Amend the Zoning Map

Substantive Findings

Legislative Zone Change
SRC 265.010(d) establishes the following approval criteria for a legislative zone change to be approved:

1) The zone change is in the best interest of the public health, safety, and welfare of the City.
2) The zone change complies with the Salem Area Comprehensive Plan, applicable statewide planning goals, and applicable administrative rules adopted by the Department of Land Conservation and Development.
3) If the zone change requires a comprehensive plan change from an industrial designation to a non-industrial designation, or a comprehensive plan change from a commercial or employment designation to any other designation, a demonstration that the proposed zone change is consistent with the most recent economic opportunities analysis and the parts of the comprehensive plan which address the provision of land for economic development and employment growth; or be accompanied by an amendment to the comprehensive plan to address the proposed zone change; or include both the demonstration and an amendment to the comprehensive plan.
4) The zone change does not significantly affect a transportation facility, or, if the zone change would significantly affect a transportation facility, the significant effects can be adequately addressed through the measures associated with, or conditions imposed on, the zone change.

Findings are provided below.

1) Best interest of the public health, safety, and welfare of the City
The proposed legislative zone changes are in the best interest of the public health, safety, and welfare of the City because they advance and implement the community's priorities for future growth and development as reflected in the updated Salem Area Comprehensive Plan. For example, the proposed changes rezone land along Cherriots Core Network to a mixed-use zone, which encourages mixed-use development and high-density housing near the network of frequent bus routes. This promotes transit use and increases opportunities for people to walk to shops, services, jobs, and amenities, as those destinations can be located in closer proximity to each other and to housing. Increasing opportunities for people to walk to their daily destinations will promote positive health outcomes. This also helps reduce greenhouse gas emissions from single-occupancy vehicle trips, which is a priority in Salem. The City Council established a goal of becoming carbon neutral by 2050. Addressing climate change helps make Salem more resilient to natural hazards and helps promote the safety of its residents. Rezoning more land to a mixed-use zone also creates flexibility in how properties can be developed, allowing for greater responsiveness to changing markets.

In addition, the proposed zone changes increase the amount of land available for multifamily housing, which is needed to support Salem's growing population. Specifically, the proposed

zone changes help Salem meet the projected housing need as identified in the Salem Housing Needs Analysis. The proposed changes also increase the opportunities for commercial uses to be located in more locations in Salem. This helps meet the projected need for more commercial land identified in the Salem Economic Opportunities Analysis.

The proposed zone changes create the opportunity for small-scale shops and services to be established in residential neighborhoods. This, in turn, creates the opportunity for people to more easily access these businesses and services and meet their daily needs within their neighborhood. This reduces the need to drive, which in turn, reduces greenhouse gas emissions produced by vehicles. The proposed zone changes therefore meet this criterion.

2) Complies with the Salem Area Comprehensive Plan, applicable statewide planning goals, and applicable administrative rules adopted by the Department of Land Conservation and Development

Statewide Planning Goals and Applicable Administrative Rules

The proposed amendment is consistent with and conforms to the Statewide Planning Goals and applicable administrative rules as described below. In addition, the Oregon Department of Land Conservation and Development (DLCD) has reviewed the changes proposed through the Our Salem project and has submitted a letter of support dated March 8, 2022.

Goals 1: Citizen Involvement

To develop a citizen involvement program that insures the opportunity for citizens to be involved in all phases of the planning process.

The proposed legislative zone changes were developed through a multi-year planning project called Our Salem that included extensive public outreach. The community provided input through a variety of ways, including in-person and virtual meetings, surveys, maps, public workshops, property owner meetings, community events, and stakeholder interviews.
Staff hosted or attended roughly 260 in-person and virtual meetings and events and engaged with more than 80 community groups throughout the Our Salem project, which spanned more than three years. Several meetings or events were held in Spanish. Information about the project was also provided via mail, the project website, social media, informational meetings, flyers, television, radio, newspapers, and more. Many project materials were translated into Spanish, and several were translated into additional languages, including Chuukese and Marshallese.

All of this engagement was conducted to foster meaningful involvement from all members of the community. To ensure that all citizens had the opportunity to be involved, the City specifically conducted targeted outreach to groups in the community that have not historically been from planning processes, including communities of color, youth, lower-income residents, and others.

