
Core Area Development  
Historic Resources  
North Downtown Planning  
District  
Portland/Fairgrounds Road  
Overlay Zone  
Edgewater Street/Wallace Road  
Overlay Zone

April 2008

CITY OF *Salem*  
AT YOUR SERVICE



# **DEVELOPMENT DESIGN HANDBOOK**



**Prepared by:  
The Department of Community Development  
Planning Division  
City of Salem, Oregon  
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# PREFACE

The City of Salem Development Design Handbook is divided into eight sections. Each section is intended to provide the necessary information for a successful development proposal.

**Section one** provides an introduction to the city's development design process;

**Section two** outlines the design requirements for multiple family development;

**Section three** identifies the requirements for compact development;

**Section four** contains requirements for the core area;

**Section five** covers historic resources;

**Section six** covers requirements for development within the City's North Downtown Planning Districts;

**Section seven** covers requirements for development within the City's Portland/Fairgrounds Road Overlay Zone;

**Section eight** lists the standards and guidelines for the Edgewater Street/Wallace Road Overlay Zone; and

**Section nine** is the appendix which provides the definition of terms and project submittal requirements.

Salem's development design review process is unique (see Figure 1, pages 10-11). Other cities that offer a design review process may require that projects be evaluated by the Historic Landmarks Commission. Often it is not clear what criteria guides the decision-making body. In other instances, jurisdictions create very strict requirements as to appropriate architectural style or building color. Salem's process offers an applicant choices in determining how a project is reviewed.

The Salem design process is sensitive to the added costs, added time, and potentially subjective decisions which can result from a design review process, yet is equally sensitive to the inherent difficulty in requiring all projects to meet the same set of rigid standards. In balancing the two alternatives, the Salem design process allows the applicant to select either: (1) adherence to prescribed and detailed specific design standards, or (2) review of the project through a more flexible design review process. In this way, the applicant, not the City, selects the review process that best suit the objectives of the project.

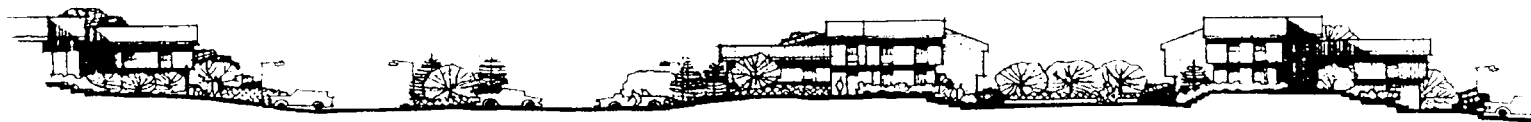
Strict adherence to the specific design standards results in a project design which, by definition, is acceptable to the City. Applicants selecting this alternative save processing time and their projects are checked for conformance with the design standards much like they are now checked for conformance with building code standards. There are no additional "processes" or additional City decisions required under this alternative; if the project meets the standards the City must approve the plans. And, like projects reviewed for conformity with building code standards, projects approved under this alternative would not be considered land use decisions; there are no public notice or hearing requirements; and the approved plans are not appealable to the State Land Use Board of Appeals (LUBA).

However, in recognition that it is difficult to regulate good design, some very well designed projects may not meet all of the City's prescribed design standards. In this instance, the applicant may choose to follow the more general design guidelines and seek project approval from the City's Historic Landmarks Commission (for historic design review) or Planning Commission (for non-historic design review). This process adds considerable design flexibility, yet lengthens the review and involves City discretion for approval. Under this alternative, the project becomes a limited land use decision under State law, subject to public notice requirements and possible appeal to LUBA.

Whether the applicant chooses to design within the parameters of the specific design standards, or to go through the more flexible design review process, the goal is better overall project design and compatibility with existing neighborhoods.

To ensure project success, applicants should be certain that their development proposal complies with all city code requirements. Any submittal requirements of the development review process must be accurate and complete.

Perhaps the most important aspect to consider in the project proposal is the character of the area surrounding the project. This handbook helps applicants clear the hurdles often associated with defining neighborhood character.



## SECTION 1 - NOTES

### A. The Intent and Purpose of Design Review

The intent and purpose of design review may be summed up as follows:

Provide flexibility in the administration of development review;

Encourage creative and cost-effective building and site design;

Encourage design that “fits” the subject property;

Establish standards and policies that will promote good neighborhood design; and

Encourage development that upholds property values and becomes a long term asset to the community.

Thoughtful design goes a long way toward improving the quality of life of residents, preserving the integrity of surrounding sites and generally enhancing the long term value of property.

Project success often hinges on whether the proposal adds to rather than detracts from the established nature of the neighborhood. A successful project proposal identifies a site's characteristics and then incorporates the good qualities into the site plan. The following site characteristics should be considered as an integral part of project design;

1. Topography
2. Existing Significant trees
3. Access to the site
4. Views
5. Natural drainage ways
6. Prevailing winds

7. Off-site undesirable activities
8. Utility locations
9. Solar access
10. Wetlands and flood plains
11. Neighboring architecture
12. Land form and natural features

The characteristics identified above and the design guidelines and standards contained in this handbook will provide a sound basis for a project proposal.



## SECTION 1 - NOTES



### B. Background

Salem Revised Code (SRC) Chapter 120, describes the Design Review process for all designated zones except the designated historic resources. SRC Chapter 120A, describes the alteration/design review process for designated historic resources. An applicant who proposes a project subject to Development Design Review must make a critical decision. An applicant has the choice of having their project proposal reviewed by the Historic Landmarks and Design Review Commission or having their proposal evaluated based on compliance with conventional development standards. The Development Design Process applies to all new multiple family and compact development projects, to projects within Salem's downtown core area, historic resources throughout the city, the north downtown planning district, the Portland/Fairgrounds Overlay Zone, and the Edgewater Street/Wallace Road Overlay Zone.

If the applicant chooses review by the Historic Landmarks and Design Review Commission, review of projects is based on clearly defined design guidelines, not arbitrary assumptions. Design guidelines deal with such project elements as open space, landscaping, parking, site access and building massing. This type of project review is considered a limited land use decision because the Historic Landmarks and Design Review Commission must decide what meets the intent of the design guidelines. Limited land use decisions require public notice and the final decision is subject to appeal to the State Land Use Board of Appeals (LUBA).

Projects reviewed by the Historic Landmarks and Design Review Commission must also comply with all code requirements in addition to the design guidelines.

Projects not reviewed by the Historic Landmarks and Design Review Commission are subject to compliance with design standards and all city code requirements. Design standards are distinguished from design guidelines in that standards provide no discretion in decision making and are measurable, clear, and objective. Design standards address the same project elements as design guidelines. Since project review based on measurable standards involves no discretion (either a project proposal meets the standards or it does not) the decision is not considered a limited land use decision. Therefore, this type of project review does not require public notice or hearing.

The City of Salem Development Design Handbook is structured to clearly identify what is required for projects reviewed by the Historic Landmarks and Design Review Commission and projects that must comply with design standards. Design guidelines are always presented on the **left** side of the page with design standards on the **right** side of the page.

## SECTION 1 - NOTES

## SECTION 1 - INTRODUCTION

### C. The Review Process

This first step in the design review process is for an applicant to discuss a project proposal with city staff. A planner is on duty at the city's Permit Application Center to assist applicants. The planner on duty helps applicants become familiar with the city's development design process and design guidelines and standards. The design guidelines and standards serve as the framework for a project proposal.

After preparation of a project concept, an applicant must schedule a mandatory preapplication conference with Planning Division staff. This second step in the design review process allows planning staff to explain the two types of development review available and discuss other applicable development standards. The type of project review that an applicant selects is very important because it determines the time needed to review the proposal.

During the preapplication conference, Planning Division staff may address areas of the proposal that do not meet the design guidelines or standards. Information received during the preapplication conference allows the applicant to refine the project proposal, if necessary, and avoid unnecessary delays and costs.

The third step in the review process is to select the type of development review. If the applicant chooses project review based on compliance with conventional development standards, the applicant must submit the necessary application materials to the Urban Planning Administrator. The Urban Planning Administrator may approve the project application if the applicant demonstrates that the project proposal meets all conventional development standards.

If the project proposal does not meet all conventional development standards, the Urban Planning Administrator may recommend that the project be redesigned. (The design review standards may not be modified through a zoning adjustment or variance procedure). The applicant may choose to redesign the project or have the project reviewed through the design review process. If the applicant chooses to have the project proposal reviewed by the Historic Landmarks Commission (for historic design review) or the Planning Commission (for non-historic design review). The Commission's evaluation is based on the entire project proposal, not just the areas that did not comply with the conventional design standards.

If the applicant chooses project review based on design guidelines, the applicant must complete a development review application. The applicant must submit support documentation including all submittal requirements which are identified in the appendix.

The Urban Planning Administrator refers project plans to the Historic Landmarks Commission or Planning Commission after the completed development review application and submittal information have been submitted for consideration. The Urban Planning Administrator schedules development review at the earliest possible Historic Landmarks Commission or Planning Commission.

The Historic Landmarks Commission or Planning Commission meeting is open to the public and comments on the proposal are heard by the Commission. The Historic Landmarks Commission or Planning Commission considers the project proposal based on the information submitted by the applicant and public comment. Based on this information, the Historic Landmarks Commission or Planning Commission may elect to approve the project. If the Historic Landmarks Commission or Planning Commission approves the project, the applicant may file for a building permit. In contrast, the Historic Landmarks Commission or Planning Commission may recommend that the project be redesigned to comply with design guidelines that are not met or the Historic Landmarks Commission or Planning Commission may deny the project design. If the Historic Landmarks Commission or Planning Commission denies the project proposal, the applicant may choose to reapply or appeal the decision. Decisions of the Historic Landmarks Commission are appealable to the Hearings Officer and decisions of the Planning Commission are appealable to the Planning Commission.

Appeal by the applicant is not the only appeal that may be filed. Recognized neighborhood associations, persons who provide testimony to the Historic Landmarks Commission or Planning Commission and persons surrounding the site may also appeal the decision.

## SECTION 1 - NOTES

### D. General Outline of Design Review Process

- 1) Discuss project design requirements with the planner on duty at the City's Permit Application Center (PAC), Salem City Hall, 555 Liberty Street SE, Room 305, (503) 588-6256, extension 7427;
- 2) Schedule a project preapplication conference with Planning Division staff;
- 3) After a preapplication conference, select type of development review;
- 4) Submit necessary project plans;
- 5) Project reviewed by Urban Planning Administrator, Historic Landmarks Commission (for historic design review), or Planning Commission (for non-historic design review) for conformance with design requirements;
- 6) Project approved or denied;
- 7) If project approved; proceed through building permit process;
- 8) If project denied by Urban Planning Administrator, redesign and resubmit plans or submit project to Historic Landmarks Commission (for historic design review), or Planning Commission (for non-historic design review) for review;
- 9) If project denied by Historic Landmarks and Design Review Commission, redesign and resubmit plans or appeal decision to Hearings Officer.
- 10) If project denied by Planning Commission, redesign and resubmit plans or appeal decision to City Council.

**SECTION 1 - INTRODUCTION**

**OPTION 2-A**

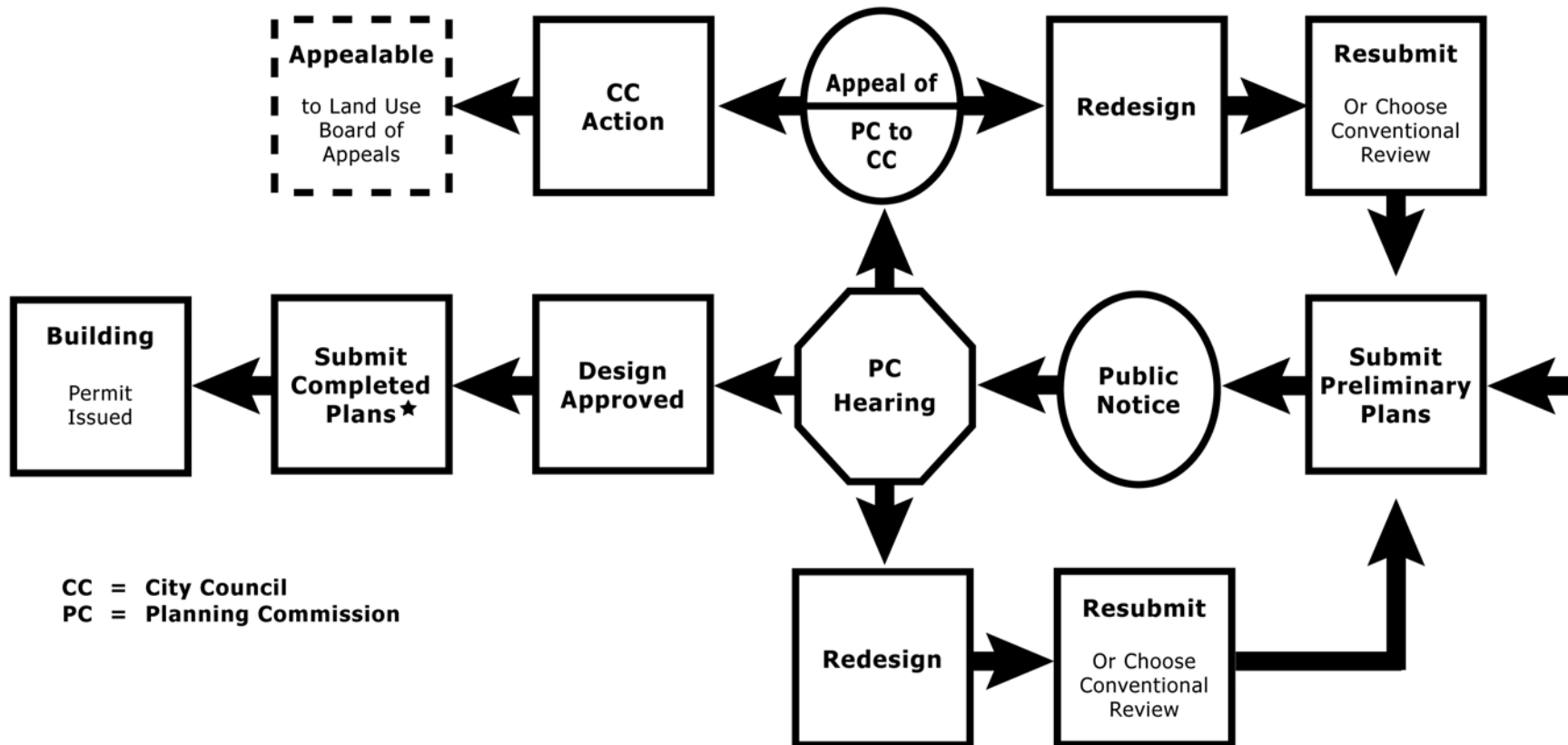
**DISCRETIONARY DESIGN REVIEW PROCESS**

(Maximum 120 Day Review Process)

- Design Guidelines Apply -

**Review**

**Non-Historic Design Review**

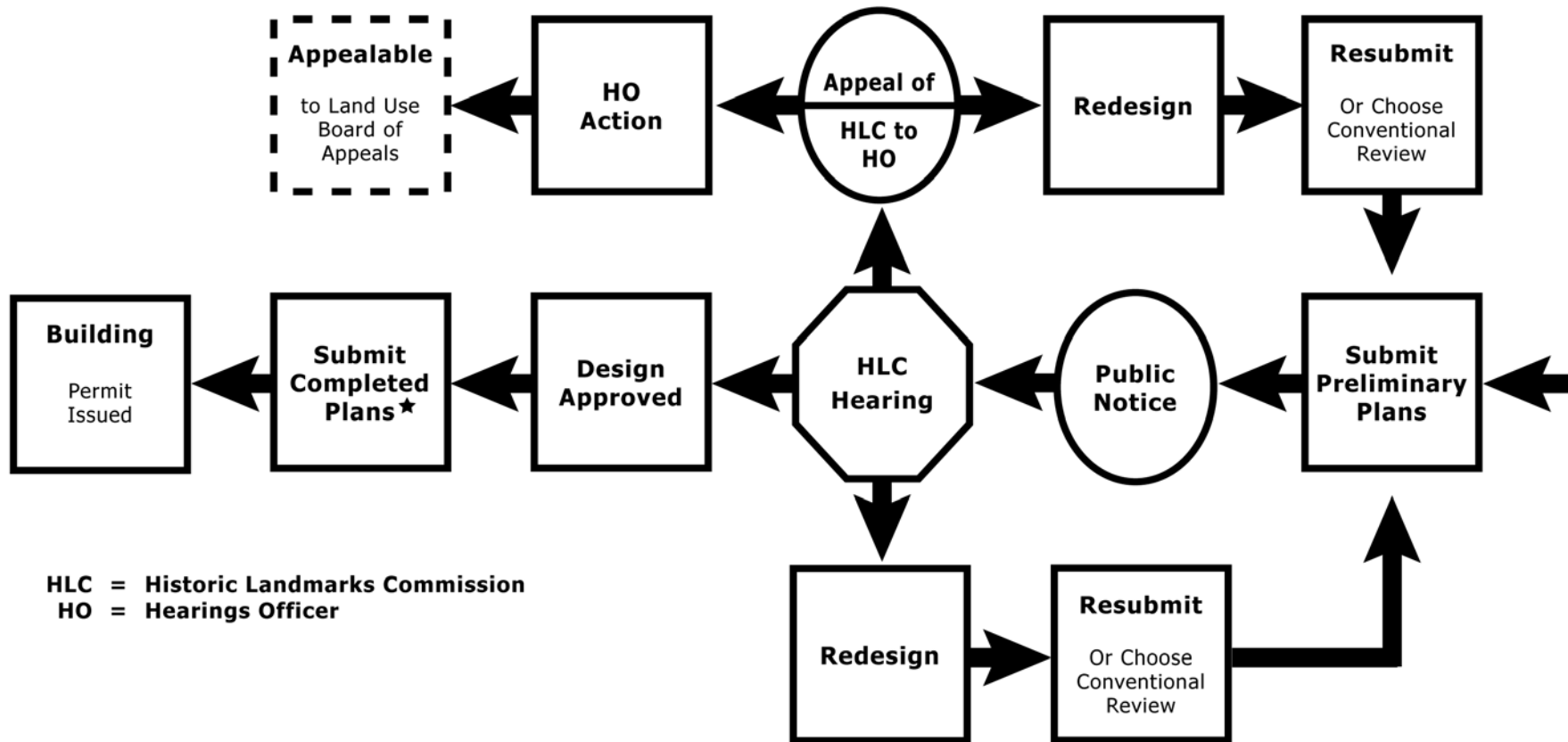


★ Including Design Review Worksheet



**OPTION 2-B**  
**DISCRETIONARY DESIGN REVIEW PROCESS**  
 (Maximum 120 Day Review Process)  
 - Design Guidelines Apply -

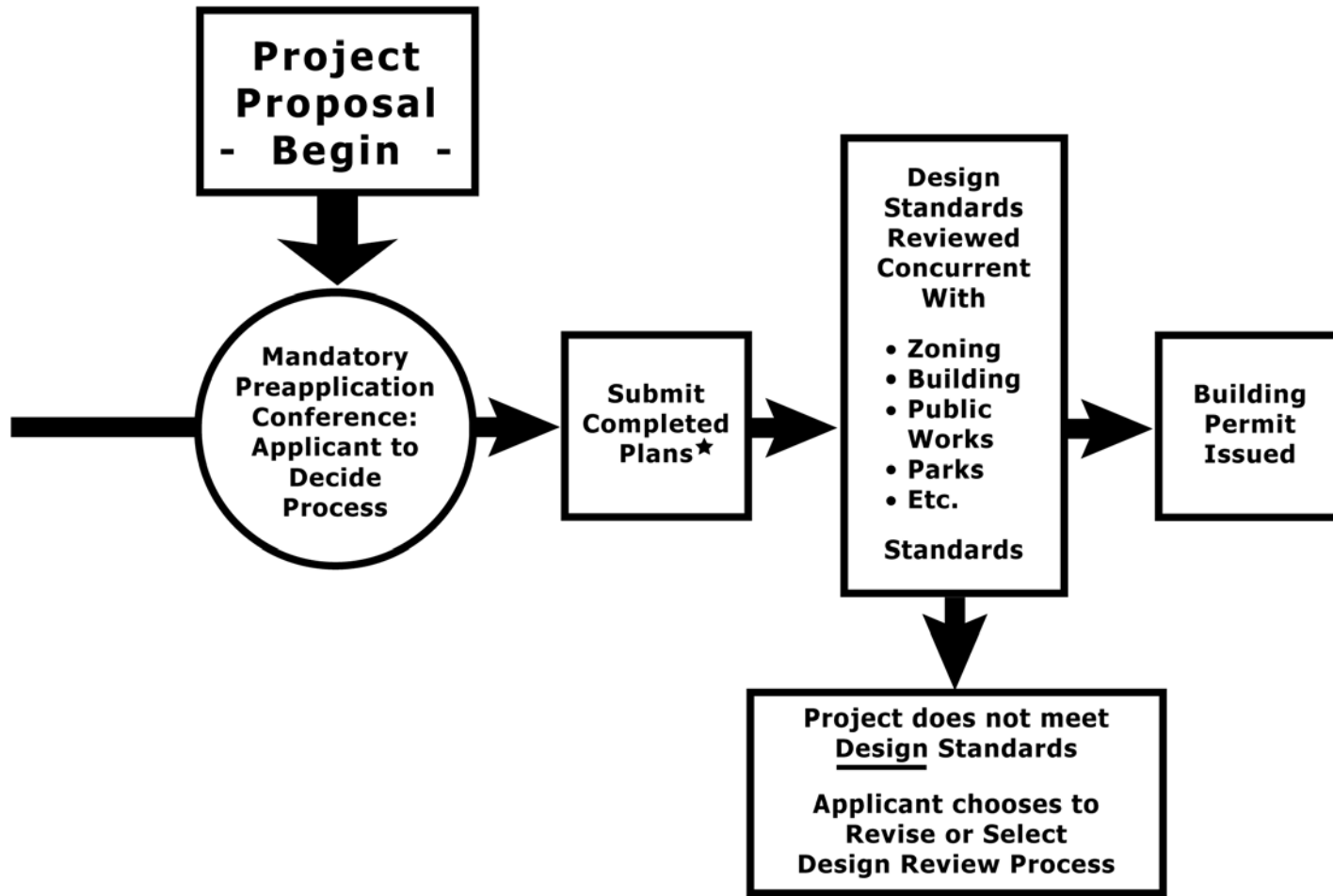
**Review**  
**Historic Design Review**



★ Including Design Review Worksheet

# Process

## OPTION 1 ADMINISTRATIVE DESIGN REVIEW PROCESS - Design Standards Apply -





## SECTION 1 - INTRODUCTION

### E. City Code Requirements

Requirements of the Salem Revised Code (SRC) apply to all projects subject to Development Design Review. It is the responsibility of the applicant to confirm with city staff which code sections apply to a particular proposal. Applicants are encouraged to discuss project proposals with the Permit Application Center staff early and also review the Salem Revised Code prior to scheduling a project preapplication conference.

