



ZONING CODE SUMMARY

ZONE:	MU-III	
TAX LOT(S):	073W24BD 08800 073W24BD 08900 073W24AC 02700 073W24AC 04701	
EXISTING AREA:	3.35 AC (145,926 SF)	
PROJECT AREA:	3.13 AC (136,388 SF) - AFTER R.O.W. DEDICATIONS	
LOT COVERAGE	EXIST	PROPOSED
BUILDINGS	13,615 SF	27,047 SF
CONCRETE & ASPHALT	130,878 SF	83,786 SF
LANDSCAPING	1,433 SF	23,055 SF (16.9%)
* SEE GRADING PLAN FOR GSI COMPLIANCE		
USE: MOTOR VEHICLE SALES & SERVICE	29,088 SF	
BUILDING HEIGHT	= 28 FT	
PARKING:		
REQUIRED (1 PER 900 SF):	= 32	
MAXIMUM ALLOWED (x 1.75)	= 56	
PROPOSED:		
STANDARD	29	
COMPACT	4	
ACCESSIBLE	2	(1 VAN ACCESSIBLE)
TOTAL PROPOSED:	35	
LOADING:		
REQUIRED:	= 1	
PROPOSED:	= 1	
BIKE PARKING:		
REQUIRED:	= 4	
PROPOSED:	= 4	
TOTAL INTERIOR OFF-STREET PARKING AREA:	17,185 SF	
PARKING LANDSCAPE AREA:	1,471 SF (8.6%)	
SHADE TREES		
REQUIRED (1 PER 12 PARKING SPACES)	= 3	
PROPOSED:	= 3	
DISPLAY & INVENTORY SPACES:	241	

CARLSON
VEIT
JUNGE
ARCHITECTS PC

ARCHITECTURE • INTERIOR DESIGN
3095 RIVER RD N. SALEM, OREGON 97303
WWW.CARLSONVEIT.COM • 503-390-0281

PRELIMINARY
NOT FOR CONSTRUCTION

PRELIMINARY DATE:
03-24-2023

project:
NISSAN OF SALEM
2908 MARKET STREET NE
SALEM, OR 97301
consultants:

revisions:

date:
project: 01722
dwg file: A-SP-01722
drawn by: NW
checked by:
copyright © 2023
Carlson Veit Junge Architects PC

SITE PLAN

sheet:
A-101
of: