
COMMUNITY DEVELOPMENT DEPARTMENT

TO: RECIPIENTS OF PUBLIC HEARING NOTICE
FROM: BRYCE BISHOP, PLANNER III
DATE: SEPTEMBER 15, 2021
CASE FILE NO.: CA-ZC21-01
SUBJECT: 2021 UNIFIED DEVELOPMENT CODE (UDC) UPDATE

The public notice included with this mailing concerns an upcoming public hearing before the Planning Commission regarding proposed amendments to the Salem Revised Code (SRC) updating the City's zoning and development code, known as the Unified Development Code (UDC). The amendments address a variety of issues that have arisen since the last major update of the UDC in 2019 and include policy-related changes that respond to concerns from the community, minor housekeeping amendments, and updates to implement changes in State law.

Examples of proposed changes include:

- Increasing the types and numbers of poultry that may be kept in the City;
- Allowing middle housing (e.g. townhouses, duplexes, triplexes, quadplexes, and cottage clusters) within the City's residential zones as required by the passage of State House Bill HB2001;
- Eliminating the General Retail/Office and Front Street overlay zones and incorporating their design review standards into an updated CB (Central Business District) zone with improved design and development standards;
- Allowing managed temporary camping for the homeless and emergency shelters as temporary uses; and
- Allowing self-service storage within existing CB zoned buildings in the downtown, subject to limitations on location and design.

Other proposed changes clarify land use review procedures, definitions, and development standards, such as pedestrian access requirements. The proposed amendments also add and, in some instances, eliminate, certain uses in some zones.

Proposed Zone Changes

In addition to the proposed amendments to the UDC, the zoning of specific identified properties within the downtown (**see attached map**) that are currently zoned RH (Multiple Family High-Rise Residential), CO (Commercial Office), and CR (Retail Commercial) are proposed to be changed to CB (Central Business District) in order to be consistent with the Central Business District (CB) zoning of surrounding properties.

The complete list of proposed amendments to the UDC be found on the City's website at the following location:

<https://www.cityofsalem.net/Pages/salem-planning-commission.aspx>

For Additional Information Contact:

Bryce Bishop, Planner III
Salem Community Development Department
Planning Division
bbishop@cityofsalem.net / 503-540-2399



**NOTICE OF PUBLIC HEARING
AUDIENCIA PÚBLICA**

PURPOSE OF HEARING: The Salem Planning Commission will hold a public hearing to receive testimony on proposed amendments to Salem Revised Code (SRC) Chapters 50, 77, 95, 110, 111, 112, 205, 210, 220, 235, 260, 270, 300, 400, 510, 511, 512, 513, 514, 515, 520, 521, 522, 523, 524, 525, 530, 531, 532, 533, 534, 535, 540, 542, 543, 544, 545, 550, 551, 552, 553, 554, 555, 556, 604, 605, 617, 626, 632, 633, 700, 701, 702, 800, 803, 804, 806, 807, and 808, addressing a variety of issues that have arisen since the last major update of the Unified Development Code in 2019; together with a proposed legislative zone change to change the zoning of those properties within the downtown, more particularly identified on the attached map, which are currently zoned RH (Multiple Family High-Rise Residential), CO (Commercial Office), and CR (Retail Commercial) to CB (Central Business District).

CASE FILE NUMBER: Code Amendment Case No. CA-ZC21-01

DATE AND TIME OF PUBLIC HEARING: Tuesday, October 5, 2021, at 5:30 p.m.

LOCATION OF PUBLIC HEARING: **DUE TO SOCIAL DISTANCING MEASURES IN PLACE TO HELP STOP THE SPREAD OF THE COVID-19 VIRUS THIS HEARING WILL BE HELD DIGITALLY**

CASE MANAGER: **Bryce Bishop, Planner III**, City of Salem Planning Division, 555 Liberty Street SE, Room 305, Salem, Oregon 97301. Telephone: 503-540-2399; E-mail: bbishop@cityofsalem.net

HOW TO PROVIDE TESTIMONY:

Both written and oral testimony will be accepted on this proposal. Only those participating by submitting written testimony, or by testifying virtually at the hearing, have the right to appeal the decision.

To Provide Written Testimony: Direct written comments to the **case manager** listed above. Staff recommends emailing your comments to ensure receipt before the public hearing.

Please Provide Comments by: October 5, 2021 at 5:00 p.m.

To Provide Testimony Digitally at the Public Hearing: Sign up by contacting Shelby Guizar at SGuizar@cityofsalem.net or 503-540-2315 by October 5, 2021 at 3:00 p.m. to receive instructions.

APPROVAL CRITERIA:

Salem Revised Code (SRC) Chapters **110.085(b)** – Amendments to the Unified Development Code (UDC); and **265.010(d)** – Legislative Zone Changes.

The Salem Revised Code (SRC) is available to view at this link: <http://bit.ly/salemorcode>. Type in the chapter number(s) listed above to view the applicable criteria.

Subsequent to the close of the hearing, the Planning Commission will forward a recommendation to the City Council. Notice of the recommendation will be mailed to all neighborhood associations, anyone who participated

in the hearing, and anyone who requested to receive notice. The City Council will make the final decision on the proposal.