#### Uniform Building Code

##### SRC Title I - Government

SRC Chapter 20C - Historic Landmarks Commission

##### SRC Title V - Community Development Design Standards

SRC Chapter 56, Building Code  
SRC Chapter 58, Fire Prevention Code  
SRC Chapter 62, Sign Code

##### SRC Title VII - Streets and Public Ways

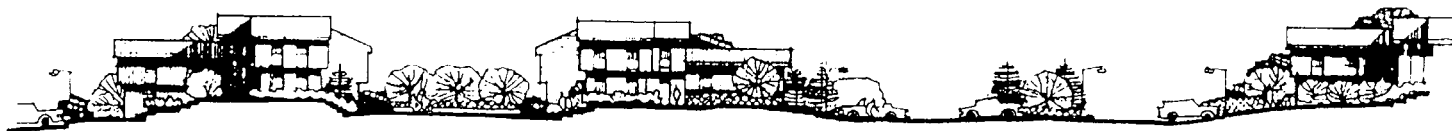
SRC Chapter 68, Preservation of Trees and Vegetation  
SRC Chapter 69, Landslide Hazards  
SRC Chapter 75, Erosion Prevention and Sediment Control  
SRC Chapter 86, Trees and Shrubs

Permit Application Center staff may be contacted at (503) 588-6256. Provided below are specific code references which may be helpful to review. The list is not intended to be comprehensive but rather highlight the most applicable sections of the code.

#### SRC Title X - Zoning

SRC chapter 110, General Zoning Provisions  
SRC Chapter 111, Definitions  
SRC Chapter 114, Proceedings on Land Use Actions  
SRC Chapter 120, Design Review  
SRC Chapter 120A, Historic Preservation  
SRC Chapter 130, General Development Standards  
SRC Chapter 132, Landscaping  
SRC Chapter 133, Off-street Parking, Loading and Driveways  
SRC Chapter 137, Riverfront Overlay Zone  
SRC Chapter 138, Broadway / High Street Overlay Zone  
SRC Chapter 139, CD - Compact Development  
SRC Chapter 143A, Commercial/High Density Residential Overlay Zone  
SRC Chapter 143B, Portland/Fairgrounds Overlay Zone  
SRC Chapter 143D, Edgewater Street/Wallace Road Overlay Zone  
SRC Chapter 148, RM1 / RM2 Multiple Family Residential  
SRC Chapter 150, Commercial Office (CO)  
SRC Chapter 152, Commercial Retail (CR)  
SRC Chapter 154, Central Business District (CB)

#### Department of Public Works Design Standards



## SECTION 1 - NOTES

**MULTIPLE FAMILY  
DESIGN GUIDELINES AND STANDARDS**

## SECTION 2 - MULTIPLE FAMILY - NOTES

## SECTION 2 - MULTIPLE FAMILY - OPEN SPACE

### A. Open Space Design Elements

#### 1. Design Goals and Objectives

##### a. Open Space Design Goals

- 1) Implement City Council goals and neighborhood policies that encourage open space in multiple family developments;
- 2) Provide common and private open space for active and passive uses;
- 3) Encourage the preservation of natural open qualities which may exist on site;
- 4) Ensure that open space is accessible with identified pedestrian routes available to all residents of the complex; and
- 5) Provide visual relief from structural bulk.

##### b. Open Space Design Objectives

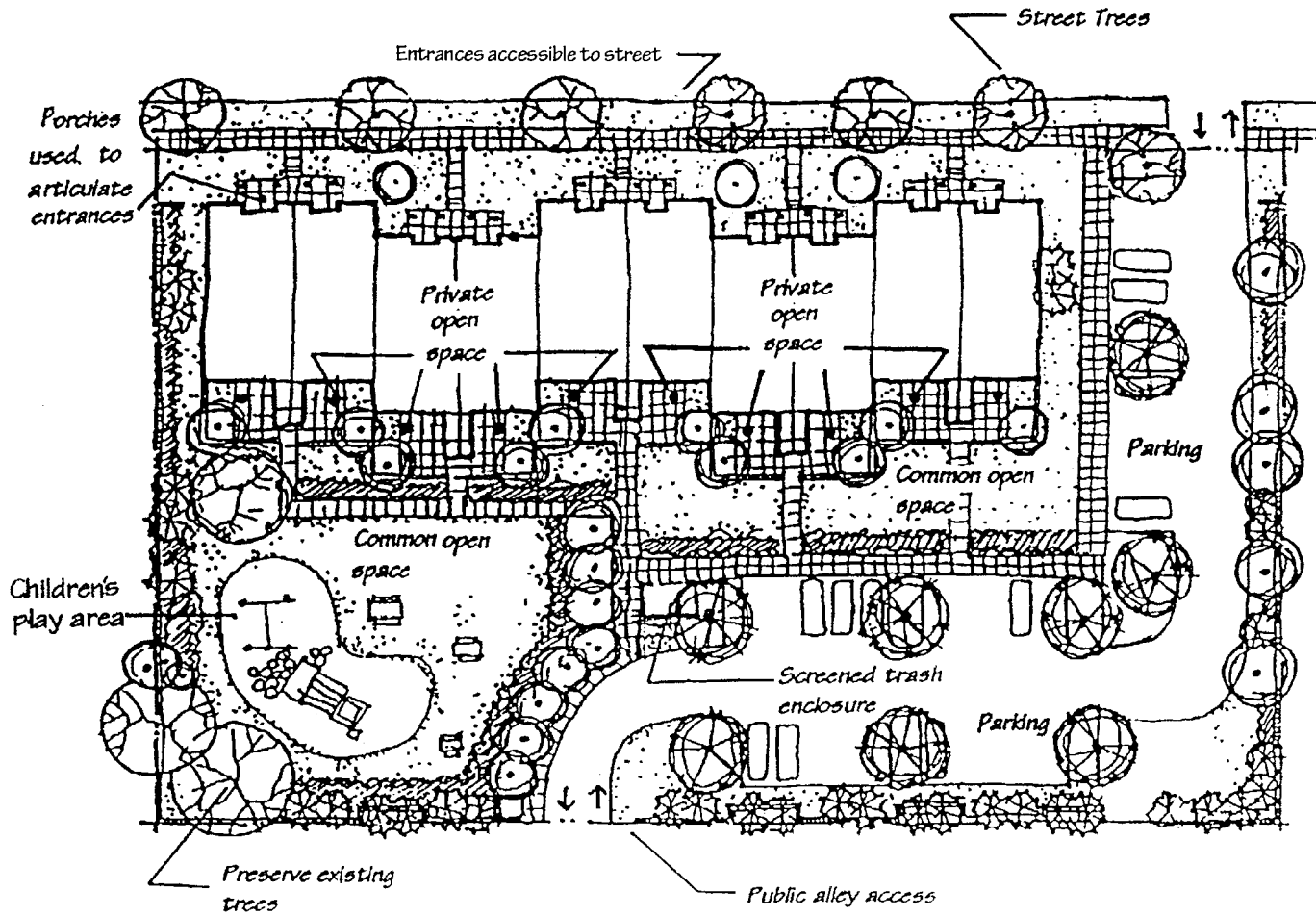
- 1) Locate open space interspersed throughout the site and proximate to dwelling units;
- 2) Provide centrally located open space in increments large enough to accommodate intended activities;
- 3) Integrate open space with the natural topography;
- 4) Maximize private open space for each dwelling unit;
- 5) Preserve exposure to light, air and visual access;
- 6) Provide children's play areas interspersed and centrally located within multiple family developments;
- 7) Maximize visual relief from structural bulk;
- 8) Provide separation between buildings on and off-site;
- 9) Promote active recreational opportunities within open space; and
- 10) Provide pedestrian access to all common open space areas to promote active use.

#### Walker School Area

See Development Design Handbook, Walker School area for additional Standards and Guidelines. The area is defined according to the Edgewater Street/Wallace Road area.

# SECTION 2 - MULTIPLE FAMILY - OPEN SPACE

## Multiple-Family Conceptual Site Design



An approved site city code

addition to the design guidelines and standards contained in this handbook or shown on this conceptual site plan.

plan must meet all requirements in

## 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) feet. 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	25 feet

#### Remember

All property zoned for multiple family development is subject to the requirements of Salem Revised Code Chapter 148 (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.)

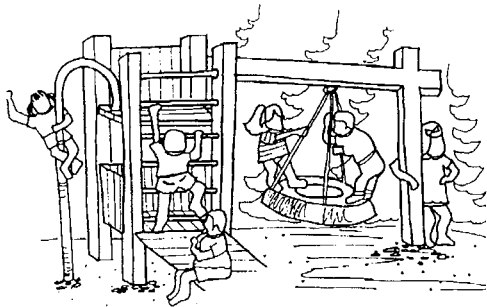
#### 3. Children's Play/Adult Recreation Areas

##### 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) feet. Outdoor children's play areas or adult recreation areas count toward meeting the common open space requirement.



## SECTION 2 - MULTIPLE FAMILY - OPEN SPACE

### A. Open Space (cont.)

#### 3. Children's Play/Adult Recreation Areas (cont.)

- 2) Locate centrally the children's play and/or adult recreation area(s). These areas are not allowed within any required setback or bufferyard. The play areas may be allowed within detention ponds/areas if the area meets the following:
  - (a) No dimension is less than fifteen feet in width;
  - (b) Side slopes are 4:1 or less, and
  - (c) There is a minimum 250 square foot area with a slope no grater than 2 percent.
- 3) Install a fence a minimum thirty (30) inches in height to separate a parking lot, street, or accessway from any children's play area.

Additional information on playground equipment is available as follows:

U.S. Consumer Product Safety Commission  
Washington, D.C. 20207

[www.access-board.gov](http://www.access-board.gov)  
(Play Area Guide and FAQs)

American Society for Testing and Material Standards  
[www.ASTM.org](http://www.ASTM.org)  
(Standards, Individual Standards, Search: Playground Equipment, F1487)

## SECTION 2 - MULTIPLE FAMILY - OPEN SPACE

### A. Open Space (cont.) 4. Private Open Space Requirements

#### a. Guidelines:

- 1) Provide individual private open space areas for each dwelling unit in multiple family developments.
- 2) Provide direct access through a doorway to private open space that is contiguous to the dwelling unit.
- 3) If private open space is adjacent common open space, provide a buffer between the two areas.

#### b. Standards:

- 1) In all newly constructed multiple family developments:
  - (a) For dwellings located at finished grade, or within five (5) feet of finished grade, provide a minimum of ninety-six (96) square feet of private open space per dwelling unit, with no dimension less than six (6) feet.
  - (b) For dwellings located more than five (5) feet from finished grade, provide a minimum of forty-eight (48) square feet of private open space per dwelling unit, with no dimension less than six (6) feet.
- 2) For each unit, provide a direct and accessible route on the same level to all private open space through the use of a doorway.
- 3) Separate visually the private open space from the common open space through the use of perimeter landscaping or fencing.

## SECTION 2 - MULTIPLE FAMILY - NOTES

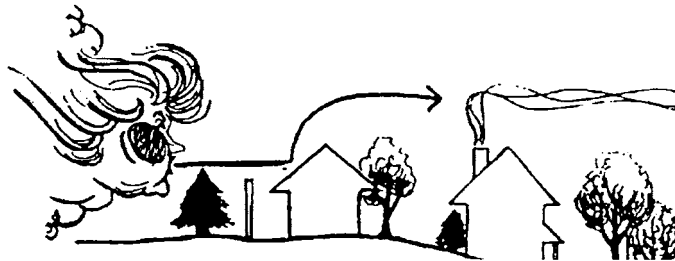
## SECTION 2 - MULTIPLE FAMILY - LANDSCAPING

### B. Landscaping Design Element

#### 1. Design Goals and Objectives

##### a. Landscaping Design Goals

- 1) Encourage a quality living environment for all residents of the City of Salem;
- 2) Ensure aesthetic values in the construction of multiple family developments;
- 3) Achieve compatibility between multiple family residential developments and surrounding land uses; and
- 4) Encourage a mix of landscaping treatments and techniques that enhance multiple family residential developments.



##### b. Landscaping Design Objectives

- 1) Provide adequate separation between abutting properties;
- 2) Mitigate noise;
- 3) Screen objectionable views;
- 4) Establish a sense of place;
- 5) Provide definition to dwelling unit entries and pedestrian pathways;
- 6) Promote safety, security and privacy;
- 7) Enhance structural elements;
- 8) Provide visual relief from blank exterior walls, building mass and bulk;
- 9) Help retain the long term value of property;
- 10) Minimize the visual impact of impervious surfaces; and
- 11) Provide protection from winter wind and summer sun.

**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.

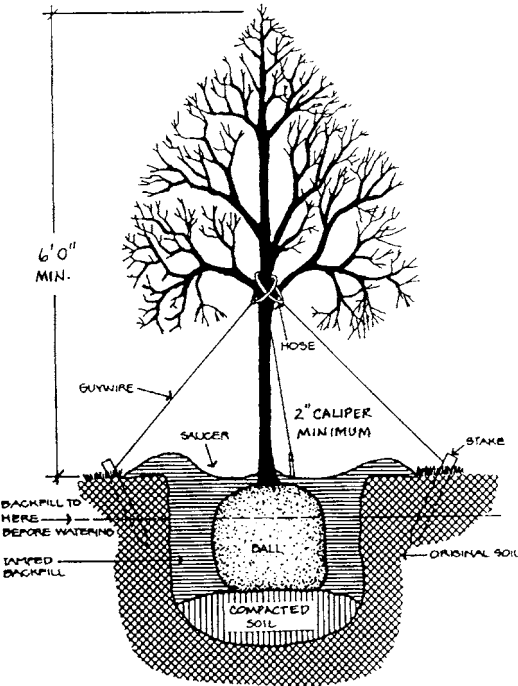
<b>Remember</b>
Additional landscaping requirements are contained in Salem Revised Code Chapter 132, Landscaping. The Salem Parks Operation Division will evaluate project specific landscaping plans for compliance with City code and design requirements

**SECTION 2 - MULTIPLE FAMILY - LANDSCAPING**

**B. Landscaping (cont.)**  
**3. Site Frontage Requirements**

**a. Guidelines:**

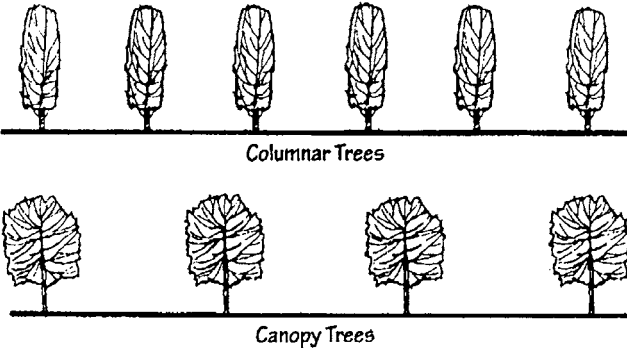
- 1) Plant trees within the public right-of-way, according to requirements of the Parks Operation Division that enhance the residential character of the site.



**b. Standards:**

- 1) Within the public right-of-way and with permission of the Parks Operation Division, plant trees at one of the following ratios:
  - (a) Canopy Trees  
One (1) canopy tree per fifty (50) linear feet of street frontage or fraction thereof.
  - (b) Columnar Trees  
One (1) columnar tree per thirty (30) linear feet of street frontage or fraction thereof.

**Remember**  
Additional street tree planting requirements are contained in Salem Revised Code Chapter 86, trees and shrubs. For planting and maintenance requirements, see SRC 86.050.

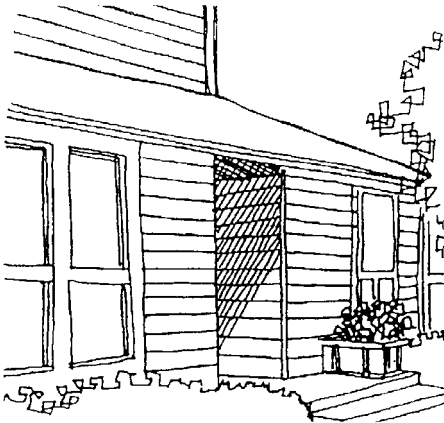


**SECTION 2 - MULTIPLE FAMILY - LANDSCAPING**

**B. Landscaping (cont.)**  
**4. Exterior Building Requirements**

**a. Guidelines:**

- 1) Plant landscaping to define and accentuate the primary entry way of a dwelling unit or combination of dwelling units.
- 2) Provide vertical and horizontal landscape elements along all exterior walls to soften the visual impact of the building and promote the residential character of the site.



**b. Standards:**

- 1) Provide a minimum two (2) plant units, as defined by Salem Revised Code, Chapter 132, adjacent the primary entry way of a dwelling unit or combination of dwelling units.
- 2) Provide new or preserve existing trees at a minimum density of ten(10) plant units per sixty (60) linear feet of exterior wall. Such tree plantings shall not be more than twenty-five (25) feet from the edge of a building.
- 3) When provided, distribute shrubs at a minimum density of one (1) plant unit per fifteen (15) linear feet of each exterior wall.

<b>Remember</b>
Refer to SRC Chapter 132, Table 132-3 for more guidance



**SECTION 2 - MULTIPLE FAMILY - LANDSCAPING**

**B. Landscaping (cont.)**  
**5. Privacy Requirements**

**a. Guidelines:**

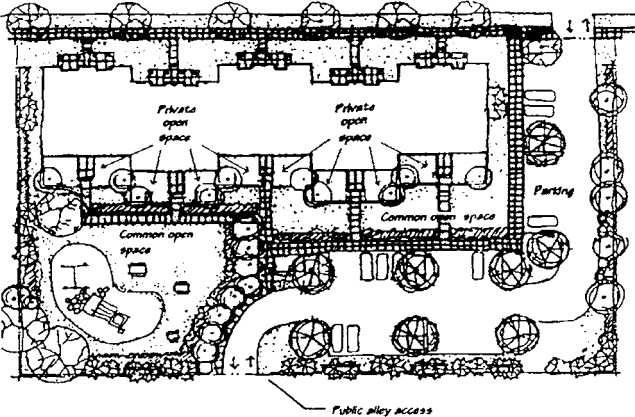
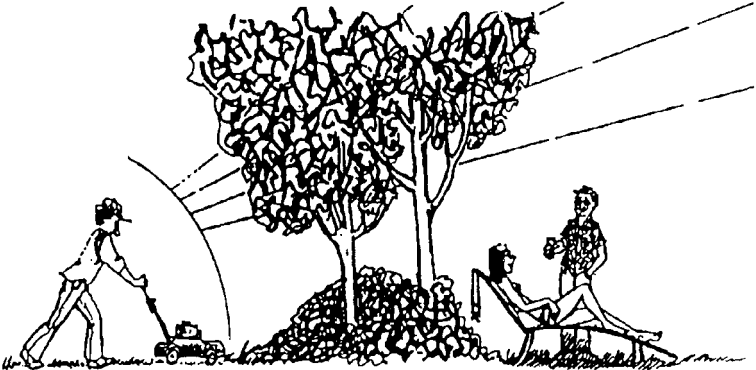
- 1) Use landscaping or a combination of landscaping and fencing to buffer multiple family developments from abutting properties.
- 2) Enhance with landscaping the privacy of dwelling units. Fencing may be used in combination with plant units.

**b. Standards:**

- 1) Separate visually and physically ground level private open space from common open space through the use of perimeter landscaping or fencing.

**Remember**

Additional landscaping requirements are contained in Salem Revised Code Chapters 86 and 132.

