

**SALEM PLANNING COMMISSION
RESOLUTION 21-01 REVISED**

A RESOLUTION INITIATING AMENDMENTS TO THE SALEM REVISED CODE UPDATING PROVISIONS OF THE UNIFIED DEVELOPMENT CODE (SRC TITLE X) AND OTHER SRC CHAPTERS AS NECESSARY; TOGETHER WITH AMENDMENTS TO THE ZONING MAP TO ELIMINATE THE GENERAL RETAIL/OFFICE OVERLAY ZONE AND THE FRONT STREET OVERLAY ZONE AND CHANGE THE ZONING OF SPECIFIC PROPERTIES WITHIN THE DOWNTOWN FROM RH (MULTIPLE FAMILY HIGH-RISE RESIDENTIAL), CO (COMMERCIAL OFFICE), AND CR (RETAIL COMMERCIAL) TO CB (CENTRAL BUSINESS DISTRICT)

Whereas, Salem's Unified Development Code (UDC) was completed and adopted as part of the Salem Revised Code (SRC) in 2014 with the expectation that periodic updates and housekeeping amendments would be made to ensure that any unanticipated concerns with the provisions of the UDC are regularly reviewed and addressed; and

Whereas, in 2016 and 2019 packages of such amendments to the SRC were approved updating various provisions of the UDC; and

Whereas, a new package of amendments has been identified to update the UDC to address issues that have arisen in the application of the UDC and changes in State law since the last package of amendments was approved in 2019 which include revisions to the following SRC Chapters: 110 (General Zoning Provisions), 111 (Definitions), 112 (Measurements), 205 (Land Division and Reconfiguration), 220 (Site Plan Review), 260 (Annexation Procedures), 300 (Procedures for Land Use Applications and Legislative Land Use Proposals), 400 (Use Classifications), 700 (Special Use Provisions), 701 (Temporary Uses), 800 (General Development Standards), 803 (Streets and Right-of-Way Improvements), 804 (Driveway Approaches), 806 (Off-Street Parking, Loading, and Driveways), 808 (Preservation of Trees and Vegetation), various zone chapters, overlay zone chapters, and other chapters, as necessary; and

Whereas, in the course of drafting the amendments, revisions to other SRC Chapters outside of SRC Title X may be identified as being necessary and, as such, included in the proposed amendments; and

Whereas, amendments to the Salem Revised Code may be initiated by the Salem Planning Commission by resolution pursuant to SRC 300.1110(a)(2); and

Whereas, legislative zone changes may be initiated by the Salem Planning Commission by resolution pursuant to SRC 265.010(c) and SRC 300.1110(a)(2).

NOW, THEREFORE, THE SALEM PLANNING COMMISSION RESOLVES AS FOLLOWS:

Section 1. The Salem Planning Commission hereby adopts Resolution 21-01 Revised initiating amendments to the Salem Revised Code to update provisions of the UDC and other SRC Chapters, as necessary; together with amendments to the zoning map to eliminate the General Retail/Office Overlay Zone and the Front Street Overlay Zone and change the zoning of specific properties within the downtown, as shown on **Exhibit A**, from RH (Multiple Family High-Rise Residential), CO (Commercial Office), and CR (Commercial Retail) to CB (Central Business District), and referring the matter to a public hearing before the Salem Planning Commission on a future date to be determined by the Planning Administrator

Section 2. This resolution is effective upon adoption.