Many outreach activities throughout the Our Salem project focused on proposed zoning map changes. For example, early in the project, the community was asked to place dots on maps to indicate where they wanted to see different land uses in the future. Later, community members weighed in on different land use scenarios and commented on drafts of the proposed zoning map. The City created an interactive map that showed proposed zoning map changes, and the

community submitted roughly 1,500 comments on the map in addition to many emails, phone calls, and comments in virtual and in-person meetings.

In addition, the process to adopt the proposed zone changes requires public notice and affords the public an opportunity to review, comment, and take part in the approval process. The proposed zone changes therefore conform with this goal.

Goal 2: Land Use Planning
To establish a land use planning process and policy framework as a basis for all decisions and actions related to use of land and to assure an adequate factual base for such decisions and actions.

The City has established a land use planning process and policy framework as a basis for all decisions and actions related to the use of land and to assure an adequate factual base for such decisions and actions. The proposed zone changes are accompanied by proposed corresponding changes to Salem's Comprehensive Plan Map to ensure consistency between Comprehensive Plan Map designations and the zones that implement them. (The Salem Area Comprehensive Plan, which is proposed to be updated concurrently with the proposed changes to the Comprehensive Plan Map and zoning map, identifies which zones correspond to each Comprehensive Plan Map designation.)

Specifically, the proposed zone changes are based upon the analysis, findings, and recommendations in the Salem Economic Opportunities Analysis (EOA) and Salem Housing Needs Analysis (HNA). Adopted in 2015, the EOA found that there is sufficient land within Salem's portion of the Urban Growth Boundary (UGB) to meet employment needs through 2035. Specifically, it projected 271-acre deficit of commercial land and projected 907-acre surplus of industrial land in Salem's portion of the UGB through 2035. The EOA made several recommendations to address future employment land needs. Below are examples of how the proposed zone changes implement the recommendations:

- *Provide a variety of types of sites for employment*: The proposed zone changes redesignate land in Salem to accommodate a broad range of employment types across Salem, outside of industrial areas. For example, there are vacant or partially vacant sites in outer West and South Salem that are proposed to be rezoned from Residential Agriculture (RA) to a mixed-use zone (e.g., Mixed Use-I or Mixed Use-II). This provides more opportunities for commercial uses (or a mix of uses) to be established in areas previously dedicated solely to residential uses. The EOA determined that Salem "lacks enough opportunities for commercial office development to meet demand for growth," so rezoning land to a mixed-use zone helps meet that demand.
- *Identify areas for conversion from industrial uses to commercial uses*: The proposed zone changes rezone some industrial areas to Industrial Commercial (IC), including properties in the Fairview Industrial area. The IC zone allows for a mix of commercial uses in addition to light industrial uses. This allows for conversion to commercial uses.
- *Identify nodes for neighborhood retail development.* The proposed zone changes establish 12 neighborhood hubs, which are rezoned to a new Neighborhood Hub (NH) zone. This zone allows for small-scale shops and services in residential areas, as recommended by

the EOA. This helps Salem increase the amount of land available for commercial uses, which can serve the surrounding neighborhoods.

The HNA, which is proposed to be adopted concurrently with the updated Comprehensive Plan, also forms the factual basis for the proposed zone changes. The HNA determined that Salem's portion of the UGB has enough land designated to meet the need for single-family detached housing through 2035, but it has a projected 207-acre deficit for land designated for multifamily housing (2,897 dwelling units). It recommends redesignating or rezoning land for multifamily housing; this is being proposed as changes to the Comprehensive Plan Map and zoning map.

The proposed zone changes implement this recommendation by rezoning land to Multiple Family Residential-I (RM-I) and Multiple Family Residential-II (RM-II) across Salem. This results in a sufficient amount of buildable land to accommodate the projected amount of multifamily housing needed in Salem's portion of the UGB through 2035. See additional findings related to Goal 10 and adoption of the HNA.