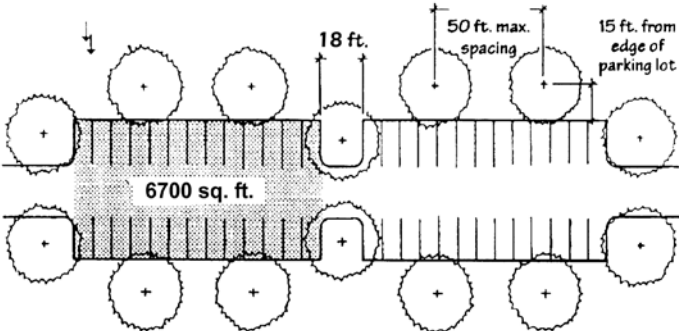


**SECTION 2 - MULTIPLE FAMILY - LANDSCAPING**

**B. Landscaping (cont.)  
6. Parking Lot Landscaping**

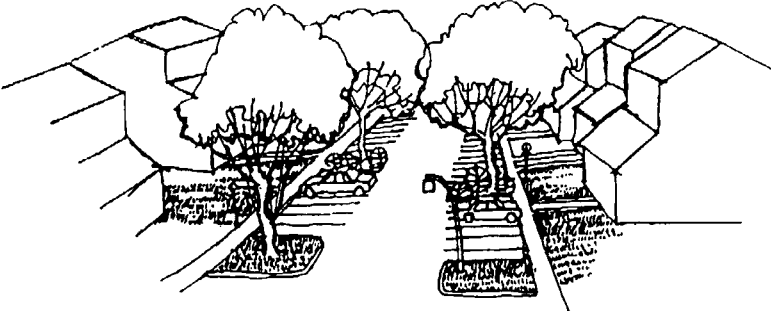
**a. Guidelines:**

- 1) Distribute canopy trees throughout the parking area and including the perimeter of the parking lot.



**b. Standards:**

- 1) Plant at least one (1) canopy tree every fifty (50) feet along the perimeter of parking areas. The trunks of these trees shall be located within fifteen (15) feet of the edge of the parking area. The Department of Community Services maintains a tree list of acceptable parking area canopy trees, those trees requiring minimum maintenance and the least property damage.
- 2) Plant canopy tree(s) within the planter bays that shall be a minimum of eighteen (18) feet in width.



## SECTION 2 - MULTIPLE FAMILY - CRIME PREVENTION & SAFETY

### C. Crime Prevention Through Environmental Design (CPTED)

#### 1. Safety Features for Residents

##### a. Guideline:

- 1) Consider in the design of the project, crime prevention and resident safety.
- 2) Plant landscaping and install fencing that does not obscure visual surveillance of common open space, parking areas or dwelling entryways.

##### b. Standards

- 1) Install fences, walls and plant materials between a street-facing dwelling unit and a public or private street in locations that do not obstruct visibility of the dwelling unit's entry from the street. Obstructed visibility shall mean the entry is not in view from the street along one-half or more of the unit's frontage.
- 2) Limit the height of landscaping and fencing adjacent common open space, parking areas, and dwelling entryways to a maximum of three (3) feet in height. The height limitation is so as to not obscure surveillance of these areas.
- 3) Install windows within habitable rooms where the dwelling units face common open space, pedestrian paths, and parking lots to allow visual surveillance by residents of these areas.
- 4) For safety and security, install lighting that illuminates all exterior dwelling unit entrances, pedestrian walkways and parking areas within the project site.
- 5) File an "Enhanced Safety Assessment Report for Multi-Family Construction" at the time of the building pre-application conference. This assessment form is available through the City's Permit Application Center (PAC) and/or the Police Department. Filing of the report is required, however, compliance with the provisions of the assessment are advisable but not mandatory.

##### Concept

##### Crime Prevention Through Environmental Design

Crime prevention through environmental design is a concept that has been used to enhance the safety of residents and address the crime problem that afflicts many communities. Crime prevention through environmental design has been successfully used in such communities as Eugene, Oregon, Ft. Lauderdale, Florida, and Sarasota, Florida.

English criminologist Barry Poyner found that real estate development and management is a largely unexplored way to control crime. Research has shown that both population characteristics and location factors influence the distribution of crime in a particular area.

## SECTION 2 - MULTIPLE FAMILY - NOTES

## SECTION 2 - MULTIPLE FAMILY - PARKING, SITE ACCESS & CIRCULATION

### D. Parking, Site Access & Circulation Design Element

#### 1. Design Goals and Objectives

##### a. Parking, Site Access & Circulation Design Goals

- 1) Ensure safe and efficient site access, pedestrian and vehicle circulation and parking in multiple family developments;
- 2) Promote the circulation and access requirements of all modes of transportation;
- 3) Encourage aesthetic and functional site design with consideration for natural contours and topography as it relates to parking and site access in multiple family developments; and
- 4) Encourage pedestrian and vehicle circulation linkages which will integrate amenities within the multiple family developments and with the surrounding area.

##### b. Parking, Site Access & Circulation Design Objectives

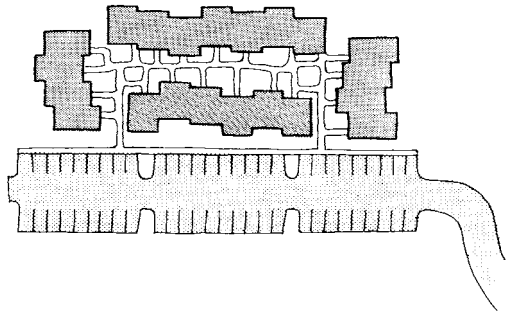
- 1) Provide transportation connections to surrounding areas;
- 2) Promote accessibility to and within the site;
- 3) Integrate the design of parking areas and pedestrian pathways with natural contours and topography;
- 4) Minimize views of parking areas from public rights-of-way;
- 5) Provide clear and identifiable connections to and between buildings;
- 6) Minimize vehicle, pedestrian and bicycle circulation conflicts;
- 7) Provide adequate lighting levels for parking and pedestrian pathways;
- 8) Promote the separation of pedestrian, bicycle and vehicular traffic;
- 9) Maximize the convenience of parking for residents;
- 10) Provide pedestrian access to common open space;
- 11) Locate loading and service areas for ease of use with minimal conflict with on-site parking and circulation activities;
- 12) Locate building entrances and exits to provide direct connections between parking areas and the street;
- 13) Provide compatibility in design and materials between parking and the dwelling units; and
- 14) Minimize the expanse of continuous parking areas.

## SECTION 2 - MULTIPLE FAMILY - PARKING, SITE ACCESS & CIRCULATION

### 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:

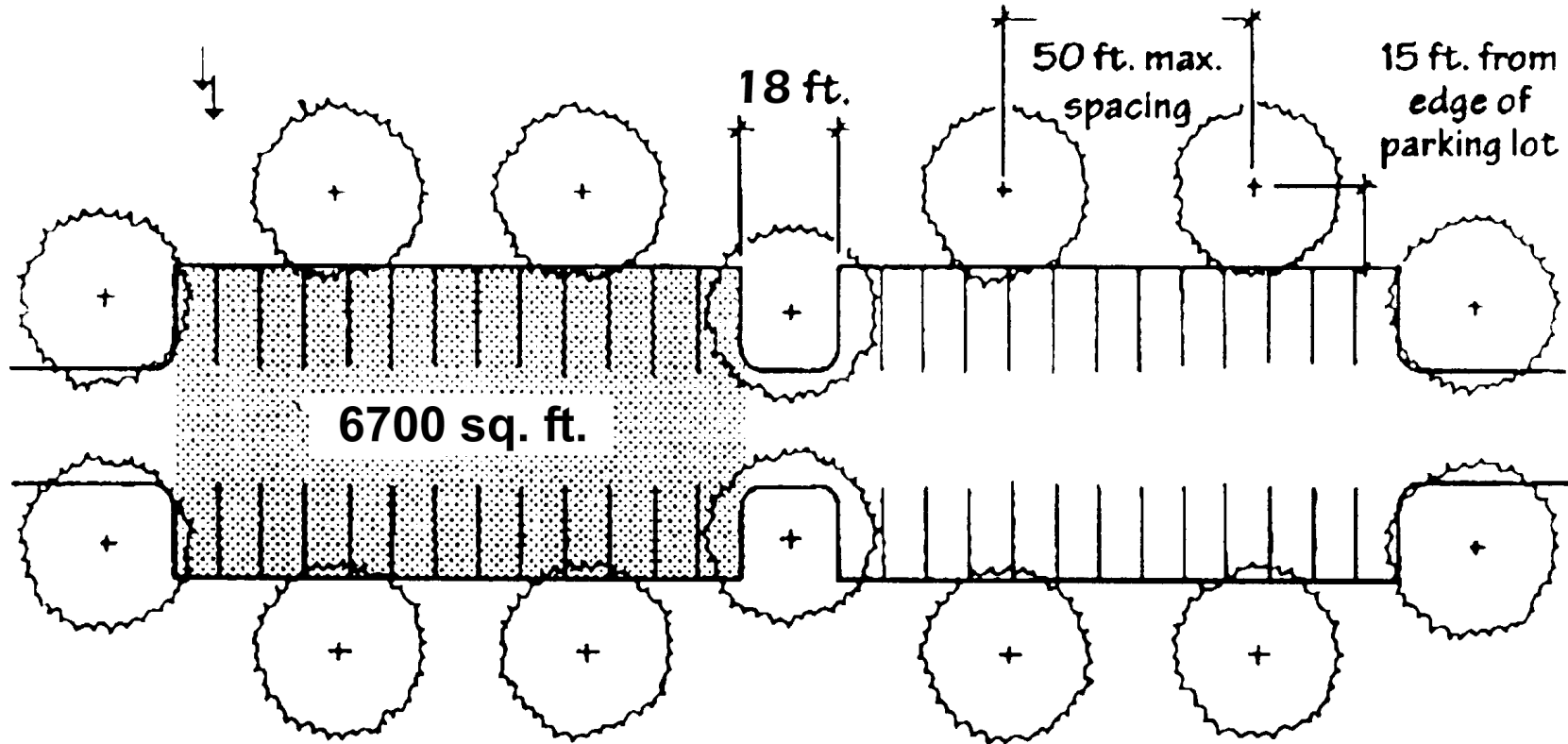
- 1) Separate physically and visually parking areas greater than 6,700 square feet in area with landscaped planter bay(s) that are at least eighteen (18) feet in width. Individual parking areas may be connected by an aisle or driveway.
- 2) Design and construct pedestrian pathways that connect to and 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.

#### Remember

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

## SECTION 2 - MULTIPLE FAMILY - PARKING, SITE ACCESS & CIRCULATION

### Conceptual Parking Lot Layout to Achieve Design Standards



## SECTION 2 - MULTIPLE FAMILY - PARKING, SITE ACCESS & CIRCULATION

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

#### 3. Site Access Requirements

##### a. Guidelines:

- 1) Promote via an internal circulation plan, accessibility to and from the site for both automobiles and pedestrians.
- 2) Incorporate into the site design methods to minimize vehicle and pedestrian conflicts.
- 3) Where possible, connect driveway access to collector or frontage streets rather than directly onto arterial streets.
- 4) Where possible, consolidate driveway access with driveways serving adjacent sites.
- 5) Locate parking so as to minimize views of parking areas from the public right-of-way and abutting properties.

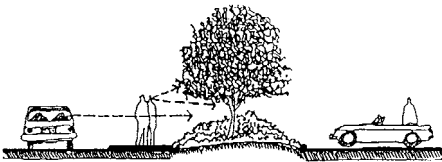
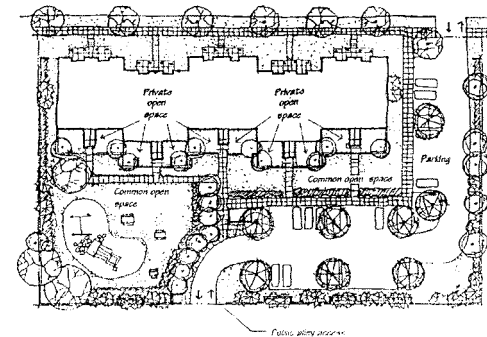
##### b. Standards:

- 1) Provide pedestrian connectivity from the site to the public sidewalk system through the use of paths or easements.
- 2) Provide direct access from the street to individual units, clusters of units, or common interior lobbies when a residential building is sited within thirty-two (32) feet of a street right-of-way.
- 3) Design and construct driveways to access the street with a lower classification for those developments with frontage on more than one street.
- 4) When physically possible, design and construct accessways in combination with either existing or future adjacent developments.
- 5) Install a wall, fence, or landscaping to buffer parking areas from public right-of-way or abutting properties.

#### Remember

Additional access design requirements are contained in the Public Works Department publication "Public Works Department Design Standards." The document provides design standards for sidewalks, driveways, curbing and parking lots.

Also review Salem Zone Code Chapter 130, General Development Standards, Chapter 133, Off-Street Parking, Loading and Driveways, and Chapter 148, Residential Multiple Family Development.





## SECTION 2 - MULTIPLE FAMILY - BUILDING MASS & FACADE

### E. Building Mass & Facade Design Element

#### 1. Design Goals and Objectives

##### a. Building Mass & Facade Design Goals

- 1) Ensure that structures do not present excessive visual mass or bulk to public view or to adjoining properties;
- 2) Achieve architecturally defined entryways and building design which relates to human scale;
- 3) Encourage aesthetically pleasing, interesting and functional architecture and site design, including compatibility between parking facilities and the dwelling units;
- 4) Provide architectural design that integrates well with adjoining development; and
- 5) Promote interesting and non-monotonous architecture and site design.

##### b. Building Mass & Facade Design Objectives

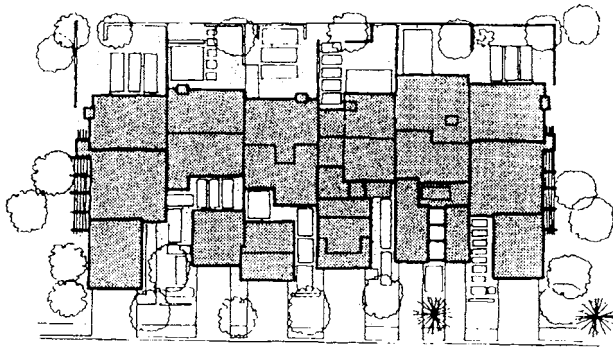
- 1) Integrate structures on-site with natural topography;
- 2) Encourage an appropriate transition between new structures on-site with existing structures on abutting sites;
- 3) Promote human scale development;
- 4) Preserve exposure to light, air and visual access;
- 5) Create visually interesting buildings by integrating structures with landscaping;
- 6) Integrate new structures into the existing neighborhood;
- 7) Promote the relationship of structures with streets;
- 8) Encourage structure siting which creates useable open spaces;
- 9) Encourage the interplay of contrast and compatibility in building siting, including design compatibility between parking facilities and dwelling units;
- 10) Break-up building faces through architecturally defined building entry ways; and
- 11) Design building rooflines which reinforce the residential character of the building and surrounding neighborhood.

## SECTION 2 - MULTIPLE FAMILY - BUILDING MASS & FACADE

### E. Building Mass & Facade (cont.) 2. General Building Mass and Facade Requirements

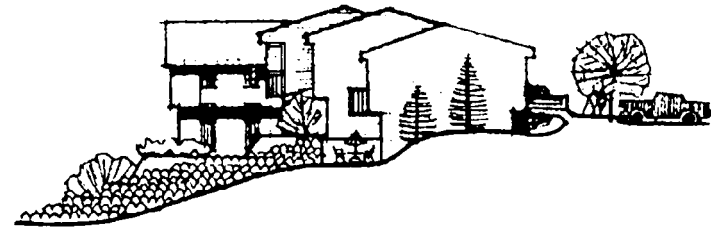
#### a. Guidelines:

- 1) Site building with sensitivity to topography and natural landform.
- 2) Reinforce the human scale of development and avoid buildings with long monotonous exterior walls.



#### b. Standards:

- 1) Where a hillside lot has an average cross slope of 15 percent or more, do not regrade more than 60 percent of the site surface area.
- 2) Design and construct buildings that have no dimension greater than one-hundred and fifty (150) feet.



## SECTION 2 - MULTIPLE FAMILY - BUILDING MASS & FACADE

### E. Building Mass & Facade (cont.)

#### 3. Compatibility Requirements

##### a. Guidelines:

- 1) Provide contrast and compatibility throughout the site in regards to building design, size, and location.
- 2) Provide an appropriate transition between new structures on-site with existing structures on abutting sites.
- 3) Use architectural elements and facade materials to provide continuity throughout the site.
- 4) Design and construct the majority of dwelling units as close as possible to the street right-of-way.
- 5) Incorporate architecturally defined and covered entryways that are easily identified with architectural features.

##### b. Standards:

- 1) When abutting single family residential zoned properties (RA or RS), buildings or portions of buildings shall be set back a minimum of one (1) foot for every one (1) foot of building height, or fraction thereof; provided however, in no case shall a building be set back less than the following:
  - (a) One (1) story building: 14 feet
  - (b) Two (2) story building: 20 feet
- 2) 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), buildings shall be set back from the common property line a minimum of one (1) foot for every one (1) foot of building height, or fraction thereof; provided however, in no case shall a building be set back less than the following:
  - (a) One (1) or two (2) story building: 20 feet
  - (b) Three (3) or more story building: 40 feet

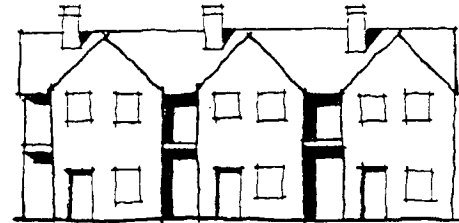
Buildings three (3) stories in height may be set back from abutting single family zoned properties (RA or RS) according to the 1:1 setback ratio when:

  - (a) Within forty (40) feet of the abutting single family zoned properties, buildings are designed so that the longest dimension of the building and any private open space areas (balconies or patios) do not face the abutting single family zoned properties, or
  - (c) Within forty (40) feet of the abutting single family zoned properties, individual buildings contain no more than six (6) dwelling units, the lengths of the buildings abutting the single family zoned properties are no greater than seventy (70) feet, and the buildings are separated by a minimum of one (1) foot for every one (1) foot of building height or fraction thereof.
- 3) On sites with 75 feet or more of buildable width, occupy at least 50 percent of the buildable width by a building placed on the setback line. Accessory structures do not apply towards meetings the required percentage. "Buildable width" is as defined in the definition section of the Handbook.

**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.



**Remember**

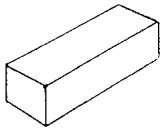
Ensure that your design meets all city code provisions including building code requirements.

## SECTION 2 - MULTIPLE FAMILY - BUILDING MASS & FACADE

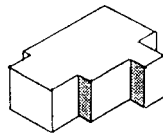
### E. Building Mass & Facade (cont.) 4. Building Articulation Requirements

#### a. Guidelines:

- 1) To minimize the appearance of building bulk, establish a building offset interval along structure faces and incorporate the dispersement of windows within building walls.
- 2) Provide articulation at the common entry way to all residential buildings.
- 3) Construct building roofs that are functional and reinforce the residential character of the neighborhood.



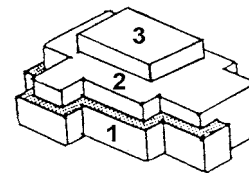
Undesirable architectural treatment



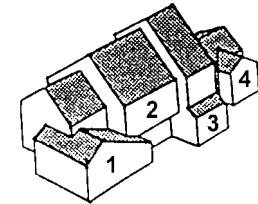
Horizontal articulation added

#### b. Standards:

- 1) Offset every two (2) attached dwelling units from the next dwelling unit by at least four (4) feet in depth. (See graphics below with the numbers identifying examples of what are considered offsets.)
- 2) Within twenty-eight (28) feet from any property line, the building set-back for adjacent buildings on the same lot shall vary by at least four (4) feet.
- 3) When providing a common entrance, limit the access to not more than four (4) dwelling units.
- 4) Articulate individual and common entry ways with a differentiated roof, awning or portico.
- 5) Design and construct a flat roof, or the roof ridge on sloping roofs, not exceed a horizontal length of one hundred (100) feet without providing a difference in elevation of at least four (4) feet.
- 6) Incorporate windows into all habitable rooms, except bathrooms, facing a required yard and in walls facing parking lots and common areas.



Vertical articulation added (1-3 as examples)



Multi planed roofs and awnings add desirable articulation (1-4 as examples)

#### Concept

#### Building Offset Interval

Building offset is a technique used to break-up larger buildings into smaller identifiable pieces. The length or depth of the identifiable piece is considered the offset interval. The effect of using a building offset interval in building design and construction is to reduce the perception of building bulk or mass. Higher density projects often have the feel of lower density because of the effective use of building offsets.

**SECTION 2 - MULTIPLE FAMILY - BUILDING MASS & FACADE - NOTES**

## SECTION 2 - MULTIPLE FAMILY - RECYCLING

### F. Recycling

#### 1. On-Site Design and Location of Facilities

##### a. Guidelines

- 1) Provide facilities to allow recycling opportunities for tenants as conveniently located as the trash receptacles and in compliance with any applicable federal, state or local laws.
- 2) Construct container areas that are compatible in material and design with the building materials used within the development.
- 3) Locate recycling facilities to provide adequate access for franchised haulers and with containers sufficient to allow collection of all recyclables that are managed by the haulers.

##### b. Standards

- 1) Design, construct and locate recycling areas that are not in conflict with any applicable federal, state, or local laws relating to fire, building, access, transportation, circulation, or safety.
- 2) Provide protection against environmental conditions, such as rain, for recycling areas. The purpose is to allow for marketability of collected materials.
- 3) Indicate and mark clearly the instruction for using recycling containers and how to prepare and separate all the materials collected by franchised haulers.
- 4) Provide recycling areas that are sufficient in capacity, number, distribution, and size to serve the tenants of the development and to allow adequate and appropriate access for franchised haulers.
- 5) Design recycling areas to be architecturally compatible with nearby structures and with existing topography and vegetation.

##### For Additional Information

Specific information regarding recycling is available from the Mid-Valley Garbage and Recycling Association. They can be contacted at the email address [mrtrash@cyberis.net](mailto:mrtrash@cyberis.net).

## SECTION 2 - MULTIPLE FAMILY - NOTES



**COMPACT DEVELOPMENT  
DESIGN GUIDELINES AND STANDARDS**

**SECTION 3 - COMPACT DEVELOPMENT - NOTES**

## SECTION 3 - COMPACT DEVELOPMENT - CONCEPTS

### A. Compact Development Concepts

The compact development (CD) design guidelines and standards apply to single family areas zoned for compact development. The CD zone applies to properties no larger than five acres in area in established residential districts.

The Compact development overlay zone applies to properties with frontage along arterial or collector streets or local streets identified in city plans. Compact development zones may also apply to areas deemed appropriate for such development as identified in neighborhood evaluation studies, specific development or neighborhood plans.

The compact development overlay zone is intended to provide for intensive residential development within the urban growth boundary. The zone encourages the development of vacant infill and underutilized properties, which increases the efficient use of land, provides for home ownership opportunities, and promotes the cost-effective use of public facilities. The compact development zone allows for a variety of housing types while assuring through design guidelines and standards that new development adapts to the established character of existing neighborhoods. Housing types allowed in the compact development overlay zone are limited to detached and attached dwellings including duplexes, triplexes, rowhouses, townhouses and accessory dwelling units.

The compact development overlay zone allows, by right, development up to a maximum density of fourteen (14) units per acre. See SRC 139.060. This is in contrast to density being limited to ten (10) units per acre for single family residential (RS) development outside the overlay zone. All compact development is subject to the design guidelines or standards contained in this handbook as well as other applicable city code requirements.



## SECTION 3 - COMPACT DEVELOPMENT - NOTES

## SECTION 3 - COMPACT DEVELOPMENT - GENERAL REQUIREMENTS

### B. General Development Requirement

#### 1. General Development Requirements

##### a. Guidelines:

- 1) Provide an appropriate transition that encourages neighborhood compatibility between new structures on-site with structures on abutting sites.
- 2) Comply with the Compact Development design guidelines contained in this handbook as well as the provisions of Salem Revised Code Chapter 146, Single Family Residential, Salem Revised Code Chapter 139, Compact Development, and other Salem Revised Code sections as appropriate for specific project proposals.

##### b. Standards:

- 1) Comply with Compact Development regulations that apply to single family areas zoned for compact development.
- 2) Comply with the Compact Development design standards contained in this handbook as well as the provisions of Salem Revised Code Chapter 146, Single Family Residential, Salem Revised Code Chapter 139, Compact Development and other Salem Revised Code sections as appropriate for specific project proposals.
- 3) Design and construct buildings, or portions of buildings, up to twenty-eight (28) feet in height that are set back from any property line in accordance with the building setback requirements of the underlying zone. The building setback shall not be less than the minimum setback established by the underlying zone.
- 4) In addition to the minimum setback required by the underlying zone, design and construct buildings, or portions of buildings, that exceed twenty eight (28) feet in height with setbacks from any property line an additional one (1) foot for each additional one (1) foot of building height.

##### Walker School Area

See Development Design Handbook, Walker School area for additional Standards and Guidelines. The area is defined according to the Edgewater Street/Wallace Road area.

##### Remember

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

## SECTION 3 - COMPACT DEVELOPMENT - NOTES

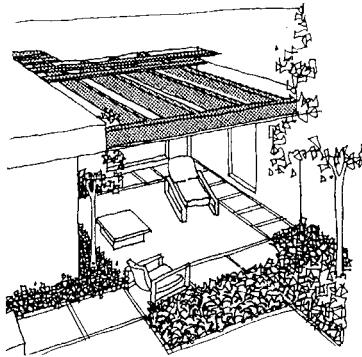
## SECTION 3 - COMPACT DEVELOPMENT - OPEN SPACE

### C. Open Space Requirements

#### 1. Private Open Space Requirements

##### a. Guidelines:

- 1) Provide individual private open areas for each dwelling unit.
- 2) Provide private open space contiguous to the dwelling unit with direct access from the unit.
- 3) If private open space is adjacent common open space, provide a buffer between the two areas.



##### b. Standards:

- 1) For dwelling units located at finished grade, or within five (5) feet of finished grade, provide a minimum of ninety-six (96) square feet of private open space per dwelling unit, with no dimension less than six (6) feet.
- 2) For dwelling units located more than five (5) feet above finished grade, provide a minimum of forty-eight (48) square feet of private open space per dwelling unit, with no dimension less than six (6) feet.
- 3) For each unit, provide a direct and accessible route on the same level to all private open space through the use of a doorway.
- 4) Separate visually the private open space from the common open space through the use of perimeter landscaping or fencing.

## SECTION 3 - COMPACT DEVELOPMENT - NOTES



## SECTION 3 - COMPACT DEVELOPMENT - LANDSCAPING

### D. Landscaping Requirements

#### 1. Street Trees and On-Site Landscaping

##### a. Guidelines:

- 1) Use landscaping to buffer compact developments from abutting uses.
- 2) Distribute a variety of trees and other plant materials throughout the site including locations near the buildings and provide a canopy coverage to the parking lot.
- 3) With permission of the Parks Operation Division, plant trees within the public right of way to enhance the residential character of the site.

##### b. Standards:

- 1) For every 2,000 square feet of gross site area plant one (1) tree or retain at least one (1) existing tree.
- 2) Plant trees, so as to provide canopy coverage to at least one-third (1/3) of open space, and bufferyards within fifteen (15) years of planting. Choice of trees are subject to approval of the Parks Operation Division.
- 3) Within the public right-of-way and with permission of the Parks Operation Division, plant trees at one of the following ratios:
  - (a) Canopy Trees: one (1) canopy tree in each 50 feet of street frontage or fraction thereof.
  - (b) Columnar Trees: One (1) columnar tree in each 30 feet of street frontage or fraction thereof.
- 4) Plant a minimum of two (2) plant units, as defined by Salem Revised Code, Chapter 132, adjacent to the primary entry way of a dwelling unit or combination of dwelling units.

##### Remember

The Plant Unit Chart is found in the Definitions section of the Appendix.

##### Remember

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.

For planting and maintenance requirements, see SRC 86.050.

## SECTION 3 - COMPACT DEVELOPMENT - LANDSCAPING

### D. Landscaping Requirements (cont.)

#### 1. Landscaping Requirements (cont.)

##### b. Standards (cont.):

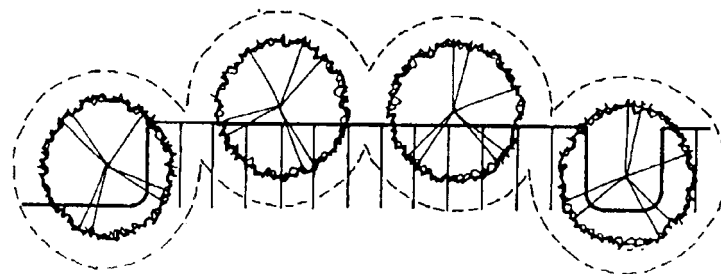
- 5) Provide new or retain existing trees at a minimum density of ten (10) plant units per (60) linear feet of exterior wall. Such tree plantings shall not be more than twenty-five (25) feet from the building's exterior wall.
- 6) When planting shrubs, distribute the plants at a minimum density of one (1) plant unit per fifteen (15) linear feet of exterior walls. Such plantings shall not be more than (25) twenty-five feet from each of the building's exterior walls.
- 7) Plant at least one (1) canopy tree every fifty (50) feet along the perimeter of parking areas. The trunks of these trees shall be located within fifteen (15) feet of the edge of the parking area. The Department of Community Services maintains a tree list of acceptable parking area canopy trees, those trees requiring minimum maintenance and the least property damage.



shade tree

large shrub

small shrub



## SECTION 3 - COMPACT DEVELOPMENT - CRIME PREVENTION & SECURITY

### E. Crime Prevention Through Environmental Design (CPTED)

#### 1. Crime Prevention & Security

##### a. Guidelines:

- 1) Consider crime prevention and resident safety in the development's architectural, site, and landscaping designs.
- 2) Plant landscaping and install fencing that does not obscure visual surveillance of common open space, parking areas or dwelling entryways.

##### b. Standards:

- 1) Design, construct, and install fences, walls and plant materials located between a street-facing dwelling unit and a public or private street so as to not obstruct visibility of the dwelling entry from the street. Obstructed visibility means the entry is not in view from the street along one-half or more of the unit's frontage.
- 2) For safety and security, install lighting that illuminates all exterior dwelling unit entrances, pedestrian walkways and parking areas within the project site.
- 3) File an "Enhanced Safety Assessment Report for Multi-Family Construction" at the time of the building preapplication conference. This Assessment Form is available through the City's Permit Application Center (PAC) and/or the Police Department. Filing the report is required. However, compliance with the provisions of the Assessment are advisable but not mandatory.

Concept
<p><b>Crime Prevention Through Environmental Design (CPTED)</b></p> <p>Crime prevention through environmental design is a concept that has been used to enhance the safety of residents and address the crime problem that afflicts many communities. Crime prevention through environmental design has been successfully used in such communities as Eugene, Oregon, Ft. Lauderdale, Florida, and Sarasota, Florida.</p> <p>English criminologist Barry Poyner found that real estate development and management is a largely unexplored way to control crime. His research has shown that both population characteristics and location factors influence the distribution of crime in a particular area.</p>

## SECTION 3 - COMPACT DEVELOPMENT - NOTES

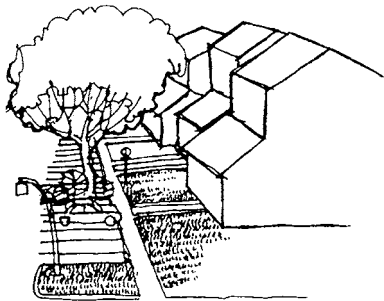
## SECTION 3 - COMPACT DEVELOPMENT - PARKING, ACCESS & CIRCULATION

### F. Parking, Access & Circulation

#### 1. Location Requirements

##### a. Guidelines:

- 1) Design parking areas and driveways to minimize the impact to abutting properties and promote the human scale within the development.
- 2) Provide separate and screened areas, if an area is allowed, for storage of motor vehicles, utility trailers, recreational vehicles, boats, aircraft, or similar vehicles.



##### b. Standards:

- 1) Limit ingress and egress to individual lots to no more than one (1) street access.
- 2) Access parking areas from alley when properties abut an alley.
- 3) Design and construct garages that do not comprise more than 50 percent of street frontage.
- 4) Provide a garage set back from the street right-of-way at least four (4) feet farther than any enclosed living area.
- 5) Do not design or construct any open or partially enclosed parking, or storage of motor vehicles, utility trailers, recreational vehicles, boats, aircraft or similar vehicles within front yards or side yards abutting a street right of way. (Parking is allowed in driveways.)
- 6) Design and construct carports, garages or parking areas that are not located within twenty (20) feet of the public right of way.

#### Remember

Additional parking requirements are found in Salem Revised Code Chapter 133, Off-Street Parking, Loading and Driveways.

Salem Revised Code Chapter 130, Section 140, "No Parking in Yards Adjacent to Streets" provides guidance on the placement of on-site parking.

It may also be helpful to review the publication: "Public Works Department Design Standards" available from the Public Works Department. That document provides design standards for sidewalks, driveways, curbing and parking lots.

## SECTION 3 - COMPACT DEVELOPMENT - NOTES

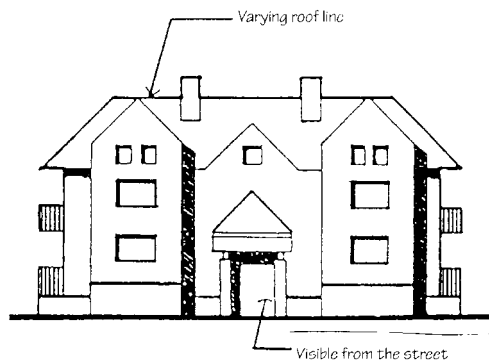
## SECTION 3 - COMPACT DEVELOPMENT - BUILDING ORIENTATION & ARTICULATION

### G. Building Orientation & Articulation

#### 1. Building Location, Size, and Articulation

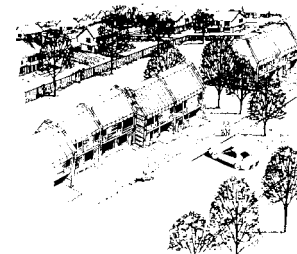
##### a. Guidelines:

- 1) Design and construct a majority of the units within a close proximity to the street right-of-way and in relationship to adjacent residential development.
- 2) Design and locate buildings to reinforce the residential character of the neighborhood.
- 3) Where possible, provide entry ways to dwellings that are visible from the street, have incorporated weather protection into the design, and have a limited number of units using the same entryway.
- 4) To minimize the appearance of building bulk, establish a building offset interval along structure faces and incorporate the dispersement of windows within building walls.



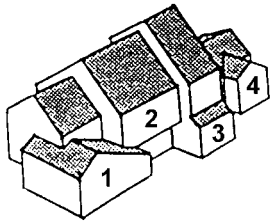
##### b. Standards:

- 1) For dwellings within twenty-eight (28) feet of a street right-of-way, provide entrances that face the street.
- 2) Design and construct buildings that have no dimension greater than one-hundred (100) feet.
- 3) On sites with 75 feet or more of buildable width, occupy at least 50 percent of the buildable width by a building placed on the setback line. "Buildable width" is as defined in the definition section of the Handbook.
- 4) Offset every two (2) attached dwelling units from the next dwelling unit by at least four (4) feet. (See graphics on the next page with the numbers identifying examples of what are considered offsets.)
- 5) If included within the development, design and construct garages/carports that are compatible with the structural design and materials of the dwelling units.

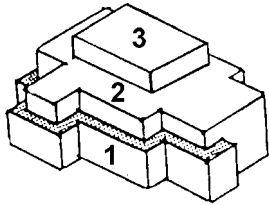


## **G. Building Orientation & Articulation (cont.)**

### **1. Building Location, Size, and Articulation (cont.)**



Multi-paned roofs and awnings add desirable



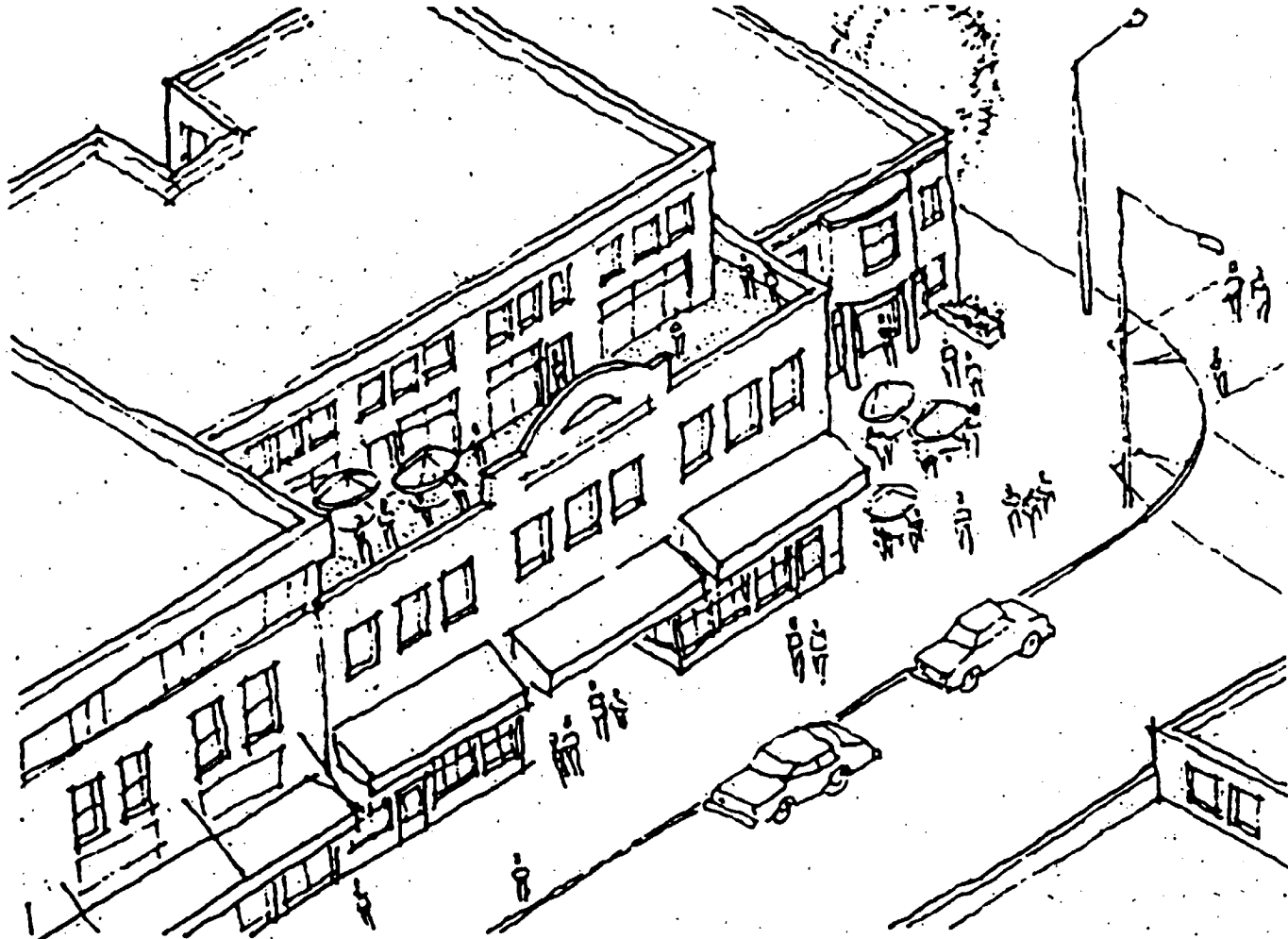
Vertical articulation added

- 6) For ground floor units, design and construct a common entrance that does not provide access to more than (4) dwelling units.
- 7) Articulate individual and common entry ways with a differentiated roof, awning or portico.
- 8) Provide a difference in elevation of at least four (4) feet for every one-hundred (100) feet of horizontal length for a flat roof or roof ridge on sloping roofs.
- 9) For any yard adjacent a street, incorporate windows into the design of all habitable rooms, except bathrooms.



## SECTION 4 - CORE AREA

### CORE AREA: DESIGN GUIDELINES AND STANDARDS



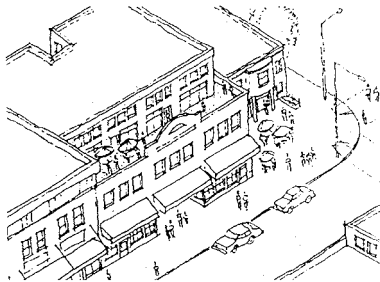
## SECTION 4 - CORE AREA - NOTES

## SECTION 4 - CORE AREA - GENERAL RETAIL/OFFICE DISTRICT

### A. General Retail/Office District 1. Pedestrian and Street Frontage Amenities

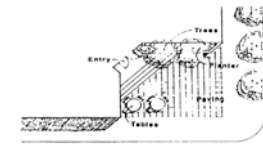
#### a. Guidelines:

- 1) Design and construct buildings adjacent to a public street right-of-way that create safe, pleasant and active pedestrian environments.
- 2) Minimize building setbacks from any public street right-of-way. Zero lot line buildings along the public street right-of-way are encouraged.
- 3) For building facades, provide weather protection above sidewalks in the form of awnings or marquees appropriate to the design of the structure.
- 4) Design and construction may include above grade pedestrian walkways except across a public street right-of-way in the Historic Core area.



#### b. Standards:

- 1) Design and construct a primary building entrance for each building facade. If a building has frontage on more than one public street, a single building entrance on the corner where the two streets intersect is permitted.



Pedestrian  
open space

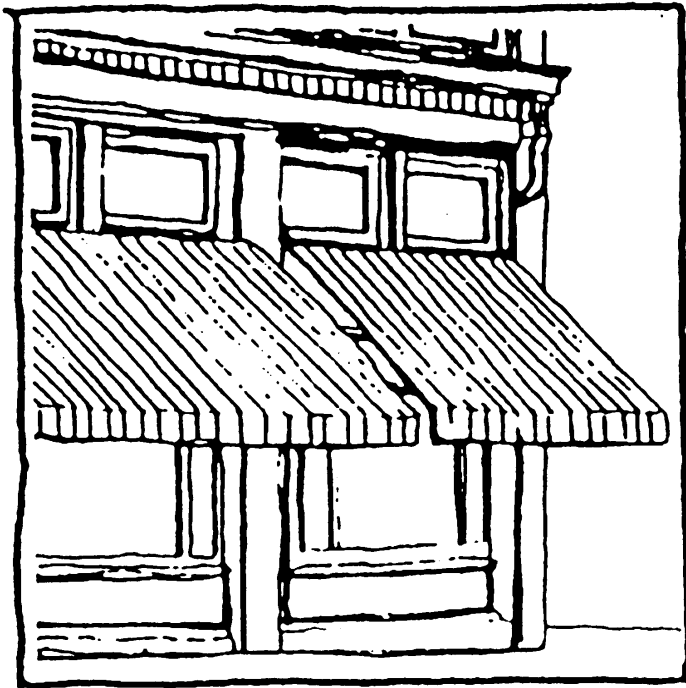
- 2) For buildings facing public street right-of-way, design and construct ground floor facades with at least 65 percent window area. Such windows shall not be mirrored or treated in such a way as to block views into the window. The measurements used to make the determination are T-Vis equal to or greater than 37 percent and the R-Vis equal to or less than 12 percent.
- 3) For upper building floors, incorporate vertical windows.



This commercial building  
employs the use of varied  
roof forms, canopies and  
window boxes to create  
a well proportioned  
unified composition.

