

CHAPTER 145

RA - RESIDENTIAL AGRICULTURE

145.010. CLASSIFICATION OF USES. Some permitted, special, and conditional uses are classified with reference to the Standard Industrial Classification (SIC) Manual. (See SRC 113.090.) Numbers in parenthesis following a use designation indicates that the use is listed and described under that number in the SIC. Where particular activities otherwise included under an SIC category are excluded from the permitted, special, or conditional use, those particular activities are listed, preceded by the words "BUT EXCLUDING" following the more general category from which they are excluded. Particular activities thus excluded may or may not be listed in other sections of this chapter.

145.020. PERMITTED USES. The following uses, when developed under the general development standards in this zoning code applicable to the RA district and to all such uses, generally, are permitted in the RA district:

- (a) One single family dwelling, other than a mobile home, per lot;
- (b) One duplex on a corner lot of 7,000 square feet or more;
- (c) Mobile home parks developed pursuant to SRC Chapter 123.
- (d) The following agricultural and related uses:
  - (1) Agricultural production - crops (01);
  - (2) Retail sales area for agricultural products, provided that the sales area is no greater than 1,000 square feet; that one off-street parking space for each 200 square feet of sales area is provided in addition to all other applicable parking requirements; that the retail use is conducted only between dawn and sunset and only for a continuous

1 period of no more than seven months per calendar year beginning no  
2 earlier than April 1; and that any sign erected in connection with the  
3 retail use complies with the Salem Sign Code and is not in any way  
4 artificially illuminated or electrically operated;

5 (3) Raising of livestock, poultry, and other animals and fowl by  
6 residents of the premises for their own private, noncommercial use;

7 (4) Private stables and barns;

8 (5) Timber tracts (081), forest nurseries and tree seed gathering  
9 and extracting (082);

10 (e) Playgrounds and parks.

11 (f) Public buildings and structures such as libraries and fire  
12 stations.

13 (g) Rights-of-way for:

14 (1) Electric service lines;

15 (2) Gas mains, oil and gas transmission lines;

16 (3) Communication lines;

17 (4) Water lines;

18 (5) Sewer lines.

19 (h) Public utility structures and buildings such as pump stations,  
20 reservoirs, radiomicrowave relay stations, telephone substations, and  
21 electric substations.

22 (i) Accessory uses and structures such as:

23 (1) Customary residential accessory buildings and structures for  
24 private use of the property and its occupants;

25 (2) A private garage or parking area;

26 (3) Storage for a commercial vehicle, maximum of one per dwelling

1 unit;

2 (4) Sleeping quarters for domestic employees of the resident of the  
3 main building;

4 (5) Guest houses and guest quarters not in the main building if such  
5 quarters are and remain dependent upon the main building for either  
6 kitchen or bathroom facilities or both, and the guest facilities are used  
7 for temporary lodging and not as a place of residence;

8 (6) Swimming pools for private use;

9 (7) Home occupations;

10 (8) The taking of boarders or leasing of rooms by a resident family,  
11 providing the total number of boarders and roomers does not exceed two in  
12 any dwelling unit.

13 (j) Transitional Uses. Where the side of a lot abuts property other  
14 than a street or alley in any C or I district, and the entire lot is  
15 within 165 feet of the C or I district:

16 (1) One duplex on a lot of 7,000 square feet or more;

17 (2) Public automobile parking areas when developed as provided in  
18 SRC Chapter 133.

19 145.030. SPECIAL USES. (a) The following uses, when restricted,  
20 developed and conducted as required in SRC Chapter 119, are permitted in  
21 the RA district:

22 (1) Veterinary Services for Animal Specialties (0742).

23 (2) Funeral service and crematories (726).

24 (3) Public golf courses (7992)

25 (4) Membership sports and recreation clubs (7997) having golf  
26 courses.