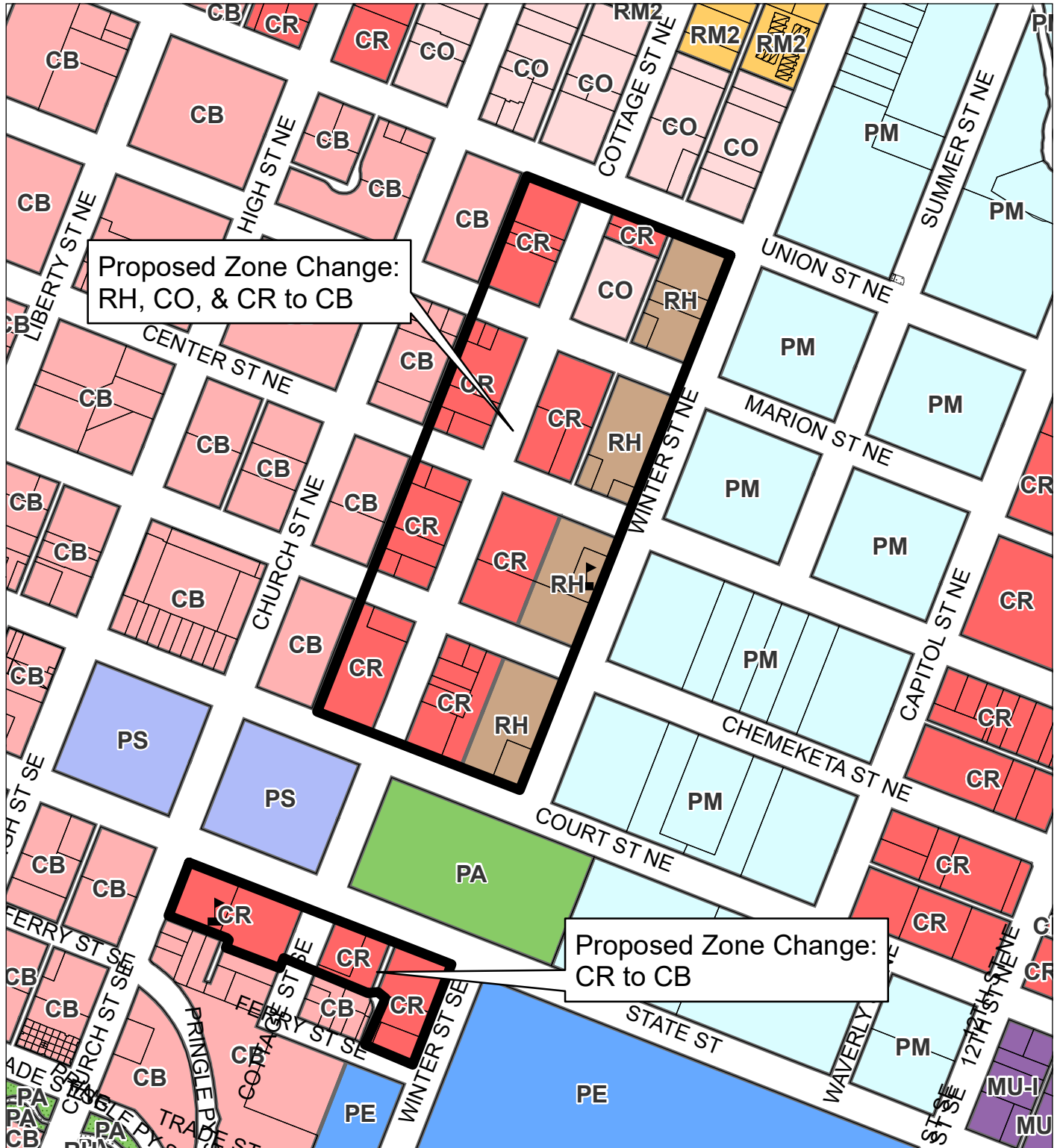
ADOPTED by the Planning Commission this 7th day of September 2021.

ATTEST:

Lisa Anderson-Ogilvie, AICP
Deputy Community Development Director and
Planning Administrator

Checked by: B. Bishop, Planner III

Proposed Zone Changes



Proposed Zone Change:
RH, CO, & CR to CB

Proposed Zone Change:
CR to CB

Legend

- RS Base Zoning
- Urban Growth Boundary
- Outside Salem City Limits
- Taxlots
- Parks
- 🏫 Schools

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