## SECTION 4 - CORE AREA - GENERAL RETAIL/OFFICE DISTRICT

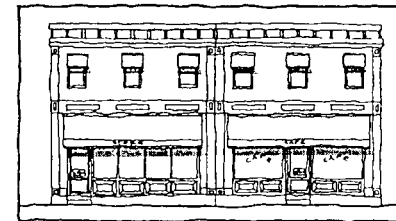
### A. General Retail/Office District (cont.) 1. Pedestrian and Street Frontage Amenities (cont.)



- (4) Unless otherwise required by these design standards, design and construct new structures facing a public street right-of-way either:
- (a) contiguous with the right-of-way; or
  - (b) located ten (10) feet from the public right-of-way.

This standard applies to the first twenty-five (25) feet of building height only. Above twenty-five (25) feet in height a building may set back up to ten (10) additional feet from the public right-of-way.

- (5) If a building is placed ten (10) feet from the public right-of-way, use the area between the building and the public right-of-way to create a plaza court or to accommodate an arcade. In no case shall the area be used for storage other than temporary bicycle parking.
- (6) Unless specified elsewhere in these design standards, include weather protection in the form of awnings or marquees adjacent a public street right-of-way along at least 90 percent of the length of the ground floor building facade. Such weather protection may encroach into the public right-of-way subject to SRC 76.160 (Encroachment into Public Right-of-way) and shall meet the requirements of the Uniform Building Code (Chapter 32, Section 3205, 3206).
- (7) Design and construct all above grade pedestrian walkways to meet the requirements of the Uniform Building Code (Chapter 4, Section 409).

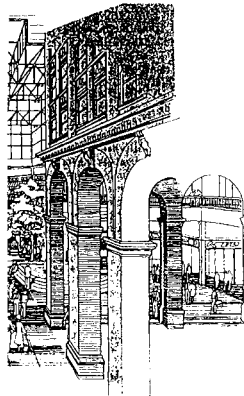


## SECTION 4 - CORE AREA - FRONT STREET DISTRICT

### B. Front Street District 1. Open Space Pedestrian Amenities

#### a. Guidelines:

- 1) Design and construct buildings along Front Street to take advantage of views to Riverfront Park and the Willamette River, including private open space on upper floors and building facades with windows.
- 2) Provide an arcade for building facades facing Front Street and weather protection for all building facades within the Front Street District.
- 3) Design and locate buildings and off-street parking within the Front Street district to reinforce the district's traditional pedestrian orientation.
- 4) Design and construct the first floor facade at a greater height than the upper floors. Incorporate architectural detailing that horizontally divides the first and second floors.



#### b. Standards:

- 1) Include with building facades facing Front Street upper floor balconies for residential units. The balcony shall be no less than forty-eight (48) square feet with no dimension less than six (6) feet.
- 2) Include windows in the design and construction of building facades. Bay windows are encouraged on upper floors.
- 3) Design and construct buildings within the Front Street district that are a minimum of four (4) stories in height.
- 4) Design and construct buildings within the Front Street district that are a maximum of six (6) stories in height.
- 5) Design and construct arcades along the Front Street building frontage that are built contiguous with the public right-of-way. Arcades shall be no less than fourteen (14) feet in height and provide a width of cover of at least eight (8) feet.
- 6) Design and construct building facade along Front Street without awnings.
- 7) When awnings are attached to buildings in the Front Street district, provide a width of cover of at least six (6) feet over the public right-of-way.
- 8) Place new buildings with Front Street frontage that do not incorporate an arcade contiguous with the Front Street public right-of-way.
- 9) Design and construction of automobile access to off-street parking shall not include access directly from Front Street.
- 10) Design and construct first floor facades within the Front Street district a minimum height of fourteen (14) feet. First and second floor facades shall be horizontally divided with belt or string courses.

## SECTION 4 - CORE AREA - NOTES

**SECTION 4 - CORE AREA**

**C. Historic Core Area**  
see Section 5.C

## SECTION 4 - CORE AREA - NOTES



**HISTORIC RESOURCES  
DESIGN GUIDELINES AND STANDARDS**

**SECTION 5 - HISTORIC RESOURCES - NOTES**

## SECTION 5 - HISTORIC RESOURCES

### A. General Development Requirements

#### 1. Existing Buildings, Structures, Sites, Objects, and Districts

##### a. Guidelines:

- 1) Provide a use compatible to the design of the historic property which requires minimal alteration of the historic resource and its environment, or use a property for its originally intended purpose.
- 2) Retain the distinguishing original qualities and character of a historic resource and its environment. The removal or alteration of any historic material or distinctive features should be avoided when possible.
- 3) Design and construct alterations that are not created to have an earlier appearance without historical evidence. All historic resources should be recognized as products of their own time.
- 4) Recognize and respect changes that have taken place during the course of time which are evidence of the history and development of a historic resource and its environment. These changes may have acquired significance in their own right, and this significance should be recognized and respected.
- 5) Treat with sensitivity the distinctive stylistic features or examples of skilled craftsmanship which characterize a historic resource.
- 6) Repair deteriorated features rather than replace, wherever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, texture, and other visual qualities. Repair or replacement of missing features should be based on accurate duplications, substantiated by historic, physical, or pictorial evidence rather than on conjectural designs or the availability of different elements from other buildings or structures.

##### b. Standards

- 1) Use the property for its historic purpose or for a similar use that will not alter street access, landscape design, entrance(s), height, footprint, fenestration, or massing.
- 2) Retain historic materials and distinctive features.
- 3) Restore or reconstruct historic features only when supported by physical or photographic evidence.
- 4) Retain all significant historic features existing from the period of significance.
- 5) Retain historic finishes.
- 6) Repair rather than replace materials and features, when possible, according to historic preservation methods.
- 7) Design and construct additions to minimize changes to the resource.
  - (a) Construct the addition with the least possible loss of historic materials and so that significant features are not obscured, damaged, or destroyed.
  - (b) Locate the addition at the rear or on an inconspicuous side of a historic resource, limiting its size and scale in relationship to the historic resource.
  - (c) Design new additions in a manner that makes it clear what is historic and what is new.

## SECTION 5 - HISTORIC RESOURCES

### A. General Development Requirements (cont.)

#### 1. Existing Buildings, Structures, Sites, Objects, and Districts (cont.)

- 7) Design and construct contemporary alterations and additions to existing properties such that they do not destroy significant historical, architectural or cultural material, and such design is compatible with the size, scale, material, and character of the property, neighborhood and environment.
- 8) Design and construct restoration/renovation solutions that recognize the special problems inherent in the structural systems of historic resources, especially where there are visible signs of cracking, deflection or failure.
- 9) Retain original masonry, and mortar whenever possible without the application of any surface treatment. Old materials in composition and texture should be duplicated to the extent possible.
- 8) Correct structural deficiencies without visually changing the composition, design, texture or other visual qualities. Do not excavate or regrade adjacent to or within a historic resource which could cause the historic foundation to settle, shift, or fail, or could have a similar effect on adjacent historic resources.
- 9) Clean and repair masonry carefully to avoid damage, according to accepted preservation methods.

## SECTION 5 - HISTORIC RESOURCES

### B. Residential Historic Districts



#### 1. New Construction

##### a. Guidelines:

- 1) For new construction, design compatible structures within a residential historic district. Compatibility considerations will include general scale, mass, height, detail, proportions, setbacks, profile, roof shape, materials, rhythm of window and door openings, platforms/foundations, and garage location. Compatibility is required for both newly constructed and relocated dwelling units.


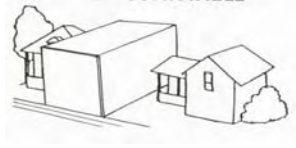
##### b. Standards



- 1) New construction in residential historic districts must be compatible in design without creating a false sense of history, as follows:

Compatible		Not Compatible
 <p>Construct buildings to the height of surrounding historic buildings.</p>	HEIGHT	 <p>Avoid construction that greatly varies in height (too high or too low) from historic buildings in the vicinity.</p>
Relate the scale and proportion of new structures to the size of adjacent historic buildings.	SCALE & PROPORTION	Avoid buildings that in overall size violate the scale of surrounding historic buildings.
Relate the roof shapes and building profiles, to those found on surrounding historic buildings.	ROOF SHAPES & PROFILES	Avoid roof shapes and building profiles not traditionally used in the area.

## SECTION 5 - HISTORIC RESOURCES





Figure 120A (cont.)

Compatible		Not Compatible
	SETBACKS	
Maintain the historic facade lines of streetscapes by locating front walls of new buildings in the same plane as the facades of adjacent buildings.		Avoid violating the existing setback pattern by placing new buildings in front or behind the historic facade line.

Compatible		Not Compatible
	MASS	
Break up boxlike forms into smaller, varied masses which are common on most buildings from the historic period.		Avoid single, monolithic forms that are not relieved by variations in mass.
Break up flat surfaces with window frames, door frames, and other design elements so as to relate the elevations of the structure to surrounding historic buildings.	DETAIL	Avoid unrelieved flat expanses by approximating the siding or textures of exterior walls on surrounding historic buildings and framing windows and doors in a manner consistent with surrounding buildings.
Respect the alteration of wall areas with door and window elements in the facade. Also, consider the width-to-height ratio of bays in the facade.	RHYTHM OF OPENINGS	Avoid introducing the incompatible facade patterns that upset the rhythm of openings established by the surrounding structures.

## SECTION 5 - HISTORIC RESOURCES

Figure 120A (cont.)

<b>Compatible</b>		<b>Not Compatible</b>
	<p>PLATFORMS &amp; FOUNDATIONS</p>	
<p>The use of a raised platform, or foundation, is a traditional siting characteristic of most of the older residential buildings in Salem.</p>		<p>Avoid bringing the walls of buildings straight out of the ground without a sense of platform.</p>
<b>Compatible</b>		<b>Not Compatible</b>
	<p>GARAGE LOCATIONS</p>	
<p>Respect the siting of garages behind or to the side of houses and maintain a similar relationship between the new house and its garage.</p>		<p>Avoid siting a garage in the front of a house or in some other location inconsistent with the siting of garages in the District.</p>
<b>Compatible</b>		<b>Not Compatible</b>
<p>Use building materials that are similar or compatible in look and texture to the materials used traditionally in the neighborhood.</p>	<p>MATERIALS</p>	<p>Vinyl or aluminum siding or windows, as well as metal roofing, are discouraged.</p>

**SECTION 5 - HISTORIC RESOURCES - NOTES**



## SECTION 5 - HISTORIC RESOURCES

### C. Historic Core Area

#### 1. New Construction

##### a. Guidelines:

- 1) Locate buildings on site to reinforce the area's traditional pedestrian orientation and orient buildings to street level for the interaction of people in a traditional setting.
- 2) For new construction, design compatible structures within the Salem Downtown Historic District. Compatibility considerations will include the use of traditional building materials, a design that reflects the height of buildings designated as historic contributing within the district, and the use of decorative details to compliment the historic character of the area.

##### b. Standards

- 1) Building Site and Access
  - a) Place new buildings contiguous with the public street right-of-way.
  - b) Design and construct a primary building entrance for each building facade adjacent a public right-of-way. If a building has frontage on more than one public street, a single building entrance on the corner where the two streets intersect is permitted.
  - c) Design and construct buildings without above-ground pedestrian walkways which are prohibited across any public street right-of-way.
- 2) Building Mass and Articulation
  - a) Construct building facades adjacent a public street of traditional building materials such as brick or stone.
  - b) Use materials other than stucco or pre-cast concrete block in the facade.
  - c) Include at least 65 percent windows along ground floor faces of buildings adjacent a public street right-of-way. Such windows shall not be mirrored or treated in such a way as to block views into the windows. The measurements used to make the determination are T-Vis with a minimum limit of 37 percent and the R-Vis with a maximum limit of 12 percent.

## SECTION 5 - HISTORIC RESOURCES

### C. Historic Core Area (cont.)

#### 1. New Construction (cont.)

- d) Design and construct the upper floors of buildings to include vertical windows.
- e) Design and construct all entrances that face a public street right-of-way with architectural elements which may include lintels, pediments, pilasters, columns and/or overhangs.
- f) Incorporate a base course and cornice into the design of the facade. The base course shall align with either the kickplate or sill level of the first story. The cornice shall terminate or cap the top of a building wall, and may project horizontally from the vertical building wall plane.
- g) Design and construct buildings no less than two stories in height, and no taller than four stories.
- h) Use architectural elements that do not exactly replicate historic features; do not duplicate the exact form, material, style and detailing of buildings in the historic district; do not create a false sense of history.

## SECTION 5 - HISTORIC RESOURCES

### C. Historic Core Area (cont.) 2. Awnings

#### a. Guidelines

- 1) Use materials that are compatible with and characteristic of the building's or structure's period and style.
- 2) Design awnings, canopies, or marquees that do not obscure significant features.
- 3) Design and install awnings, canopies, or marquees that are compatible with the building.
- 4) Attach awnings, canopies, or marquees carefully to prevent damage to historic materials and ensure the safety of pedestrians.
- 5) Design awnings, canopies, or marquees that respect the size, scale and design of the historic resource and that respect neighboring resources.

#### b. Standards

- 1) Cover awnings with canvass or a city-approved building material. A list of city-approved building materials will be available from the City's Permit Application Center.
- 2) Locate awnings within window openings, and below transoms.
- 3) No umbrella-type awnings, or non-historic forms, are permitted.
- 4) Attach awnings such that historic materials or features are not damaged.
- 5) Marquees may be used where compatible with the building and neighboring resources.

## SECTION 5 - HISTORIC RESOURCES

### C. Historic Core Area (cont.) 3. Signs

#### a. Guidelines

- 1) Retain historic signs whenever possible, particularly if they are associated with historic figures, events or places, significant as evidence of the history of the product, business or service advertised, significant as reflecting the history of the building or the development of the historic district, characteristic of a specific period, or integral to the building's or structure's design or physical fabric.
- 2) Design new signs that respect the size, scale and design of the historic resource.
- 3) Locate new signs where they do not obscure significant features.
- 4) Design new signs that respect neighboring resources.
- 5) Use materials that are compatible with and characteristic of the building's or structure's period and style.
- 6) Attach signs carefully to prevent damage to historic materials and ensure the safety of pedestrians.

#### b. Standards

- 1) Retain historic signs.
- 2) Locate new signs between transom and sill of first story, within a historic signboard, or suspended from awning or marquee. Locate sign perpendicular to corner, flush to the facade or perpendicular to building. Do not locate signs in transom areas. Do not obscure windows or significant architectural features.
- 3) Paint signs on side of building only if previously painted and sign has historic precedence. Do not paint on brick surfaces, if not previously painted.
- 4) Orient sign to main entrance; do not place in a manner which has no relationship to main customer entrance.
- 5) Construct signs using materials such as wood or metal, except for untreated mill-finished metals. Use neon if incorporated into a larger sign and there is historic precedence. Do not use free-standing neon or plastic, back-lighted boxes.

## SECTION 5 - HISTORIC RESOURCES

### C. Historic Core Area (cont.)

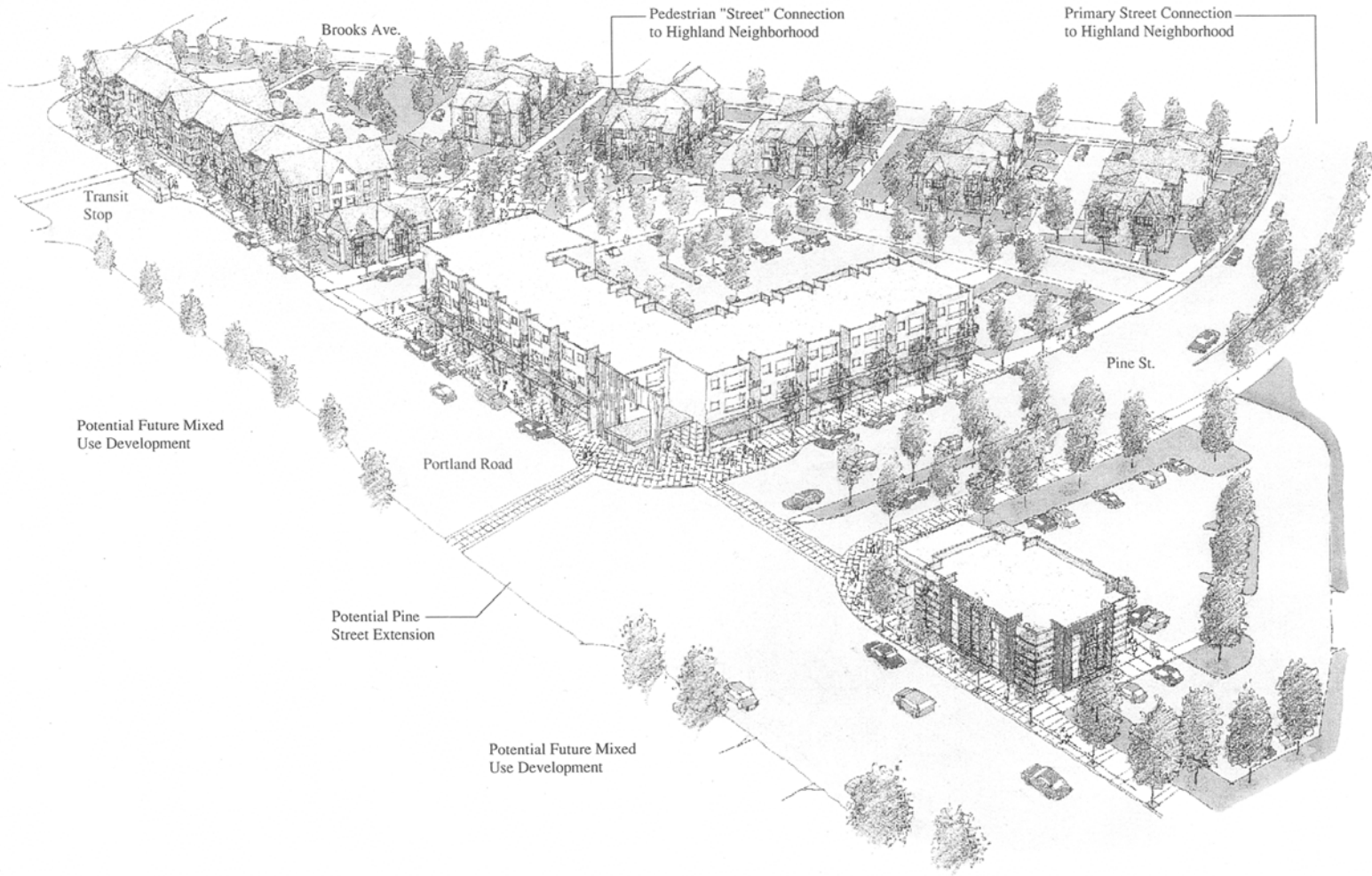
#### 3. Signs (cont.)

- 6) Attach signs into mortar joints, not into masonry, with sign loads properly calculated and distributed.
- 7) Run conduit in least obtrusive places; no exposed conduit.
- 8) Use a dark background with light lettering. Do not incorporate faux painting, e.g., stone, brick, metal.
- 11) Recreate a historic sign only with sufficient historical, pictorial, and physical documentation.

**SECTION 5 - HISTORIC RESOURCES - NOTES**

# SECTION 6 - NORTH DOWNTOWN PLANNING DISTRICT

## NORTH DOWNTOWN PLANNING DISTRICT



**SECTION 6 - NORTH DOWNTOWN PLANNING DISTRICT - NOTES**



## SECTION 6 - NORTH DOWNTOWN PLANNING DISTRICT - BROADWAY / HIGH STREET

### A. Broadway/High Street Overlay Zone

#### 1. Building Setbacks

##### a. Guidelines:

- 1) Minimize building setbacks from the public street right-of-way. Zero lot line buildings along Broadway and High Street are encouraged.
- 2) Site buildings to minimize impacts to adjacent residential uses.



##### b. Standards:

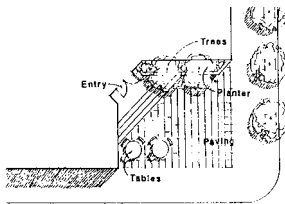
- 1) Unless otherwise required by these design standards, design and construct new structures facing Broadway/High Streets with setbacks that are:
  - (a) Contiguous with the right-of-way; or
  - (b) Located ten (10) feet from the public right-of-way to create plazas or other outdoor facilities open to the public.
  - (c) This standard applies to the first twenty-five (25) feet of building height only. Above twenty-five (25) feet in height a building may set back up to ten (10) additional feet from the public right-of-way.
- 2) For structures not adjacent to Broadway/High Street:
  - (a) Provide building setbacks adjacent to a public street as follows:
    - (i) Minimum setback: 0 feet
    - (ii) Maximum setback:  
Buildings 0 to 25 feet in height: 12 feet  
Portions of buildings above 25 feet in height: 25 feet.
  - (b) There are no side yard requirements, except that any space between a building or structure other than a fence and an interior side lot line shall not be less than five (5) feet in depth, exclusive of any alley area.
  - (c) The minimum setback for an interior rear yard shall be one (1) foot from an adjacent right-of-way line or alley for each foot of building height. The rear yard setback shall not exceed twenty (20) feet.