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- 1 (5) Nursing and personal care facilities (805).
- 2 (6) Elementary and secondary schools (821).
- 3 (7) Child day care services (835).
- 4 (8) Residential care facilities (836).
- 5 (9) Religious organizations (866).
- 6 (10) Boat and recreational vehicle storage area.
- 7 (11) Zero side yard dwellings.
- 8 (12) Two family shared housing.
- 9 (b) In lieu of establishing any use listed in subsection (a) of this
- 10 section as a special use under SRC Chapter 119, the developer may elect
- 11 to apply for conditional use approval pursuant to SRC Chapter 117. See
- 12 SRC 119.010.
- 13 145.040. CONDITIONAL USES. The following uses, with conditional use
- 14 approval as provided in SRC Chapter 117 or 118, as applicable, are
- 15 permitted in the RA district:
- 16 (a) Those uses listed in SRC 145.030, at the developer's option, as
- 17 provided in subsection (b) of that section.
- 18 (b) Agricultural production, livestock (02).
- 19 (c) Veterinary services for livestock, except animal specialties
- 20 (0741).
- 21 (d) Animal services, except veterinary (075).
- 22 (e) Landscape and horticultural services (078).
- 23 (f) Crude petroleum and natural gas extraction (131).
- 24 (g) Electrical services (491)
- 25 (h) Gas production and distribution (492).
- 26 (i) Water supply (494).

- 1 (j) Livestock, wholesale and auction (5154).  
2 (k) Camps and trailering parks (703).  
3 (l) Beauty shops (723).  
4 (m) Barber shops (724).  
5 (n) Arboreta, botanical, and zoological gardens (842).  
6 (o) Civic, social, and fraternal organizations (864).  
7 (p) Commercial radio and television transmitters and antennae.  
8 (q) Community or neighborhood club buildings, including swimming  
9 pools and similar recreation facilities, when operated by a non-profit  
10 community club.

11 (r) Riding clubs and riding stables.

12 (s) Historically or architecturally significant buildings, as  
13 specific conditional uses under SRC Chapter 118.

14 145.050. PROHIBITED USES. Within an RA district, no building,  
15 structure, or land shall be used, erected, structurally altered, or  
16 enlarged for any use not permitted under SRC 145.020 to 145.040, except  
17 as provided in SRC 113.090(c).

18 145.060. HEIGHT. (a) Within an RA district dwellings erected,  
19 altered, or enlarged shall not exceed 35 feet in height.

20 (b) Heights of accessory structures shall meet the requirements of  
21 SRC Chapter 131.

22 (c) No other building or structure erected, altered, or enlarged  
23 shall exceed a height of 70 feet. Any building exceeding 35 feet in  
24 height shall set back from every lot line one foot for each foot of  
25 height in excess of 35 feet, unless a greater yard or setback requirement  
26 would apply.

1           145.070. LOT AREA AND DIMENSIONS. Within an RA district:

2           (a) Lot Area. The minimum lot area requirement for single family  
3 dwellings is 4,000 square feet. All other uses shall occupy lots of 6,000  
4 square feet or more except those uses specified in SRC 145.020(f) or as  
5 otherwise specifically provided in this zoning code.

6           (b) Lot Dimension, Single Family Dwellings. Each single family  
7 dwelling shall be located on a lot having a minimum width of 40 feet and  
8 an average lot depth between the front and rear lot lines of not less  
9 than 70 feet and not more than 300 percent of the average width between  
10 the side lot lines. Minimum lot area requirements shall also be met.

11           (c) Lot Dimension, Other Uses. The minimum lot depth requirement for  
12 all uses other than single family dwellings is 80 feet, and the minimum  
13 lot width requirement is 60 feet, providing the minimum lot area is met.

14           (d) See SRC 130.260 for street frontage requirements.

15           145.080. FRONT YARDS AND YARDS ADJACENT TO STREETS. Within an RA  
16 district:

17           (a) Along the full extent of each front lot line and lot line  
18 adjacent to a street, there shall be a required yard 12 feet in depth:  
19 provided, however, that any corner lot having one single family dwelling  
20 shall have a required yard of 12 feet along the front lot line and ten  
21 feet along the side lot line adjacent to the street.

