

1 **ENGROSSED**

ORDINANCE BILL NO. 13-21

2 AN ORDINANCE RELATING TO LAND USE; AMENDING SRC 50.710, SRC 77.160, SRC
3 110.030, SRC 110.075, SRC 111.001, SRC 112.035, SRC 112.050, SRC 205.030, SRC 205.035,
4 SRC 210.010, SRC 210.045, SRC 220.005, SRC 235.030, SRC 260.005, SRC 260.010, SRC
5 260.015, SRC 270.010, SRC 270.015, SRC 300.100, SRC 300.200, SRC 300.520, SRC 300.620,
6 SRC 300.720, SRC 300.840, SRC 300.850, SRC 300.1110, SRC 400.015, SRC 400.055, SRC
7 510.001. SRC 510.005, SRC 510.010, SRC 511.001, SRC 511.005, SRC 511.010, SRC 512.001,
8 SRC 512.010, SRC 512.015, SRC 513.001, SRC 513.005, SRC 513.010, SRC 513.015, SRC
9 514.005, SRC 514.010, SRC 515.005, SRC 520.015, SRC 521.005, SRC 522.005, SRC 523.005,
10 SRC 524.005, SRC 524.010, SRC 525.005, ~~SRC 530.001, SRC 530.005, SRC 530.015, SRC~~
11 ~~530.020, SRC 530.025, SRC 530.030, SRC 530.035, SRC 530.040,~~ SRC 531.010, SRC 531.035,
12 SRC 532.015, SRC 532.020, SRC 533.010, SRC 534.010, SRC 535.005, SRC 540.005, SRC
13 542.005, SRC 543.005, SRC 544.005, SRC 545.005, SRC 550.010, SRC 551.005, SRC 552.005,
14 SRC 553.005, SRC 554.005, SRC 555.005, SRC 556.005, SRC 602.005, SRC 602.010, SRC
15 602.020, SRC 604.015, SRC 605.015, SRC 617.025, SRC 626.015, SRC 631.010, SRC 631.015,
16 SRC 700.005, SRC 700.006, SRC 700.081, SRC 700.085, SRC 700.095, SRC 702.005, SRC
17 702.015, SRC 702.020, SRC 800.015, SRC 800.035, SRC 800.050, SRC 800.065, SRC 803.035,
18 SRC 803.040, SRC 804.020, SRC 804.025, SRC 804.030, SRC 804.035, SRC 806.005, SRC
19 806.010, SRC 806.015, SRC 806.025, SRC 806.030, SRC 806.035, SRC 806.040, SRC 806.045,
20 SRC 806.050, SRC 806.055, SRC 806.060, SRC 806.075, SRC 806.080, SRC 807.015, SRC
21 807.020, SRC 808.005, SRC 808.025, SRC 808.030, SRC 808.035, SRC 808.040, SRC 808.050,
22 SRC 808.060, SRC 808.065; RENUMBERING AND AMENDING SRC 260.070, SRC
260.085; REPEALING AND REPLACING SRC 260.020, SRC 260.025, SRC 260.030, SRC
260.035, SRC CHAPTER 701; REPEALING SRC 95.240, SRC 205.065, SRC 260.040, SRC
260.045, SRC 260.050, SRC 260.055, SRC 260.060, SRC 260.065, SRC 260.075, SRC 260.080,
SRC 260.090, SRC 260.095, SRC 631.020, SRC CHAPTER 632, SRC CHAPTER 633, SRC
700.050, SRC 700.090; CREATING NEW PROVISIONS SRC 50.715, SRC 205.051, SRC
400.016, SRC 700.011, SRC 700.071, SRC 800.031, SRC 808.046; AND AMENDING THE
SALEM ZONING MAP FOR CERTAIN PROPERTIES LOCATED WITHIN THE

