

CHAPTER 524. - CB—CENTRAL BUSINESS DISTRICT

Sec. 524.005. - Uses.

- (a) Except as otherwise provided in this section, the permitted (P), special (S), conditional (C), and prohibited (N) uses in the CB zone are set forth in Table 524-1.

The proposed development consists of multifamily housing with tenant amenity spaces permitted within the CB zone.

Sec. 524.010. - Development standards.

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

- (a) *Lot standards.* Lots within the CB zone shall conform to the standards set forth in Table 524-2.

Within the CB zone there are no minimum lot area and dimension requirements. There is a 16' minimum street frontage requirement for non-single-family uses, the proposed design meets this requirement.

- (b) *Setbacks.* Setbacks within the CB zone shall be provided as set forth in Table 524-3.

The CB zone has no interior front, interior side, or interior rear setbacks. The required abutting street setback is 0 ft or 10 ft. The proposed design has the building constructed contiguous to the street right-of-way property lines abutting Liberty and Center streets as preferred within the General Retail/Office overlay. There are however entry doors that cannot be placed at the property line or 10' in, therefore we have requested an adjustment to address these doors.

- (c) *Lot coverage; height.* Buildings and accessory structures within the CB zone shall conform to the lot coverage and height standards set forth in Table 524-4.

There is no maximum lot coverage requirement or building height limit established for buildings or accessory structures within the CB zone.

- (d) *Landscaping.* Landscaping within the CB zone shall be provided as set forth in this subsection.

- (1) *Setbacks.* Required setbacks shall be landscaped. Landscaping shall conform to the standards set forth in SRC [chapter 807](#).

Requirement will be met.

- (2) *Vehicle use areas.* Vehicle use areas shall be landscaped as provided under SRC chapters [806](#) and [807](#).

Requirement will be met.

CHAPTER 632. - GENERAL RETAIL/OFFICE OVERLAY ZONE

Sec. 632.025. - Design review guidelines and design review standards.

(a) *Building location, orientation, and design.*

(1) *Building setbacks.*

(A) *Design review guidelines.*

- (i) Building setbacks from the street shall be minimized (see Figure 632-1). Buildings constructed contiguous to the street right-of-way are preferred.

The proposed building is constructed contiguous to the property lines abutting Liberty Street and Center Street as preferred.

(2) *Building orientation and design.*

(A) *Design review guidelines.*

- (i) Buildings shall create safe, pleasant, and active pedestrian environments.

The proximity of the proposed building to the property line establishes a visual and physical connection between pedestrians and the building while coverings provided above entries and by bump-outs on upper levels provide a safe and pleasant environment for pedestrians.

- (ii) Weather protection, in the form of awnings or canopies appropriate to the design of the building, shall be provided along ground floor building facades adjacent to a street in order to create a comfortable and inviting pedestrian environment.

The proposed building entries are recessed to provide weather protection. Awnings or canopies as well as the projected patios above are included to provide weather protection along the public right of way.

- (iii) Above grade pedestrian walkways shall not be provided to property located within the Salem Downtown Historic District.

The existing walkway over Center Street from the mall to this will be removed by others. No new above ground pedestrian walkways are proposed.

(B) *Design review standards.*

- (i) A primary building entrance shall be provided for each building facade facing a street. If a building has frontage on more than one street, a single primary building entrance may be provided at the corner of the building where the streets intersect (see Figure 632-2).

The proposed primary entry is located at the corner of the building fronting Liberty Street and Center Street.

- (ii) Ground floor building facades facing a street shall include transparent windows on a minimum of 65 percent of the ground floor facade. The windows shall not be mirrored or treated in such a way as to block visibility into the building. The windows shall have a minimum visible transmittance (VT) of 37 percent.

The ground floor street facing facades include a minimum of 65% transparent windows with a minimum visible transmittance of 37 percent..

North Elevation Calculations:

Window Calculation

Facade Length: 201'-10"

Linear Window/Opening Length: 138'-6" or 68.6% of Facade Length

West Elevation Calculations:

Window Calculation

Facade Length: 150'-4"

Linear Window/Opening Length: 98'-4" or 65.4% of Facade Length

- (iii) Upper floors of buildings shall incorporate vertical windows.

Vertical windows are incorporated on upper floors.

- (iv) Weather protection, in the form of awnings or canopies, shall be provided along a minimum of 90 percent of the length of the ground floor building facade adjacent to a street. Awnings or canopies shall have a minimum clearance height above the sidewalk of eight feet, and may encroach into the street right-of-way as provided in SRC [76.160](#).

The proposed building entries are recessed to provide weather protection. Awnings or canopies as well as the projected patios above are included to provide weather protection along the public right of way. Provided overhead coverings meet minimum clearance height and length above sidewalks.

North Elevation Calculations:

Awning/Balcony Calculation:

Ground Floor Length: 170'-5"

Linear Awning/Balcony Length: 164.17' or 96.33% of Facade Length

West Elevation Calculations:

Awning/Balcony Calculation:

Ground Floor Length: 150'-4"

Linear Awning/Balcony Length: 146.08' or 98.18% of Facade Length

- (v) Above grade pedestrian walkways may be provided, except that no above grade pedestrian walkway shall be provided to property located within the Salem Downtown Historic District.