In addition, the HNA recommended evaluating tools to increase redevelopment and mixed-use development. It specifically stated that Salem's "primary redevelopment opportunities are in commercial areas or redevelopment industrial areas, with opportunities for mixed-use development that includes multifamily development." The proposed zone changes implement this recommendation by rezoning land to MU-I, MU-II, Mixed Use-III (MU-III), and Mixed Use-Riverfront (MU-R). Much of this land was previously zoned Retail Commercial (CR) or Commercial General (CG), is developed, and is located along Cherriots Core Network. Rezoning the land to a mixed-use zone increases the opportunities for redevelopment, particularly mixed-use development with multifamily housing. (Corresponding code amendments make it easier to developing mixed-use projects due to eliminated minimum parking requirements and revised development standards that allow for greater utilization of properties.)

Findings for Goal 9 and 10 below indicate where changes to the zoning map are proposed to align a property's existing Comprehensive Plan designation. The other findings contained in this exhibit also demonstrate that the proposed zone changes are consistent with and implement the goals and policies in the updated Comprehensive Plan. In addition, the proposed zone changes are being reviewed pursuant to the applicable adopted procedures and approval criteria associated with the proposal in conformance with this goal. The proposed zone changes therefore conform with this goal.

Goal 3: Agricultural Lands
To preserve and maintain agricultural lands.

The proposed zone changes do not change or impact the Exclusive Farm Use (EFU) zone, as it is applied to land in Salem. It therefore continues to help preserve and maintain those agricultural lands. In addition, the proposed zone changes to not include an expansion of the UGB, which therefore continues to limit urban development and promote and preserve agricultural lands outside of that boundary. Therefore, the proposed map changes conform with this goal.

Goal 5: Natural Resources, Scenic and Historic Areas, and Open Spaces

To protect natural resources and conserve scenic and historical areas and open spaces.

The proposed zone changes do not eliminate the requirement for future development in Salem to meet the conditions of SRC Chapter 809 (Wetlands), SRC Chapter 601 (Floodplain Overlay Zone), SRC Chapter 808 (Preservation of Trees and Vegetation), SRC Chapter 809 (Wetlands), and SRC Chapter 230 (Historic Preservation). For example, the proposed changes do not remove or alter the historic districts as they are identified in SRC Chapter 230. All protections afforded to historic resources under that chapter will remain.

In addition, the proposed zone changes help protect natural resources and open spaces in Salem by rezoning properties to Public Amusement (PA). In particular, City-owned properties across Salem that serve as existing parks or are identified for future parks have been proposed to be rezoned largely from Single Family Residential (RS) or Residential Agriculture (RA) to PA. The PA zone allows a very limited number of uses, such as parks and open space. This proposed zone change helps ensure the existing or future parks are not developed for other uses such as housing. Several City-owned natural areas – such as the land and riparian corridor around Gibson Creek in West Salem, land in southeast Salem that Davidson Creek crosses, and the open space in Mill Creek Corporate Center that serves as wetland mitigation, passive recreation, and stormwater management – are also proposed to be rezoned to PA to help ensure their conservation.

In addition, the Our Salem project – including the proposed updates to the Comprehensive Plan and Comprehensive Plan Map –does not trigger a requirement to conduct Goal 5 inventories, because the Our Salem project does not amend a resource list or a portion of an acknowledged plan or land use regulation adopted to protect a significant Goal 5 resource or address a specific requirements of Goal 5; it does not allow new uses that could be conflicting uses with a particular significant Goal 5 resource on an acknowledged resource list; and it does not amend the UGB.

It should be noted that the City does not have any significant Goal 5 resources (other than historic resources). The City is proposing to change the zoning of several properties in Salem to help protect natural resources on City-owned land, as mentioned earlier. Specifically, the City is proposing to change the Comprehensive Plan Map designations of such properties to Parks, Open Space, and Outdoor Recreation (POS) and change the zoning to Public Amusement (PA). Such changes would provide greater protection to natural resources and would not be in conflict with Goal 5.

The cases cited in public testimony involve circumstances that clearly required Goal 5 review. In ODOT v. City of Newport 23 Or. Luba 408, the City sought to amend the UGB and allow multi-family residential housing on a portion of newly-included property that had previously designated as a resource site under Goal 5. Because the site was previously identified and the proposed use appeared to conflict with that use, the City was required to perform an EESE (economic, social, environmental and energy consequence analysis). Comments submitted have not identified particular properties to be affected; they only cite the fact that the City in the future plans to identify and protect Natural Resources, Habitat and Habitat connectivity. Those actions do not appear to be sufficient to trigger a Goal 5 review.