1 DOWNTOWN ZONED MULTIPLE FAMILY HIGH-RISE RESIDENTIAL (RH),
2 COMMERCIAL OFFICE (CO), AND RETAIL COMMERCIAL (CR).

3 *The City of Salem ordains as follows:*

4 **Section 1.** The following Salem Revised Code (SRC) chapters are hereby amended as set forth
5 in **Exhibit A**, attached hereto and by reference incorporated herein: SRC chapter 50; SRC
6 chapter 77; SRC chapter 95; SRC chapter 110; SRC chapter 111; SRC chapter 112; SRC chapter
7 205; SRC chapter 210; SRC chapter 220; SRC chapter 235; SRC chapter 260; SRC chapter 270;
8 SRC chapter 300; SRC chapter 400; SRC chapter 510; SRC chapter 511; SRC chapter 512; SRC
9 chapter 513; SRC chapter 514; SRC chapter 515; SRC chapter 520; SRC chapter 521; SRC
10 chapter 522; SRC chapter 523; SRC chapter 524; SRC chapter 525; ~~SRC chapter 530~~; SRC
11 chapter 531; SRC chapter 532; SRC chapter 533; SRC chapter 534; SRC chapter 535; SRC
12 chapter 540; SRC chapter 542; SRC chapter 543; SRC chapter 544; SRC chapter 545; SRC
13 chapter 550; SRC chapter 551; SRC chapter 552; SRC chapter 553; SRC chapter 554; SRC
chapter 555; SRC chapter 556; SRC chapter 602; SRC chapter 604; SRC chapter 605; SRC
chapter 617; SRC chapter 626; SRC chapter 631; SRC chapter 632; SRC chapter 633; SRC
chapter 700; SRC chapter 701; SRC chapter 702; SRC chapter 800; SRC chapter 803; SRC
chapter 804; SRC chapter 806; SRC chapter 807; and SRC chapter 808.

14 **Section 2.** The zoning designations of the properties identified in **Exhibit B** are hereby changed
15 from Multiple Family High-Rise Residential (RH), Commercial Office (CO), and Retail
16 Commercial (CR) to Central Business District (CB).

17 **Section 3. Findings.** The Facts and Findings set forth in **Exhibit C**, attached hereto and by
18 reference incorporated herein, are hereby adopted as findings.

19 **Section 4. Extensions of Approval for Land Use Applications Submitted and/or Approved**
20 **Prior to Ordinance Effective Date.** *Land use applications submitted and/or approved prior to*
21 *the effective date of this ordinance that would require Class 2 extension approval as a result of*
22 *changes to standards or criteria included in this ordinance may, notwithstanding the approval*
criteria for Class 2 extensions included under SRC 300.850(b)(4)(B), receive Class 2 extension
approval provided the decision has not expired and there are remaining extensions available.

1 Nothing in this section shall be construed to grant more time or additional extensions beyond
2 that which is otherwise allowed under the original approval.

3 **Section 54. Codification.** In preparing this ordinance for publication and distribution, the City
4 Recorder shall not alter the sense, meaning, effect, or substance of this ordinance, but within
5 such limitations, may:

6 (a) Renumber sections and parts of sections of the ordinance;

7 (b) Rearrange sections;

8 (c) Change reference numbers to agree with renumbered chapters, sections, or other parts;

9 (d) Delete references to repealed sections;

10 (e) Substitute the proper subsection, section, or chapter, or other division numbers;

11 (f) Change capitalization and spelling for the purpose of uniformity;

12 (g) Add headings for purposes of grouping like sections together for ease of reference; and

13 (h) Correct manifest clerical, grammatical, or typographical errors.

14 **Section 65. Effective Date.** This ordinance shall become effective thirty days after enactment,
15 unless a notice of appeal is timely filed, in which case the ordinance shall become effective on
16 the date the ordinance is deemed acknowledged pursuant to ORS 197.625(2).

17 **Section 76. Severability.** Each section of this ordinance, and any part thereof, is severable, and
18 if any part of this ordinance is held invalid by a court of competent jurisdiction, the remainder of
19 this ordinance shall remain in full force and effect.

20 PASSED by the City Council this _____ day of _____, 2022.

21 ATTEST:

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City Recorder

Approved by City Attorney: _____

Checked by: B. Bishop