## SECTION 6 - NORTH DOWNTOWN PLANNING DISTRICT - BROADWAY / HIGH STREET

### A. Broadway/High Street Overlay Zone (cont.) 2. Building Orientation and Design

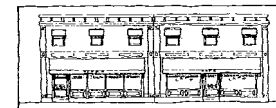
#### a. Guidelines

- 1) Design buildings adjacent to the Broadway and High Street rights-of-way to create safe, pleasant and active pedestrian environments.
- 2) Provide views into shops and offices for ground floor facades along Broadway and High Streets. Upper building levels facing Broadway and High Streets should incorporate decks and balconies.
- 3) Provide weather protection above sidewalks in the form of awnings or canopies appropriate to the design of the structure for building facades along Broadway and High Streets.
- 4) Provide for an urban streetscape along the Broadway/High Street right-of-way by locating new buildings close to the Street and close to one another with upper stories wherever practical. Urban streetscapes create a sense of enclosure along sidewalks and provide a variety of street level facades.



#### b. Standards

- 1) Design and construct a primary building entrance for each building facade facing the Broadway/High Street right-of-way. If a building has frontage on more than one public street, a single building entrance on the corner where the two streets intersect is permitted.
- 2) Incorporate at least 65 percent windows along ground floor facades of buildings facing the Broadway/High Street right-of-way. Such windows shall not be mirrored or treated in such a way as to block views into the window. The measurements used to make the determination are T-Vis equal to or greater than 37 percent and the R-Vis equal to or less than 12 percent.
- 3) For building frontages greater than one-hundred (100) feet in length, provide offset jogs, using elements such as bay windows and recessed entrances that reinforce pedestrian scale.
- 4) Include weather protection in the form of canopies or awnings along at least 50 percent of the length of the ground floor building facade which is adjacent to a public right-of-way. Such weather protection may encroach into the public right-of-way subject to SIC 76.160 (Encroachment into Public Right-of-Way) and in compliance with requirements of the Uniform Building Code Chapter 32.
- 5) Place weather protection at least eight (8) feet above any public sidewalk.
- 6) Construct new buildings adjacent to the Broadway/High Street right-of-way, a minimum of twenty-five (25) feet in height. New buildings shall provide space for commercial use on the ground floor with office or residential space above.



**A. Broadway/High Street Overlay Zone (cont.)**

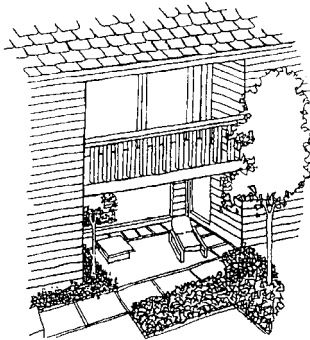
**3. Open Space**

**a. Guideline:**

- 1) Provide private open space for mixed use and residential buildings.

**b. Standards:**

- 1) Provide for each dwelling unit at least forty-eight (48) square feet of private open space with no dimension less than six (6) feet.
- 2) For each unit, provide a direct and accessible route to the private open space through the use of a doorway.



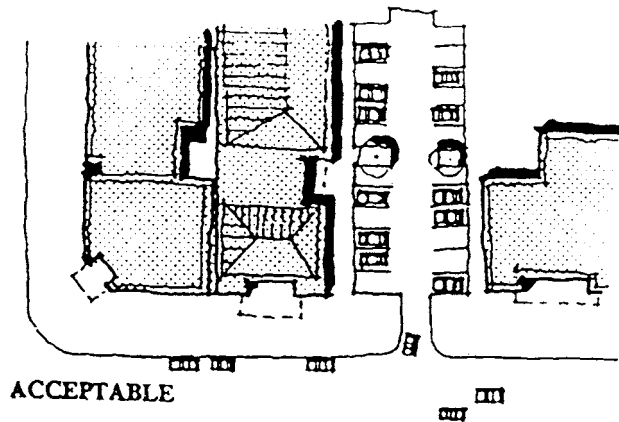
## SECTION 6 - NORTH DOWNTOWN PLANNING DISTRICT - BROADWAY / HIGH STREET

### A. Broadway/High Street Overlay Zone (cont.)

#### 4. Access

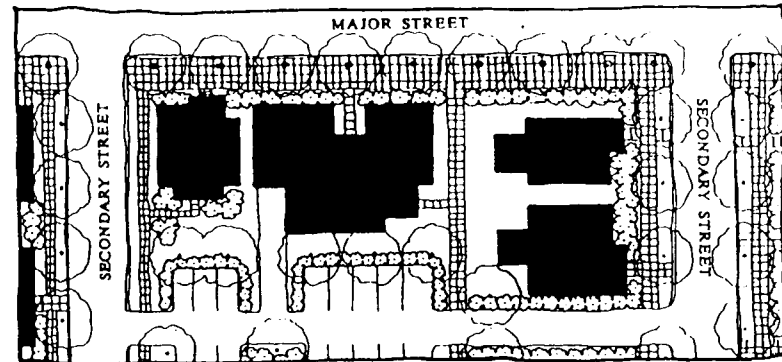
##### a. Guidelines:

- 1) Minimize vehicle access and driveways onto Broadway and High Streets. The joint use of driveways accessing Broadway and High Streets is encouraged.
- 2) Where feasible, provide vehicle access to buildings facing Broadway and High Streets via an alley or side street.



##### b. Standard:

- 1) Provide vehicle access to parking and loading areas via an alley or side street.
- 2) No new vehicle access or driveways on Broadway and High Streets shall be permitted.



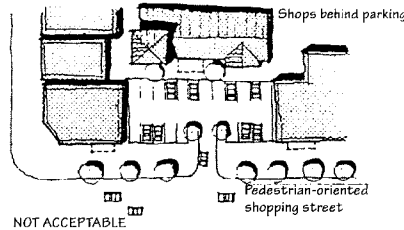
## SECTION 6 - NORTH DOWNTOWN PLANNING DISTRICT - BROADWAY / HIGH STREET

### A. Broadway/High Street Overlay Zone (cont.)

#### 5. Off-Street Parking and Loading

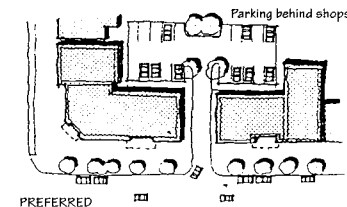
##### a. Guidelines:

- 1) Provide scale and orientation to parking lots that are consistent with a pedestrian-oriented retail and residential district.
- 2) Where physically possible, provide shared and structured parking to minimize the amount of land necessary to accommodate parking.



##### b. Standards:

- 1) Locate along Broadway and High Streets, off-street parking lots and loading areas behind or beside structures. Parking and vehicle maneuvering areas shall not be located between a structure and a public street.
- 2) Design and construct off-street surface parking areas that do not occupy more than 50 percent of the public street frontage of the lot where such parking is located, except that:
  - (a) Where a site has frontage along two public streets including a side street, a surface parking lot may occupy more than 50 percent of the side street frontage.
  - (b) For properties abutting the Broadway/High Street right-of-way, multi-level parking structures may occupy more than 50 percent of the site's Front Street frontage provided the parking structure includes ground floor commercial space along the frontage.



**SECTION 6 - NORTH DOWNTOWN PLANNING DISTRICT - NOTES**

**B. Riverfront Overlay Zone**

**1. Building Setbacks**

**a. Guidelines:**

- 1) Provide and enhance for public access to and along the riverfront.
- 2) Provide building setbacks that minimize environmental impacts and protects riparian corridors.

**b. Standards:**

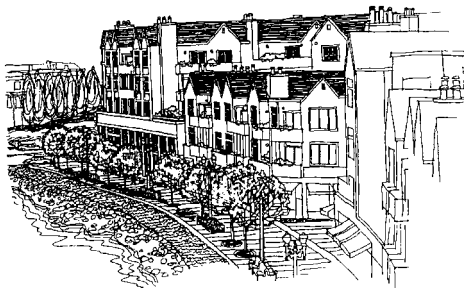
- 1) For properties adjacent the Willamette River, provide setbacks in compliance with the City's Willamette Greenway Permit process.
- 2) Provide setbacks adjacent to a public street right-of-way a maximum of twelve (12) feet. There shall be no minimum setback along a public street right-of-way.
- 3) There is no minimum side yard requirement.

## SECTION 6 - NORTH DOWNTOWN PLANNING DISTRICT - RIVERFRONT

### B. Riverfront Overlay Zone (cont.) 2. Building Orientation and Design

#### a. Guidelines:

- 1) Where appropriate, incorporate into the project design the riverfront and Mill Creek as public amenities.
- 2) For building faces adjacent the riverfront, facilitate pedestrian interaction by incorporating pedestrian arcades and plazas into project design.
- 3) For ground floor faces adjacent the riverfront, provide views into shops and offices. Upper building levels facing the riverfront should incorporate decks and balconies.
- 4) For new structures within the Riverfront Overlay Zone, take measures to minimize the noise impacts of surrounding industrial uses and the road.



#### b. Standards:

- 1) Provide for buildings adjacent the riverfront setback area at least one primary building entrance that faces the Willamette River.
- 2) Design and construct a primary building entrance for each building facade facing a public right-of-way. If a building has frontage on more than one public street, a single building entrance on the corner where the two streets intersect is permitted.
- 3) For buildings facing the riverfront setback area or public street right-of-way, provide ground floor facades comprised of 65 percent window area. Such windows shall not be mirrored or treated in such a way as to block views into the window. The measurements used to make the determination are T-Vis equal to or greater than 37 percent and the R-Vis equal to or less than 12 percent.
- 4) For building frontages greater than one-hundred (100) feet, design and construct offset jogs of not less than four (4) feet, using elements that reinforce pedestrian scale such as bay windows and recessed entrances.
- 5) For building facades adjacent to a public right-of-way include weather protection in the form of canopies or awnings along at least 50 percent of the length of the ground floor building facade. Such weather protection may encroach into the public right-of-way subject to SRC 76.160 (Encroachment into Public Right-of-Way).
- 6) Place weather protection at least eight (8) feet above any public sidewalk.



## SECTION 6 - NORTH DOWNTOWN PLANNING DISTRICT - RIVERFRONT

### B. Riverfront Overlay Zone (cont.) 3. Open Space

#### a. Guideline:

- 1) Provide private open space for mixed use and residential buildings.

#### b. Standards:

- 1) For each dwelling unit, provide at least forty-eight (48) square feet of private open space with no dimension less than six (6) feet.
- 2) For each unit, provide a direct and accessible route to the private open space through the use of a doorway.

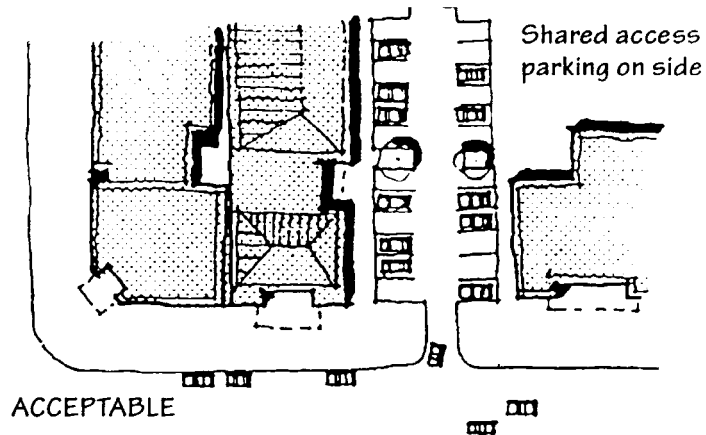
## SECTION 6 - NORTH DOWNTOWN PLANNING DISTRICT - RIVERFRONT

### B. Riverfront Overlay Zone (cont.)

#### 4. Access

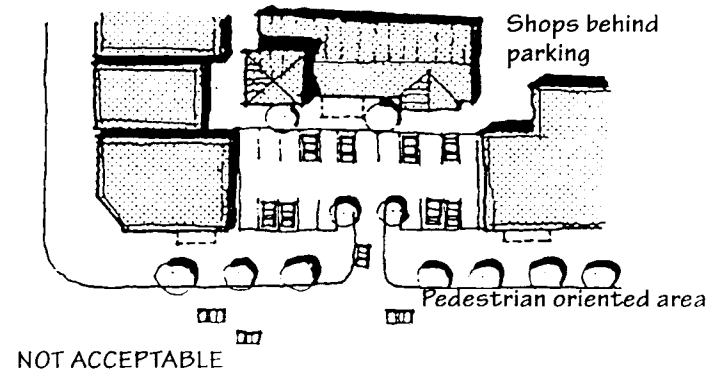
##### a. Guidelines:

- 1) Minimize vehicle access and driveways onto Front Street. The joint use of driveways accessing Front Street is encouraged.
- 2) Include in the project design public pedestrian access between the riverfront and Front Street to provide an inter-connected pedestrian circulation system.



##### b. Standards:

- 1) Provide east-west public access via a sidewalk, public street or alley not less than every four-hundred (400) feet to connect the riverfront with Front Street. This access shall not be less than twelve (12) feet in width.



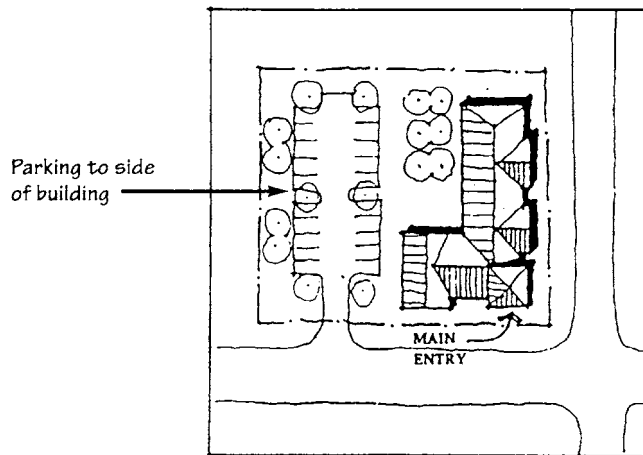
**B. Riverfront Overlay Zone (cont.)**  
**5. Off-Street Parking and Loading**

**a. Guidelines:**

- 1) Design the scale and orientation of parking lots consistent with a pedestrian-oriented retail and residential district.
- 2) Where physically possible, provide shared and structured parking to minimize the amount of land necessary to accommodate parking.

**b. Standards:**

- 1) Locate off-street surface parking and loading areas behind or to the sides of buildings and structures.
- 2) Design and construct parking that is not located within the minimum riverfront setback area.
- 3) Design and construct off-street surface parking areas that do not occupy more than 50 percent of a lot's public street frontage, except that:
  - (a) When a site has frontage along two public streets including a side street, a surface parking lot may occupy more than 50 percent of the side street frontage.
  - (b) Multi-level parking structures may occupy more than 50 percent of the site's Front Street frontage provided the parking structure includes ground floor commercial space along the frontage.



ACCEPTABLE

**SECTION 6 - NORTH DOWNTOWN PLANNING DISTRICT - NOTES**

**PORTLAND / FAIRGROUNDS ROAD OVERLAY ZONE  
DESIGN GUIDELINES AND STANDARDS**

**SECTION 7 - PORTLAND/FAIRGROUNDS ROAD OVERLAY ZONE - NOTES**

## SECTION 7 - PORTLAND/FAIRGROUNDS ROAD OVERLAY ZONE

### A. Building Location, Orientation, and Design

#### 1. Building Setback

##### a. Guidelines:

- 1) Minimize building setbacks from the public street right-of-way.
- 2) Zero lot line buildings are encouraged within mixed-use areas.

##### b. Standards:

- 1) Design and construct buildings no farther than sixty (60) feet from the public right-of-way, except in areas defined as mixed-use nodes.
- 2) Design and construct buildings no farther than ten (10) feet from the public right-of-way within mixed-use nodes.

## SECTION 7 - PORTLAND/FAIRGROUNDS ROAD OVERLAY ZONE

### A. Building Location, Orientation, and Design (cont.) 2. Building Orientation and Design

#### a. Guidelines:

- 1) Design and construct buildings facing the Portland/Fairgrounds Road Corridor to create safe, pleasant, and active pedestrian environments.
- 2) Provide views into shops and offices on ground floor facades along the Portland/Fairgrounds Road Corridor.
- 3) Design and construct buildings to reinforce the human scale of development and avoid long monotonous exterior walls. To minimize appearance of bulk, a building offset interval shall be established and repeated along structure facades.
- 4) Provide weather protection in the form of awnings or canopies appropriate to the design of the structure for building facades adjacent to sidewalks or pedestrian connections.
- 5) Design and construct buildings at a human scale.

#### b. Standards:

- 1) Design and construct a primary building entrance for each building facade facing a public right-of-way. If a building has frontage on more than one public street, a single building entrance on the corner where the two streets intersect is permitted.
- 2) Incorporate a minimum of 65 percent window on the ground floor facades of buildings facing the Portland/Fairgrounds Road Corridor. Such windows shall not be mirrored or treated in such a way as to block views into the window. The measurements used to make the determination are T-Vis equal to or greater than 37 percent and the R-Vis equal to or less than 12 percent.
- 3) Design and construction of building frontages greater than seventy-five (75) feet shall have offset jogs, using elements such as bay windows and recessed entrances that reinforce pedestrian scale. Building frontages two or more stories in height may be built without offset intervals on the first floor, but all additional floors shall be extended or recessed a minimum of four (4) feet horizontally from the exterior vertical plane of the first story. Such extensions may extend into required yards notwithstanding SRC 76.170(a).
- 4) Design and construct building facades adjacent to sidewalks or pedestrian connections to include weather protection in the form of canopies or awnings along at least 50 percent of the length of the ground floor facade. Such weather protection may encroach into the public right-of-way subject to SRC 76.160 (Encroachment into Public Right-of-Way). Weather protection shall be placed at least eight (8) feet above any public sidewalk.
- 5) Design and construct buildings within mixed-use areas at a minimum height of twenty-five (25) feet.



**B. Landscaping Requirements**

**1. Landscaping for Open Sales and Off-Street Parking**

**a. Guidelines:**

- 1) Utilize landscaping to enhance the urban character of the area and provide adequate screening and buffering of open sales areas.
- 2) Utilize landscaping to enhance the urban character of the area and provide adequate screening and buffering of surface parking lots.

**b. Standards:**

- 1) Screen open sales areas for items such as vehicles, boats, recreational vehicles, satellites, hot tubs, and other such items from the public right-of-way with a sight obscuring fence, hedge or masonry wall each a minimum of three (3) feet in height and a minimum landscaped strip three (3) feet in width. The fence, hedge or masonry wall shall not infringe on the vision clearance area pursuant to SRC 76.170. Concertina or barbed wire fencing is prohibited within sixty (60) feet of any public street right-of-way, unless such fencing is obstructed by a building or structure.
- 2) Provide a landscape strip a minimum of ten (10) feet in width between the surface parking lot and public right-of-way in areas without open sales. The strip shall be planted with a minimum of one (1) plant unit per twenty (20) square feet of planting area. Berms, mounds, raised beds and grade drops are allowed if they meet the requirements of SRC 143B.230.

**SECTION 7 - PORTLAND/FAIRGROUNDS ROAD OVERLAY ZONE - NOTES**

**C. Parking Requirements**  
**1. Off-Street Parking and Loading**

**a. Guidelines:**

- 1) Minimize the area devoted to off-street parking within mixed use areas.
- 2) Include ground floor commercial space in parking structures within defined mixed-use areas and adjacent to Portland/Fairgrounds Road Corridor.

**b. Standards:**

- 1) Restrict off-street parking to not occupy more than 50 percent of the public street frontage of the lot where such parking is located within mixed-use areas. Within mixed-use areas, where a site has frontage along two public streets including a side street, a surface parking lot may occupy more than 50 percent of the side street frontage.
- 2) Include ground floor commercial space along the Portland/Fairgrounds Road frontage in parking structures located within defined mixed-use areas and adjacent to the Portland/Fairgrounds Road Corridor.

**SECTION 7- PORTLAND/FAIRGROUNDS ROAD OVERLAY ZONE - NOTES**

**EDGEWATER STREET/WALLACE ROAD AREA OVERLAY ZONE  
DESIGN GUIDELINES AND STANDARDS**

**SECTION 8 - EDGEWATER STREET/WALLACE ROAD AREA OVERLAY ZONE - NOTES**

## SECTION 8 - EDGEWATER STREET/WALLACE ROAD AREA OVERLAY ZONE

### A. Wallace Road Corridor Requirements

#### 1. Building Setback, Access to Parking, Screening/Buffering

##### a. Guidelines:

- 1) Minimize building setbacks from the Wallace Road right-of-way.
- 2) Minimize access to Wallace Road where access to parking is available from a local street.
- 3) Utilize landscaping to provide adequate screening and buffering of open sales areas.

##### b. Standards:

- 1) Along the Wallace Road right-of-way, design and construct building setbacks a maximum of sixty (60) feet from the public right-of-way. This design standard shall not apply if a building exists within sixty (60) feet of the public right-of-way and comprises at least fifty (50) percent of the lot width.
- 2) Design and construct developments without new driveways on Wallace Road where access to parking is available from a local street.
- 3) Screen open sales areas for construction, communication or recreational equipment, vehicles, boats, recreational vehicles, and building materials, from the Wallace Road public right-of-way with a sight-obscuring fence, hedge or masonry wall each a minimum of three (3) feet in height and a landscaped strip a minimum of six (6) feet in width. The fence, hedge or masonry wall shall not infringe on the vision clearance area pursuant to SRC 76.170 and SRC 86.080. Concertina or barbed wire fencing is prohibited within sixty (60) feet of any public street right-of-way unless such fencing is obstructed by a building or structure.

**SECTION 8 - EDGEWATER STREET/WALLACE ROAD AREA OVERLAY ZONE - NOTES**



**B. Edgewater Street Corridor Requirements**

**1. Building Setback**

**a. Guidelines:**

- 1) Minimize building setbacks from the Edgewater Street right-of-way.

**b. Standards:**

- 1) Along the Edgewater Street right-of-way, design and construct building setbacks a maximum of ten (10) feet from the public right-of-way. This design standard shall not apply if a building exists within ten (10) feet of the public right-of-way and comprises at least fifty (50) percent of the lot width.

**B. Edgewater Street Corridor Requirements (cont.)**

**2. Building Orientation and Design**

**a. Guidelines**

- 1) Design and construct buildings facing the Edgewater Street right-of-way that create safe, pleasant and active pedestrian environments.
- 2) Design and construct ground floor facades along the Edgewater Street right-of-way that provide views into shops and offices.
- 3) Reinforce the human scale of development and avoid buildings with long monotonous exterior walls. To minimize the appearance of bulk, a building offset interval shall be established and repeated along structure facades.
- 4) Provide weather protection on building facades adjacent to sidewalks or pedestrian connections in the form of awnings or canopies appropriate to the design of the structure.

**b. Standards**

- 1) Design and construct a primary building entrance for each building facade facing a public right-of-way. If a building has frontage on more than one public street, a single building entrance on the corner where the two streets intersect is permitted.
- 2) Incorporate a minimum of sixty-five (65) percent window along the ground floor facade for buildings facing the Edgewater Street right-of-way. Such windows shall not be mirrored or treated in such a way as to block views into the window. The measurement used to make the determination area T-V is equal to or greater than 37 percent and the R-Vis equal to or less than 12 percent.
- 3) Design and construct building frontages greater than seventy-five (75) feet with offset jogs, using elements such as bay windows and recessed entrances that reinforce pedestrian scale; building frontages two or more stories in height may be built without offset intervals on the first floor, but all additional floors shall be extended or recessed a minimum of four (4) feet horizontally from the exterior vertical plane of the first story. Such extensions may extend into required yards notwithstanding SRC 76.170(a).
- 4) Design and construct building facades adjacent to sidewalks or pedestrian connections to include weather protection in the form of canopies or awnings along at least ninety (90) percent of the length of the ground floor facade. Such weather protection may encroach into the public right-of-way subject to SRC 76.160 (Encroachment into Public Right-of-Way). Weather protection shall be placed at least eight (8) feet above any public sidewalk.

**B. Edgewater Street Corridor Requirements (cont.)**

**3. Landscaping for Open Sales and Off-Street Parking Area**

**a. Guidelines:**

- 1) Utilize landscaping to provide adequate screening and buffering of open sales areas.

**b. Standards:**

- 1) Screen open sales areas for construction, communication or recreational equipment, vehicles, boats, recreational vehicles, and building materials from the Edgewater Street public right-of-way with a sight obscuring fence, hedge or masonry wall each a minimum of three (3) feet in height and a landscaped strip a minimum of six (6) feet in width. The fence, hedge or masonry wall shall not infringe on the vision clearance area pursuant to SRC 76.170 and SRC 86.080. Concertina or barbed wire fencing is prohibited within sixty (60) feet of any public street right-of-way unless such fencing is obstructed by a building or structure.

**B. Edgewater Street Corridor Requirements (cont.)**

**4. Off-Street Loading and Parking Requirements**

**a. Guidelines:**

- 1) Minimize the area devoted to off-street surface parking along the Edgewater Street right-of-way.
- 2) Design and construct parking structures adjacent to the Edgewater Street right-of-way with ground floor commercial or office space.
- 3) Where possible, provide access to parking to serve activities along the Edgewater Street right-of-way from Second Street or via an alley.

**b. Standards:**

- 1) Along the Edgewater Street right-of-way, design and construct off-street surface parking that does not occupy more than 50 percent of the street frontage of the lot where such parking is located. Where a site has frontage along two public streets including a side street, a surface parking lot may occupy more than 50 percent of the side-street frontage.
- 2) For parking structures adjacent to the Edgewater Street right-of-way include ground floor commercial or office space.
- 3) Where access to parking is available from Second Street or via an alley, design and construct developments without any new driveways along Edgewater Street.

## **C. Walker School Area Requirements**

The following guidelines and standards are intended to apply to both multiple family and compact residential development. These guidelines and standards are in addition to the requirements contained in the multiple family and compact residential sections of the Development Design Handbook

### **1. Building Orientation and Design**

#### **a. Guidelines:**

- 1) For development located across a street from single family dwelling(s) or property zoned for single family dwellings, design and construct units that reflect the scale, shape and details of single family structures.
- 2) Design and construct dwelling units with entries oriented to the street. Apartments may have entries oriented to a central courtyard that is open to the street.
- 3) Achieve architecturally defined entryways and building design which relates to human scale.

#### **b. Standards:**

- 1) Use trim boards to mark and define all building roof lines, porches, windows and doors that are on building elevations that face public streets.
- 2) Orient units with building fronts parallel to the street and with side walls at right angles to the street. Ground floor units shall include individual covered entry porches when facing a street. On interior lots less than fifty (50) feet in width at least one (1) unit shall face the street. Additional units shall be located to the rear of the parcel. A paved walkway shall be provided from the street to units at the rear of the property.
- 3) Differentiate attached units using offset jogs.

**C. Walker School Area Requirements (cont.)**

**2. Parking Site Access and Circulation**

**a. Guidelines:**

- 1) Design and construct parking areas that are minimized, hidden from view and incidental to the structure when viewed from the street.
- 2) Minimize the amount of building frontage devoted to garages facing a public right-of-way.
- 3) Minimize land area for driveways.

**b. Standards:**

- 1) Unless restricted otherwise in the Salem Revised Code, design and construct parking areas that do not occupy more than 25 percent of any street frontage.
- 2) Design and construct only single car garage doors facing a street. Provide a garage setback from the street right-of-way at least four (4) feet further than any enclosed living area.
- 3) Design and construct driveways serving a garage no greater than eight (8) feet in width. Tandem parking is permitted to meet off-street parking requirements.

**C. Walker School Area Requirements (cont.)**

**3. Open Space**

**a. Guidelines:**

- 1) Design and construct entry porches with useable private outdoor open space.

**b. Standards:**

- 1) Design and construct entry porches with minimum dimensions of six (6) feet by eight (8) feet.

**C. Walker School Area Requirements (cont.)**  
**4. Building Mass and Facade**

**a. Guidelines:**

- 1) Design and construct roof lines on new structures that reflect roof lines representative of single family structures in the neighborhood or along the block face.
- 2) Minimize building setbacks along the front property line.
- 3) Minimize building height along the front property line.
- 4) Minimize the scale of building planes.
- 5) For developments with multiple structures, design and create useable common open space and provide visual interest to reduce the appearance of bulk.

**b. Standards:**

- 1) Design and construct units with a minimum roof pitch of 3:12 or greater.
- 2) Provide minimum building setbacks along the property frontage of eighteen (18) feet.
- 3) Design and construct buildings not to exceed twenty-eight (28) feet in height within fifty (50) feet of the front property line.
- 4) For units that face a street, design and construct buildings with building planes that do not exceed 960 square feet, forty (40) feet by twenty-four (24) feet, within thirty (30) feet of the front property line. No building plane shall exceed 1,400 square feet within fifty (50) of the front property line. No building plane shall have a horizontal dimension greater than forty (40) feet.
- 5) If more than one building plane faces the property line and the building planes align at a common distance from the line, horizontally separate the building planes by at least twenty (20) feet to create a "courtyard" effect. For purposes of this standard "common distance" shall be defined as within twelve (12) feet.



**C. Walker School Area Requirements (cont.)**  
**5. Landscaping**

**a. Guidelines:**

- 1) Plant trees along the street frontage, according to the requirements of SRC Chapter 86.

**b. Standards:**

- 1) Provide at least one (1) street tree for each dwelling unit except that no more than one (1) tree shall be required for every twenty (20) feet of street frontage or fraction thereof. Street trees shall be canopy trees with a minimum caliper of three (3) inches. Existing trees may be used to satisfy this requirement.

**SECTION 8 - EDGEWATER STREET/WALLACE ROAD AREA OVERLAY ZONE - NOTES**

**APPENDICES**

**SECTION 9 - APPENDICES - NOTES**

## SECTION 9 - APPENDICES

### APPENDIX A: Definition of Terms

**Accessory Building Structure:** A building structure or use which is incidental and subordinate to and dependent upon the main use on the same premises.

**Addition:** Construction that increases the size of the original structure by building outside the existing walls or roof.

**Adult Recreation Area:** Site area set aside for the active recreational pursuits of adult residents.

**Alley:** A public easement or right-of-way not more than twenty (20) feet and not less than ten (10) feet in width, which intersects with a public street.

**Arcade:** A continuous passageway parallel to and open to a street, open space, or building usually covered by a canopy or permanent roofing, and accessible and open to the public.

**Awning:** A shelter supported entirely from the exterior wall of a building.

**Balcony:** A projecting platform on a building, sometimes supported from below, sometimes cantilevered, enclosed with a railing or balustrade.

**Base Course:** A foundation or footing layer of masonry running horizontally in a wall.

**Bufferyard:** A unit of land together with a landscaped area of specified plantings and screening between land uses of differing character to eliminate or minimize potential conflicts or nuisances and provide an aesthetic environment.

**Buildable Width:** The distance along the street right-of-way radial to the curve, if appropriate, that is sufficiently deep to accommodate a lot depth of 70 feet and meet setback requirements and is exclusive of side yard setbacks and/or bufferyards.

**Building Articulation:** Design emphasis given to architectural details such as walls, windows, balconies and entries which serve to divide buildings into smaller identifiable pieces.

**Building Bulk:** The expanse of a structure.

**Building Mass:** The three dimensional bulk of a structure defined by the height, width and depth of the horizontal and vertical planes of a building.

**Building Offset:** Change in vertical planes along an exterior building wall of a structure, and does not include decks or covers over entryways. An offset that does not continue the entire length of the building, and therefore, configured as a "bump out," counts as one building offset.

**Building Offset Interval:** The distance between change of vertical planes of a structure.

**Building Scale:** The relationship between the mass of a building and its surroundings including the width of street, open space and the mass of surrounding buildings.

**Building Transition Area:** A unit of land along the perimeter of a site within which structures must be set back from property lines in relation to structure height.

**Canopy tree:** A deciduous shade tree planted primarily for its high crown of foliage.

**Children's Play Area:** An area under the immediate supervision of adults set aside for the play activity of children five (5) years of age or younger.

**Column:** A slender, vertical element that supports or appears to support part of a building or structure.

**Columnar Tree:** A tree characterized as being tall, cylindrical or tapering.

**Common Open Space:** An open space area intended for the shared use by residents of the development. Common open space may include landscaping, walkways, play areas, swimming pools, roof gardens, or other open areas which provide visual or recreational amenities for the residents. Common open space may not include storm water retention/detention areas unless it meets the minimum requirements as specified in the handbook. About ratio of slope, common open space is calculated on the size of the entire development regardless of the location of individual property/lot lines. If done in phases, each phase must meet the requirements on a stand-alone basis.

**Connectivity:** Integrating subject sites with surrounding land uses.

**Cornice:** The exterior molding or trim on a structure, usually forming the top band of a wall where the facade of the structure meets the roof; may also appear elsewhere on the facade to provide definition to the functional elements of the facade, usually consists of bed molding, soffit, fascia, and crown molding.

**Court:** A space, open and unobstructed to the sky, located at or above grade level on a lot and bounded on three or more sides by walls of a building.

## SECTION 9 - APPENDICES

### APPENDIX A: Definition of Terms (cont)

**CPTED:** Crime Prevention Through Environmental Design

**Deck:** A platform, built of wood or simulated material, extending from the building to be used for outside leisure activities.

**Development Design Guideline:** A descriptive statement that allows for flexibility and creativity in achieving a requirement.

**Development Design Review:** Site plan and design review of specific types of development as authorized by City Council action.

**Development Design Standard:** A prescriptive statement that is quantifiable and involves no discretion in achieving a requirement.

**Duplex:** A dwelling or residence containing two (2) independent dwelling units.

**Dwelling Unit:** A residence intended for occupancy by one household.

**Facade:** The front or any face of a building with frontage along a public street.

**Face:** The vertical plane of one exterior side of a building.

**Faux Painting:** The painting of a surface in such a way that it appears to be a different surface or material (i.e., marble, brick, metal, etc.).

**Fenestration:** The arrangement or pattern of windows and doors on the facade of a building.

**Footprint:** The space or shape that a building or structure occupies on the ground.

**Ground Cover:** A living plant species which normally reaches a height of less than three (3) feet upon maturity, planted in such a manner so as to form a continuous cover over the ground.

**Hillside Lot:** A lot having an average cross slope of 15 percent or more and zoned or developed for residential use.

**Historic Landmarks Commission:** A Review body appointed by the City Council responsible for determining if specific development projects have met all city development design guidelines and applicable standards in designated Historic resources, as well as applicable zones.

**Horizontal Landscape Element:** Shrubs, hedges or similar plantings that grow wider than they are tall.

**Human Scale:** The size of a building element or space relative to the dimensions and proportions of the human body.

**Identical Buildings:** Buildings constructed of a single material of uniform texture and on a single plane.

**In-Kind:** Replacement with the same material and design.

**Landscape Island:** An area within parking areas which is planted with vegetative ground cover and trees.

**Limited Land Use Action** (for purposes of this document): A final decision made by the city pertaining to a site based on application of design guidelines. Limited land use decisions involve discretion in decision-making.

**Lintel:** A structural member placed over an opening or a recess in a wall and supporting construction above.

**Marquee:** A permanent roof-like shelter over an entrance attached to and supported by the building and projecting over public right-of-way. A marquee is generally flat in shape.

**Massing:** The three-dimensional bulk or expanse of a building or structure defined by the height, width and depth of the horizontal and vertical planes of a building.

**Multiple Family Development:** Any building, or portion thereof, which is designed, built, rented, leased, let or hired out to be occupied, or which is occupied as the home or residence of three or more families living independently of each other and doing their own cooking in the said building; or a building in condominium ownership containing three or more dwelling units.

**Open Space:** Site area not devoted to buildings, parking, driveways or storage areas. (See Common Open Space).

**Overhang:** A projection of the roof or upper story of a building or structure beyond the wall of the lower part.

**Overlay Zone:** A set of development regulations which are added to standard underlying zoning requirements for a defined geographic area to achieve a specific goal.

**Parking Area:** An area where motor vehicles, recreational vehicles, trailers and boats are parked, stored or displayed.

**Pedestrian Circulation:** The internal site pedestrian pathway system.

**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.

## SECTION 9 - APPENDICES

### APPENDIX A: Definition of Terms (cont)

**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.

**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.

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

**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.

**Terrace:** A platform adjoining a building, paved or planted, especially one used for leisure enjoyment.

**Townhouse:** A one-family dwelling unit, with a private entrance, which is part of a structure whose dwelling units are attached horizontally in a linear arrangement, and having a totally exposed front and rear wall to be used for access, light, and ventilation.

## SECTION 9 - APPENDICES

### APPENDIX A: Definition of Terms (cont)

**Transom:** A horizontal piece in a window, over a door or between a door and a window.

**Tri-plex:** A building containing three individual dwelling units.

**T-VIS (Visible Light Transmittance):** The percentage of light in the visible spectrum, 380 to 780 nanometers, that is transmitted through the glass.

**Umbrella-type Awning:** An awning which is curved and similar in shape to an opened umbrella.

**Veranda:** A covered porch or balcony, extending along the outside of a building, planned for summer leisure.

**Vertical Window:** A window with a vertical dimension more than its horizontal dimension.

**Window Calculations for building facades:** In square feet, the area of the ground floor facade facing the public street right-of-way and amount of window area provided along the facade. If the window area is at least 65 percent of the ground floor facade area, the standard is met. An alternate method of measurement is to determine the length of the building facade and the width of windows provided along the ground floor of the building. If the ratio of window width is at least 65 percent of the length of the building's ground floor facade, the standard is met. This method of calculation may only be used if the windows proposed are designed with a height to width ratio that is typical of large windows characteristic of downtown storefronts. Windows "characteristic of downtown storefronts" are deemed to be met if the vertical dimension is equal to or more than its horizontal dimension, or if the vertical dimension equals six (6) feet or more in height.



## SECTION 9 - APPENDICES

### APPENDIX B: Pre-Application Conference Submittal Requirements

A preapplication conference is required for all projects subject to development design review. The purpose of the preapplication conference is to provide the applicant and city staff the opportunity to discuss a proposed project and determine the desired type of development design review.

Prior to the preapplication conference, the applicant shall review all applicable development design guidelines and standards contained in the City of Salem Development Design Review Handbook. The project proposal presented to Planning Division staff during the preapplication conference must address the development design guidelines and design standards.

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At the preapplication conference the applicant must have available:

- 1) Initial site plan(s) addressing:
  - a) existing site conditions, site opportunities and constraints;
  - b) the use of all adjacent buildings;
  - c) the zoning of the site and adjacent properties;
  - d) topography of the site;
  - e) location of all significant trees and other prominent landscape features;
- 2) Schematic plans for the proposed project; and
- 3) The applicant must be prepared to discuss how the proposal best meets the requirements of the city's design guidelines and standards.

Following the preapplication conference, the applicant shall select review based on design guidelines or design standards. Applications submitted for design approval shall conform to the design standards or the intent of the design guidelines contained in the Development Design Handbook.

**SECTION 9 - APPENDICES - NOTES**

## SECTION 9 - APPENDICES

### APPENDIX C: Project Plan Submittal Requirements for Applicable Zones, and Referencing Historic Resources

Plans that are submitted for Development Design Review must include those items listed below which are determined by the Urban Planning Administrator to be necessary for approval. The submittal requirements listed below are in addition to any other submittal materials required by the City of Salem.

- 
- |  |   |
|--|---|
| 1) A proposed site plan showing the complete dimensions and setbacks of the lot, all existing and proposed buildings and structures, including their location, size, height, proposed use, design and gross floor area of each building. | 5) A landscape plan showing the location of natural features, significant trees and plant materials proposed to be removed, retained or planted; the amount, height, type and location of landscaped areas, planting beds, and plant materials; and provisions for irrigation. The location of significant trees shall be identified using the City's 2001 aerial photographs and on-site verification. |
| 2) Architectural drawings, renderings, or sketches showing all elevations of proposed buildings as they will appear on completion.   | 6) Locations and dimensions of all existing and proposed outdoor storage areas including but not limited to trash collection and recycling areas.   |
| 3) All existing and proposed walls and fences, including the location, height, type of design and composition.   | 7) A topographic survey and grading plan showing two-foot contour intervals on hillside lots and five-foot intervals on all other lots, unless a different interval is found acceptable by the Planning Administrator.  |
| 4) The location and design of the existing and proposed on-site pedestrian and vehicle circulation system.   | 8) An open space plan showing the locations of common and private open space including active and passive recreational areas. The open space plan shall show the total area of individual classifications of proposed open space and shall be drawn to scale.   |

**Project Plan Submittal Requirements for Historic Resources  
Refer to SRC Chapter 120A**

**SECTION 9 - APPENDICES - NOTES**

## SECTION 9 - APPENDICES

### APPENDIX D: Salem Historic Landmarks and Design Review Commission

The Historic Landmarks and Design Review Commission is a nine-member board appointed by the City Council and comprised of the following representatives.

At least five of the members shall meet the United States Secretary of the Interior's Historic Preservation Qualification standards, to the extent that professionals meeting those standards are available in the community. In making such appointments, the mayor should consider the applicants' qualifications in the fields of archaeology, architectural history, conservation, cultural anthropology, curation, engineering, folklore, historic architecture, historic landscape architecture, historic preservation, historic preservation planning, and history. The remaining commissioners may be appointed at large. When making appointments, the mayor may also consider applicants' qualifications in the fields of construction, restoration, real estate, local history, and architecture as these fields are directly related to the routine functions of the commission.

The members of the Historic Landmarks Commission shall be residents or have their places of business in the City of Salem.