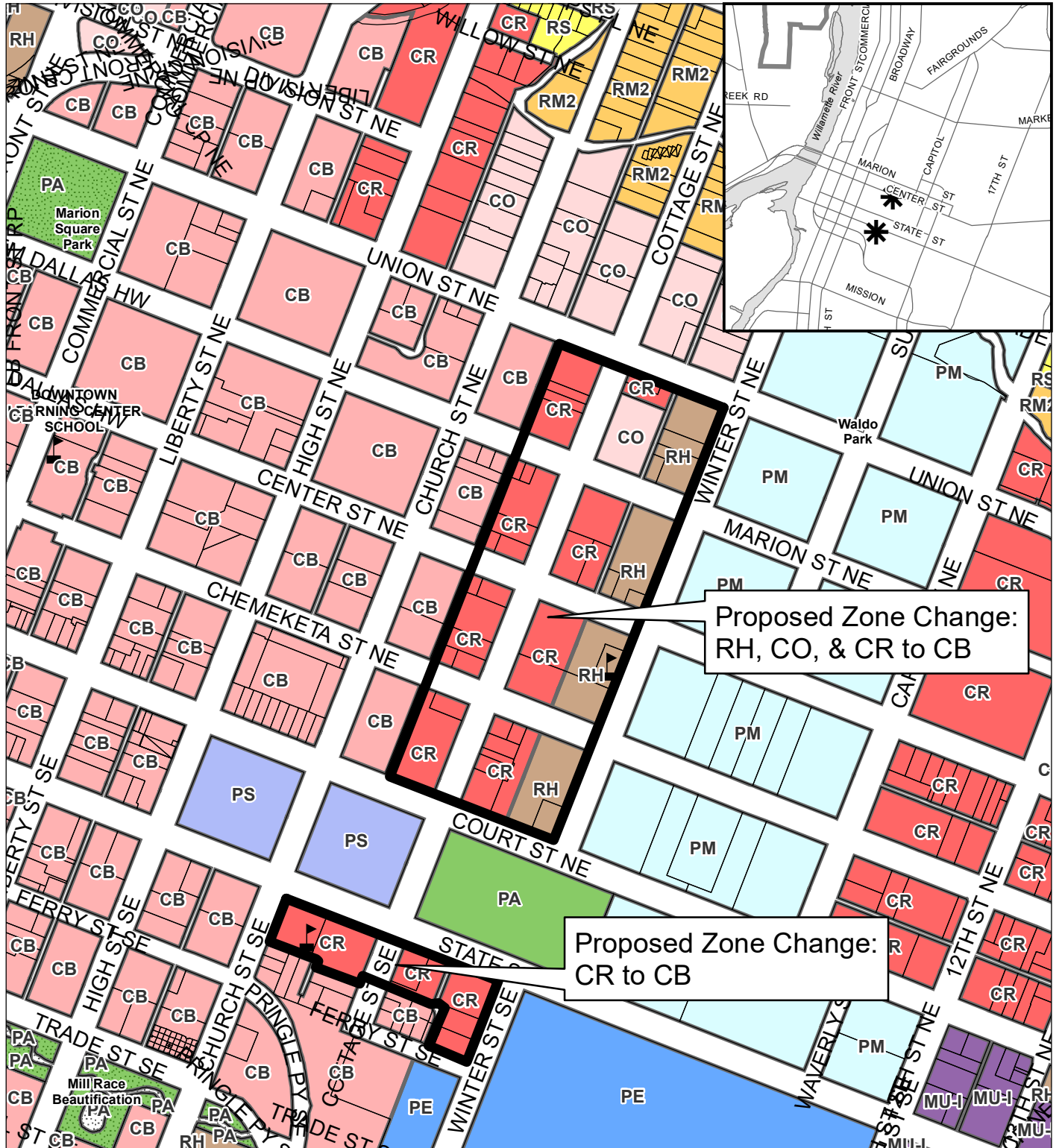
The case file is available for review and printed copies may be obtained at a reasonable cost. A copy of the staff report will be available for inspection one week prior to the hearing. The staff report will be available online no later than 5:00 p.m., September 28, 2021 at the following location:

<https://www.cityofsalem.net/Pages/salem-planning-commission.aspx>

It is the City of Salem's policy to assure that no person shall be discriminated against on the grounds of race, religion, color, sex, marital status, familial status, national origin, age, mental or physical disability, sexual orientation, gender identity and source of income, as provided by Salem Revised Code Chapter 97. The City of Salem also fully complies with Title VI of the Civil Rights Act of 1964, and related statutes and regulations, in all programs and activities. Special accommodations are available, upon request, for persons with disabilities or those needing sign language interpretation, or languages other than English. To request accommodations or services, please call 503-588-6173 (TTD/TTY 503-588-6439) at least two business days in advance.

Si necesita ayuda para comprender esta informacion, por favor llame 503-588-6173

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

0 50 100 200 Feet



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CITY OF *Salem*
AT YOUR SERVICE
Community Development Dept.