The proposed redevelopment includes the removal of the existing above ground pedestrian walkway over Center Street. No new above ground pedestrian walkways are proposed.

CHAPTER 702. – MULTIPLE FAMILY DESIGN REVIEW STANDARDS

Though the proposed development is a multifamily development, multiple family design review, per SRC Chapter 702, is not required for multiple family development within either the CB zone or the General Retail/Office Overlay Zone.

CHAPTER 806. - OFF-STREET PARKING, LOADING AND DRIVEWAYS

Sec. 806.005. - Off-street parking; when required.

There is no minimum off-street parking required for the proposed 157 multiple family dwelling units. The current proposal provides 18 off-street parking spaces.

Compact parking – SRC 806.015(b) allows for the utilization of compact parking stalls to satisfy up to 75% of off-street parking. Compact parking currently accounts for 56% of provided parking.

Sec. 806.035. - Off-street parking and vehicle use area development standards for uses or activities other than single family, two family, three family, and four family.

Parking and Vehicle Use Area Setback Adjacent to Buildings and Structures – SRC 806.035(c)(4) requires parking and vehicle use areas adjacent to buildings and structures to be setback from the exterior wall of the building or structure by a minimum 5-foot-wide landscape strip, planted to Type A landscaping standards, or a minimum 5-foot-wide pedestrian walkway. As shown on the proposed site plan, a pedestrian walkway in excess of 5 feet is provided between the proposed parking area and the building. The proposal therefore conforms to this standard.

Parking Stall & Parking Lot Drive Aisle Dimensions – SRC 806.035(e), Table 806-6, establishes minimum parking stall and parking lot drive aisle dimension standards. Parking stall and parking lot drive aisle dimensions are based upon the angle of the parking stalls and whether the stalls are standard or compact in size.

The dimension requirements for standard sized, 90-degree parking stalls are 9 ft. x 19 ft. The dimension requirements for compact sized, 90-degree parking stalls are 8 ft. x 15 ft.

Parking lot drive aisles serving all standard-sized, or a combination of standard and compact-sized, 90-degree stalls are required to have a minimum aisle width of 24 feet. Parking lot drive aisles serving only compact-sized, 90-degree parking stalls are required to have a minimum width of 22 feet.

Proposed parking stalls, drive aisles, and driveways meet applicable dimension requirements.

Sec. 806.040. - Driveway development standards for uses or activities other than single family, two family, three family, or four family.

SRC 806.040(a) requires off-street parking and vehicle use areas to be accessed by either:

- *Separate driveways for ingress and egress;*
- *A single driveway for ingress and egress within an adequate turnaround that is always available; or*
- *A loop to a single point of access.*

The proposed parking lot is designed with a loop to a single point of access to Center Street in conformance with the standard.

Interior Landscaping Requirements – Interior landscaping is required for off street parking areas 5,000 square feet or greater in size. A minimum of 5 percent of the parking area must include interior landscaping.

The proposed parking area is approximately 9,321 square feet in size. 2,854 square feet of required landscaping is provided.

SRC 806.035(d)(3) requires a minimum of one deciduous shade tree to be planted within the parking lot for every 12 parking spaces. Based on the 18 parking spaces provided, a minimum of 2 deciduous trees will be provided within the parking area.

Driveways – SRC 806.040(d) establishes the minimum driveway width of a two-way driveway is 22 feet.

The driveway in the proposed site plan is 22 feet in width.

Sec. 806.045. - Bicycle parking; when required.

SRC Chapter 806 establishes the minimum bicycle parking for multifamily uses as the greater of 4 spaces or 0.1 space per dwelling unit.

The proposed 157 dwelling units require a minimum of 16 bicycle parking spaces. 22 bicycle parking spaces are provided.

Sec. 806.075. - Amount of off-street loading.

SRC Chapter 806 requires 2 loading spaces for multifamily developments between 100-199 dwelling units.

One (12'Wx19'Lx12'H) loading space is provided is provided on site, discussions occurred with the City to maintain an existing loading stall off Liberty Street that would count as the second loading space.

Sec. 800.055. - Solid waste service areas.

Solid Waste Service Areas – Pursuant to SRC 800.055(f)(1), a vehicle operation area a minimum of 15 feet in width and 45 feet in length is required in front of every receptacle in a solid waste service area in order to ensure adequate access by trucks for servicing. However, pursuant to SRC 800.055(f)(1)(B), the vehicle operation area does not need to be provided directly in front of the receptacles if they are 2 cubic yards or less in size and the vehicle operation area is in a location so the receptacles can be safely maneuvered manually not more than 45 feet into position for servicing at one end of the vehicle operation area.

An internal solid waste facility is provided on the ground floor, the space is provided with exterior trash removal access. The trash room will be provided with 3 yard containers and recycling containers.

Sec. 800.065. – Pedestrian access.

Pedestrian connections are required:

- (1) Between building entrances and streets;
- (2) Between buildings on the same development site;
- (3) Through off-street parking areas greater than 25,000 square feet in size or including four or more consecutive parallel drive aisles;
- (4) To existing or planned paths and trails; and
- (5) To abutting properties.

Pedestrian connections are required to be a minimum of 5 feet in width and paved with a hard-surface material meeting Public Works Design Standards.

Minimum 5 feet pedestrian access is provided at all locations of instances listed above.