22           (b) Less than 20 feet from the street right-of-way no more than two  
23 adjacent lots shall have the same setback from the right-of-way for the  
24 main building. Less than 20 feet from the street right-of-way setbacks  
25 for main buildings shall vary at least four feet in depth between  
26 adjacent lots. A single family dwelling having a side yard adjacent to a

1 street shall not be considered as affecting or affected by setbacks of  
2 adjacent buildings under this subsection.

3 (c) Notwithstanding the provisions of subsections (a) and (b) of  
4 this section, there shall be a required front yard of 20 feet from the  
5 right-of-way of a designated arterial or collector street and a required  
6 rear yard of 14 feet from the right-of-way of a designated arterial or  
7 collector street.

8 (d) Setbacks for accessory structures shall meet the requirements of  
9 SRC 131.040.

10 (e) Zero side yard development shall meet the requirements of SRC  
11 119.650.

12 (f) Notwithstanding any other provisions of this section, garages or  
13 carports having a vehicle entrance facing a street shall be set back at  
14 least 20 feet from the furthest from the street of the following lines:

- 15 (1) The right-of-way line;  
16 (2) The outside curblineline; or  
17 (3) The edge of the sidewalk furthest from the street.

18 145.090. INTERIOR SIDE YARDS. Within an RA district:

19 (a) Each lot occupied by a single family dwelling and having an  
20 interior side lot line shall have a required side yard three feet in  
21 depth along that side lot line between the yards required under SRC  
22 145.080 and 145.100.

23 (b) Each lot not subject to subsection (a) of this section, and  
24 having an interior side lot line shall have required interior side yards  
25 whose depth is as follows:

- 26 (1) Five feet for any portion of a building not more than 15 feet in  
27

1 height; and

2 (2) Six feet for any portion of a building greater than 15 feet in  
3 height.

4 (c) Setbacks for accessory structures shall meet the requirements of  
5 SRC 131.050.

6 (d) Zero side yard development shall meet the requirements of SRC  
7 119.550.

8 145.100. INTERIOR REAR YARDS. Within an RA district:

9 (a) Each lot having an interior rear lot line shall have a required  
10 interior rear yard whose depth along the full extent of the rear lot line  
11 is as follows:

12 (1) Fourteen feet for any single family dwelling and for any portion  
13 of any other building not more than 15 feet in height; and

14 (2) Twenty feet for any portion of a building greater than 15 feet  
15 in height other than a single family dwelling.

16 (b) Setbacks for accessory structures shall meet the requirements of  
17 SRC 131.060.

18 145.110. LOT COVERAGE. Within an RA district: no single family  
19 dwelling, including attached accessory structures, shall occupy more than  
20 60 percent of the lot area. No main building other than a single family  
21 dwelling shall occupy more than 30 percent of the lot area, except where  
22 an accessory building is attached to the dwelling unit or main building,  
23 in which case 35 percent of the lot area may be occupied by such main  
24 building.

25 145.120. DRIVEWAYS FOR DWELLINGS. Driveways serving garages for  
26 dwellings shall, within 20 feet of the line specified in subsection (f)



1 of SRC 145.080, contain no area where a paved rectangle at least seven  
2 and one-half feet by twenty feet is not available for the parking of a  
3 vehicle.

4 145.900. REFERENCE TO ADDITIONAL STANDARDS. Additional or alternative  
5 use and development standards may be found in the following chapters:

6	Planned Unit Developments	SRC Chapter 121
7	Increased Residential Density	SRC Chapter 122
8	Mobile Home Parks	SRC Chapter 123
9	Home Occupations	SRC Chapter 124
10	Lot Development Standards	SRC Chapter 130
11	Accessory Structures	SRC Chapter 131
12	Landscaping	SRC Chapter 132
13	Off-street Parking, Loading, and Driveways	SRC Chapter 133
14	Flood Plain Overlay Zones	SRC Chapter 140
15	Willamette Greenway Overlay Zones	SRC Chapter 141