
Sec. 106-202. RSF—Residential single family district.

Sec. 106-202.1. Statement of intent.

- (A) The RSF Residential Single Family District is created in recognition that most residential neighborhoods in Salem are comprised primarily of single family dwellings on relatively small lots. It is anticipated that most future residential development will occur in this district. Proposed development standards such as lot sizes and frontage requirements in the RSF District reflect Salem's compact development pattern and recognition that future residential development will be "infill development" Limited uses other than residential are permitted.

(Ord. of 3-14-05(2))

Sec. 106-202.2. Permitted uses.

- (A) The following uses are permitted by right in the RSF Residential Single Family District, subject to all other applicable requirements contained in this chapter. An asterisk (*) indicates that the use is subject to additional, modified or more stringent standards as listed in article III, use and design standards.

1. *Agricultural Use Types*
(None)
2. *Residential Use Types*
Home Occupation *
Manufactured Home, Emergency *
Residential Human Care Facility
Single Family Dwelling, Detached *
Temporary Family Health Care
Structure *
3. *Civic Use Types*
Community Recreation *
Public Parks and Recreation Areas
Religious Assembly
4. *Office Use Types*
(None)
5. *Commercial Use Types*
(None)
6. *Industrial Use Types*
(None)
7. *Miscellaneous Use Types*
Amateur Radio Tower *
Utility Services, Minor

(B) The following uses are permitted by special exception in the RSF Residential Single Family District, subject to all other applicable requirements contained in this chapter. An asterisk (*) indicates that the use is subject to additional, modified or more stringent standards as listed in article III, use and design standards

1. *Agricultural Use Types*
Stable *
2. *Residential Use Types*
Accessory Apartment *
Family Day Care Home *
Single Family Dwelling, Attached
Townhouse *
Two Family Dwelling
3. *Civic Use Types*
Cemetery *
Educational Facilities, Primary/Secondary
4. *Office Use Types*
(None)
5. *Commercial Use Types*
Golf Course
6. *Industrial Use Types*
(None)
7. *Miscellaneous Use Types*
Outdoor Gathering *
Utility Services, Major

(Ord. of 3-14-05(2); Ord. of 4-9-2018(3))

Sec. 106-202.3. Site development regulations.

The following are general development standards for the RSF Residential Single Family District. For additional, modified or more stringent standards see article III, use and design standards.

(A) *Minimum Lot Requirements.*

1. Area: 9,000 square feet.
2. Frontage: 75 feet on a public street.
3. Width: In order to maximize land usage, lots which front on a curve and whose side lot lines are perpendicular to the right-of-way center line are required to have an average 75 foot width. All other lots will be required to have a minimum width of 75 feet.

(B) *Minimum Setback Requirements.*

1. Principal Structure:
Front Yard: 25 feet, if right-of-way is 50 feet or greater in width; 50 feet from the centerline of any right-of-way less than 50 feet in width. However, if an adjoining lot is developed, no principal

structure shall be required to have a front yard greater than that observed by an existing building on an adjoining lot.

Side Yard: Any side yard shall be a minimum of ten percent of lot width. However, under no circumstances shall either side yard be required to exceed 25 feet.

Rear Yard: 25 feet.

Corner Lots: The setback on the side street shall be equal to the setback observed by the principal structure on an adjoining lot. If the side street does not have street facing lots, the side yard setback for corner lots shall be ten percent of the lot width.

2. Accessory Structures:

Front Yard: Behind the rear building line of the principal structure.

Side Yard: Five feet.

Rear Yard: Five feet.

(C) *Maximum Height of Structures.*

1. Principal Structures: 45 feet. Principal structures exceeding 45 feet in height shall require a special exception permit in accordance with section 106-524 this chapter.
2. Accessory Structures: The height of any accessory structure shall not exceed the height of the principal structure on the lot.

(D) *Maximum Building Size.*

1. Principal Structures: None.
2. Accessory Structures: 30 percent of rear yard area. Accessory structures larger than 1,000 square feet shall require a special exception permit in accordance with section 106-524 of this chapter.

(Ord. of 3-14-05(2); Ord. of 12-12-05(2); Ord. of 3-24-08(2); Ord. of 9-8-08(3))