**SECTION 9 - APPENDICES - NOTES**

## SECTION 10 - MAPS

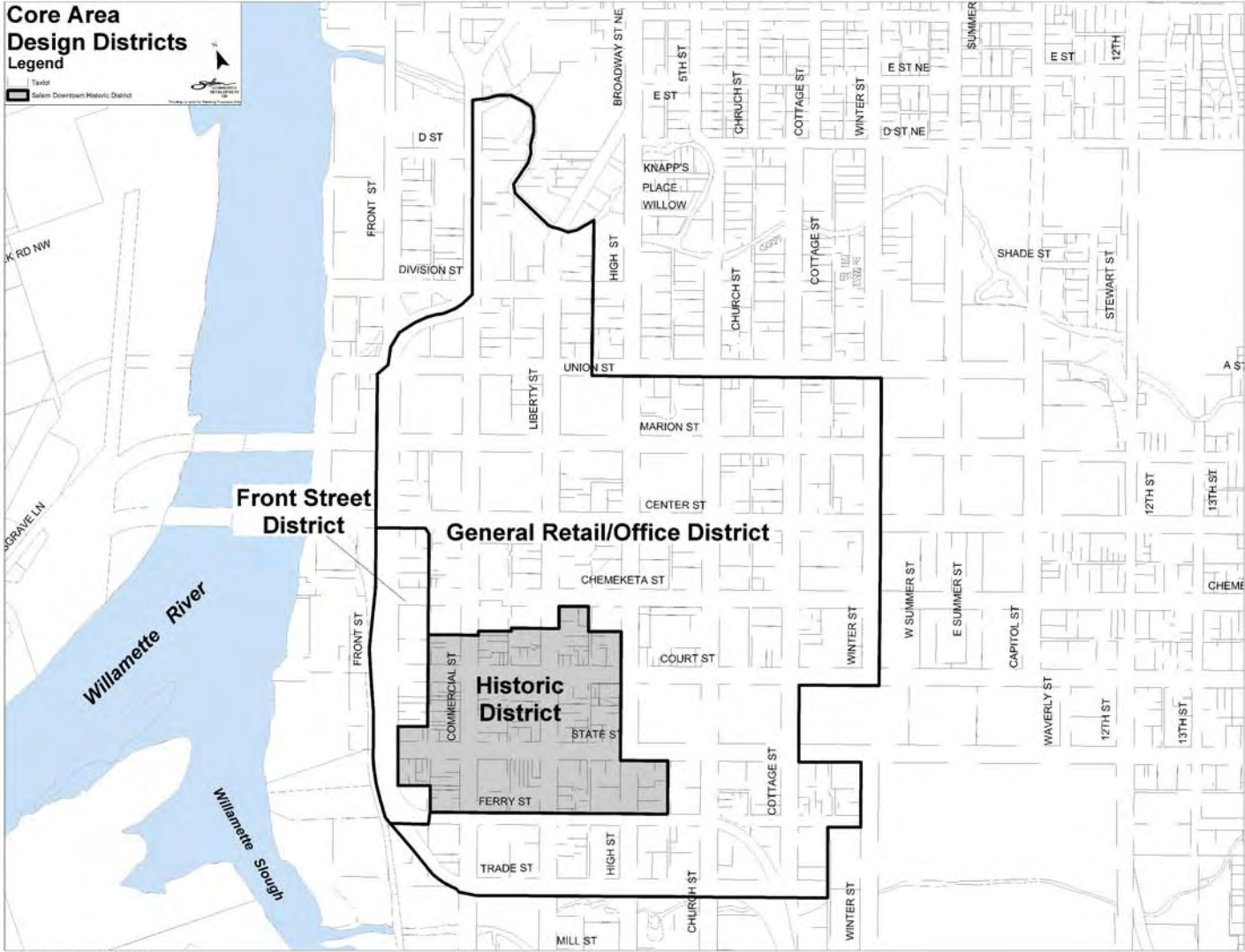
**MAPS**

**SECTION 10 - MAPS - NOTES**



SECTION 10 - MAPS

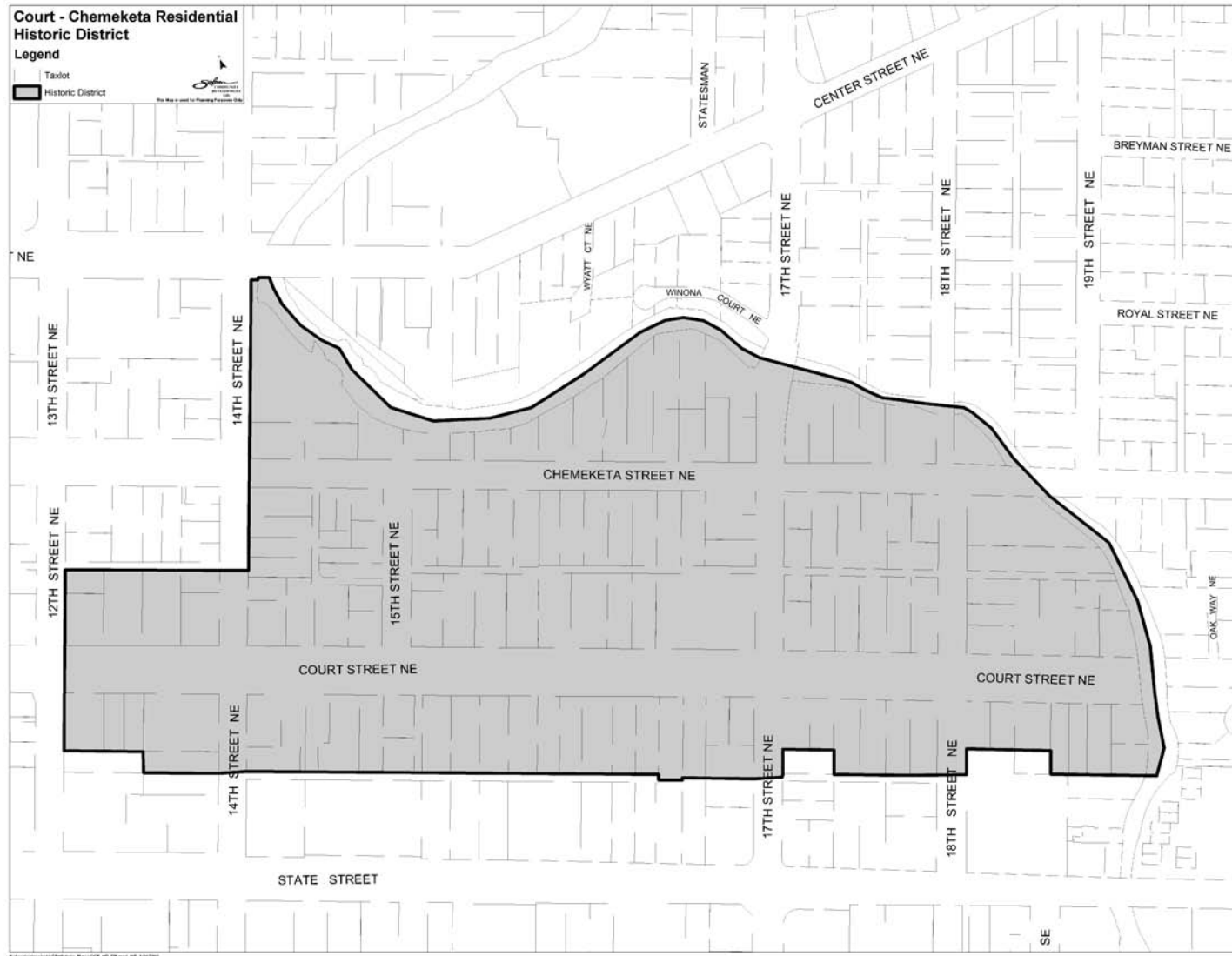
Core Area Design District



**SECTION 10 - MAPS - NOTES**

# SECTION 10 - MAPS

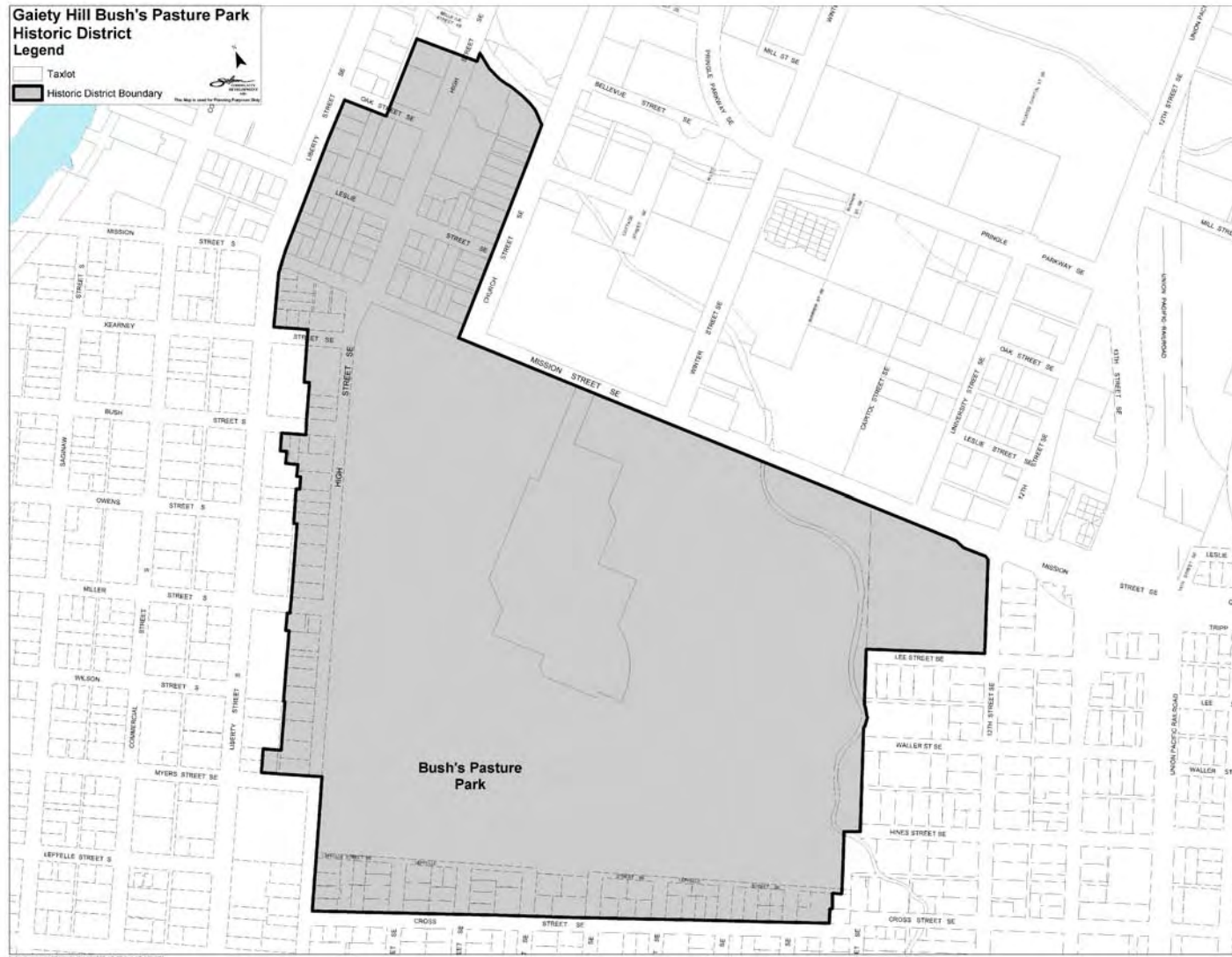
## Court-Chemeketa Residential Historic District



**SECTION 10 - MAPS - NOTES**

# SECTION 10 - MAPS

## Gaiety Hill Bush's Pasture Park Historic District

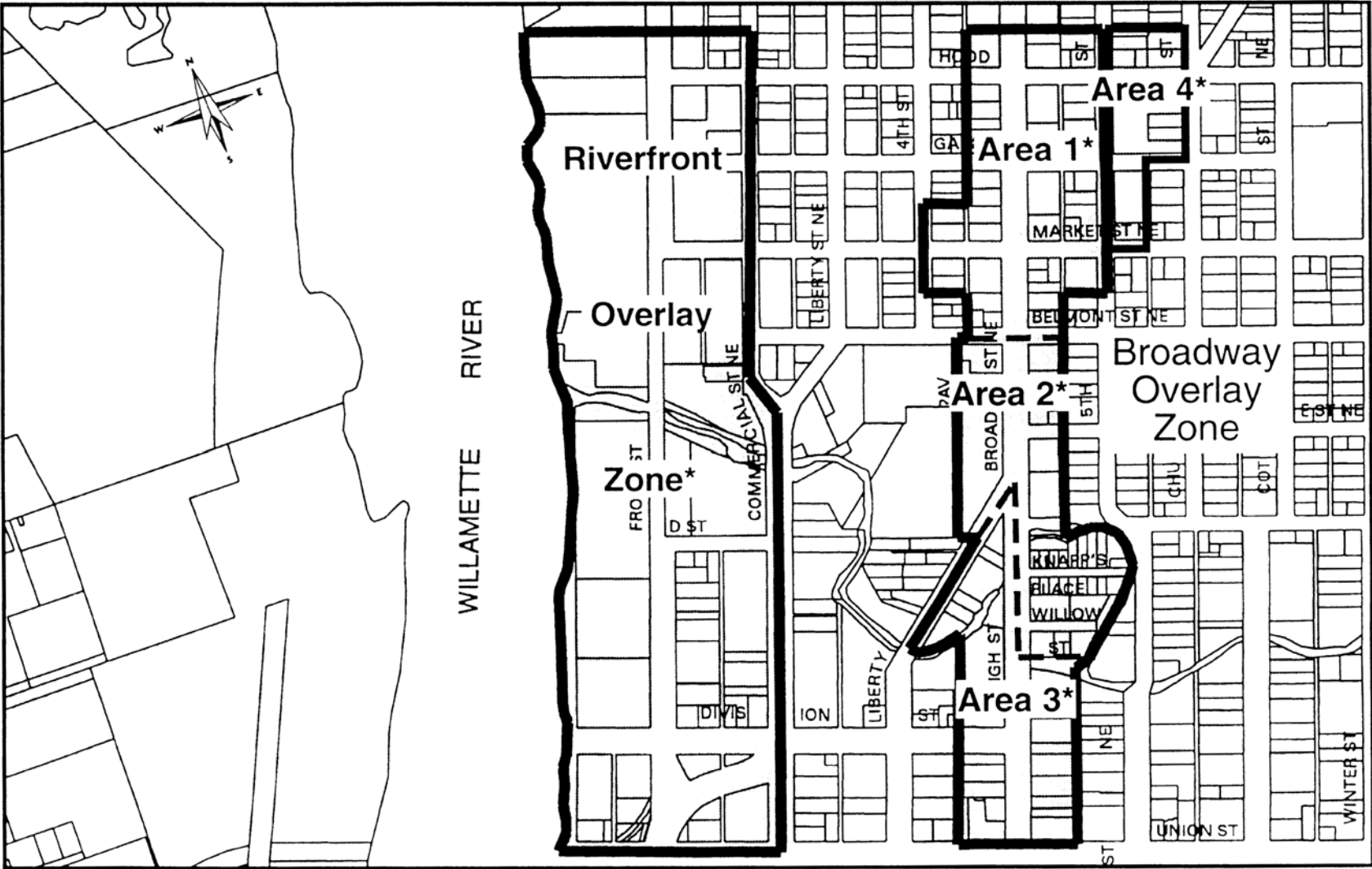


**SECTION 10 - MAPS - NOTES**

SECTION 10 - MAPS

Riverfront and Broadway / High Street Overlay Zones

\*Refer to SRC Chapter 137 / 138 for additional requirements



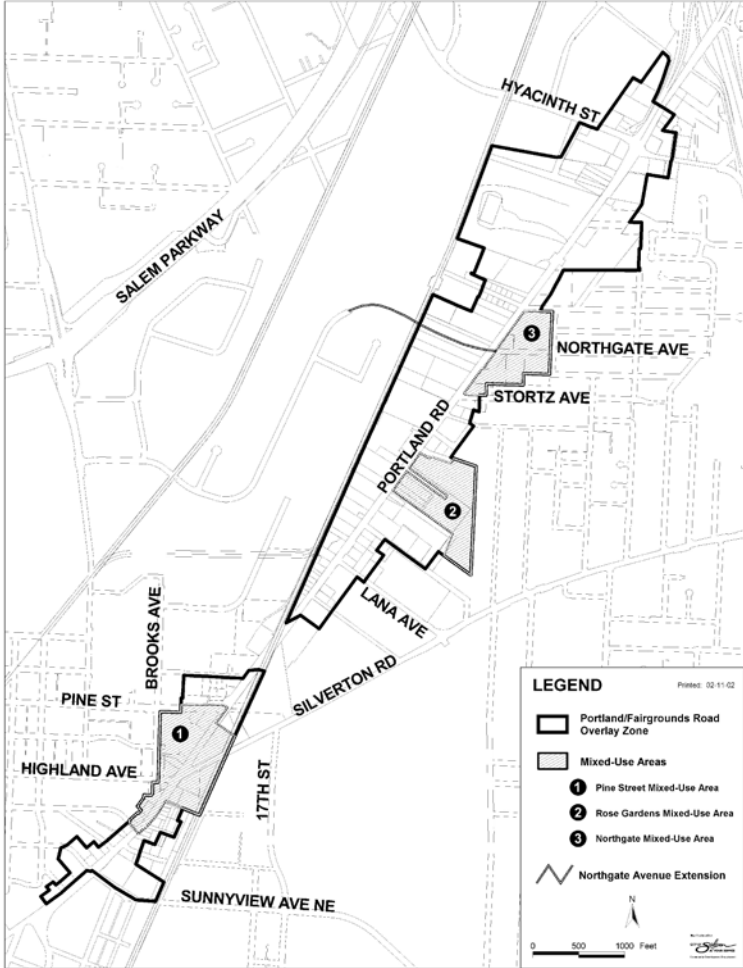
**SECTION 10 - MAPS - NOTES**



**SECTION 10 - MAPS**

**Portland / Fairgrounds Road Overlay Zone**  
Refer to SRC Chapter 143 for additional information

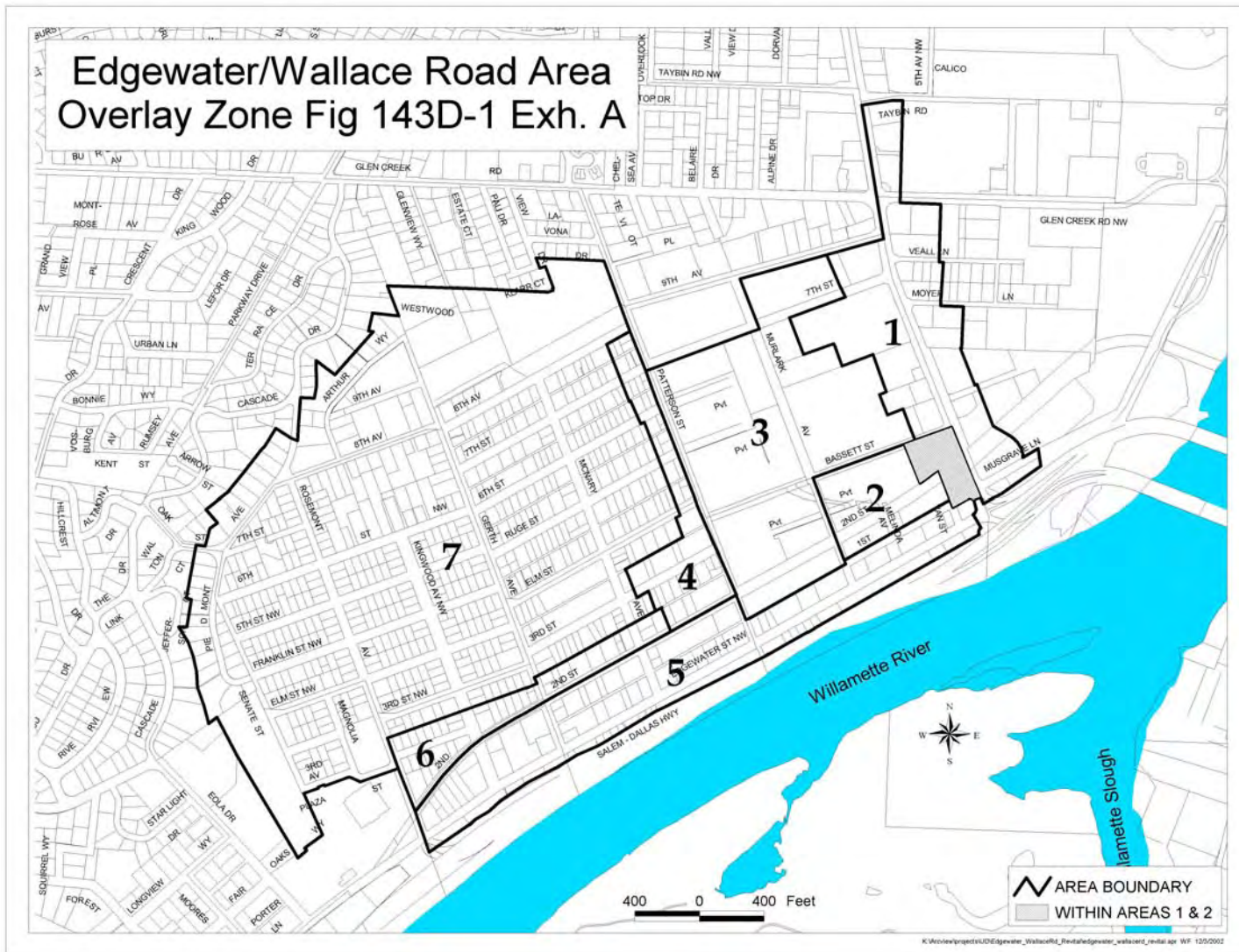
**Figure 143 B-1**  
**Portland/Fairgrounds Road Overlay Zone**



**SECTION 10 - MAPS - NOTES**

# SECTION 10 - MAPS

## Edgewater Street /Wallace Road Area Overlay Zone Refer to SRC Chapter 143D for additional information



**SECTION 10 - MAPS -NOTES**

# ACKNOWLEDGMENTS

This document represents the collaborative efforts of many individuals. The development Design Handbook incorporates many new concepts and ideas developed during long hours of workshops, meetings and hearings. Many thanks to the people who have contributed their time and efforts into this publication.

## **Initial Adoption**

### **Salem City Council**

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Paul Wulf, Third Ward  
Bill Burgess, Fourth Ward  
Don Scott, Fifth Ward  
Tom DeSouza, Sixth Ward  
Bob Wallace, Sixth Ward  
Tim Grenz, Seventh Ward  
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Ken Nolan, Planning Commission  
Richard Munford, Planning Commission  
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Larry Epping, Epping Building Co.  
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Susann Kaltwasser, East Lancaster Neighborhood Association  
Mike Meaghers, West Salem Neighborhood Association  
Eric Meurer, Marion-Polk Building Industry Association  
John Prohodskey, South Central Neighborhood Association  
Lorraine Pullman, Grant Neighborhood Association  
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### **Salem Planning Commission**

Paul Ferder, President  
Sandra Talbert, Vice President  
Sharyn Brunkal, Commissioner  
Bonnie Heitsch, Commissioner  
Ken Nolan, Commissioner  
Richard Munford, Commissioner  
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Salem Planning Commission  
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