In Doty v. Harris 34 Or Luba 287, the County attempted to rezone a property that had previously been identified as a natural resource (Grizzly, deer and elk habitat) to zoning designation that would allow residential development. LUBA found that the change required an EESE, which the County had conducted, but found the EESE lacking. Again because the City has no significant resources (other than historic resources) and the changes provide greater protection, a Goal 5 analysis is not needed.

The proposed zone changes therefore conform with this goal.

Goal 6: Air, Water and Land Resources Quality
To maintain and improve the quality of air, water, and land resources of the state.

The proposed zone changes help improve the quality of air by rezoning properties along major corridors and other areas to a mixed-use zone, including Mixed Use-I (MU-I), Mixed Use-II (MU-II), Mixed Use-III (MU-III), and Mixed Use-Riverfront (MU-R) zones. In areas that are already developed, this promotes infill and redevelopment, including the creation of mixed-use properties. In areas that are currently vacant, this provides the opportunity for a mix of housing, services, jobs, and shops to be developed in close proximity to each other. In addition, many of the areas proposed to be rezoned to a mixed-use zone are located near Core Network, including properties along Commercial Street SE, Liberty Road S, Portland Road NE, and Lancaster Drive. In all of these cases, rezoning land to a mixed-use zone creates the opportunity for more people to live near jobs, services, shops, and transit service. This reduces the need for automobile travel, which reduces the greenhouse gas emissions from transportation and air pollution.

In addition, the City of Salem has programs and facilities to maintain and improve the quality of the air, water, and land resources in compliance with state and federal environmental quality standards. For example, the City operates a National Pollutant Discharge Elimination System (NPDES) Municipal Separate Storm Sewer System Permit to release stormwater runoff from the stormwater system directly to local streams. The City performs water quality monitoring in the storm system and in streams, submits an annual report to the Oregon Department of Environmental Quality (DEQ) every fall, and implements a Stormwater Management Plan approved by DEQ. In addition, wastewater from Salem is treated at the Willow Lake Wastewater Pollution Control Facility to clean it before it is released to the Willamette River. The City has an existing program whereby pipes are inspected, cleaned, and repaired, and the City also works to reduce the amount of sanitary sewer overflows that occur. All of these programs and facilities will remain in place and will not be impacted by the proposed zone changes. The proposed zone changes therefore conform to this goal.

Goal 7: Areas Subject to Natural Disasters and Hazards
To protect life and property from natural disasters.

The proposed zone changes do not eliminate the requirement for future development to meet the conditions of SRC Chapter 809 (Wetlands), SRC Chapter 601 (Floodplain Overlay Zone), and SRC Chapter 810 (Landslide Hazards). These existing regulations aim to avoid or minimize risks to people and property from natural hazards.

In addition, the proposed zone changes help protect several City-owned natural areas, riparian corridors, and properties within the 100-foot floodplain by rezoning them to PA. Properties include one in West Salem that Gibson Creek crosses and is within the 100-foot floodplain and a property along Mill Creek in southeast Salem that is within the 100-foot floodplain. This helps ensure that the properties are conserved and are not developed into intensive uses like high-density housing or commercial development, avoiding potential risks associated with that type of development in areas potentially subject to hazards. The proposed map changes therefore conform to this goal.

Goal 8: Recreational Needs
To satisfy the recreational needs of the citizens of the state and visitors and, where appropriate, to provide tor the siting of necessary recreational facilities including destinations resorts.

The proposed zone changes expand the number of properties that are rezoned PA. This zone applies to properties where allowed uses help meet the community's recreational needs. As noted under Goal 5 above, City-owned properties across Salem that serve as existing parks or are identified for future parks have been rezoned largely from RS or RA to POS. This helps ensure the existing or future parks are not developed for other uses but instead remain or are developed into parks that meet the community's recreational needs.

In addition, other zones in Salem allow for recreational uses, both indoor and outdoor, to help meet this need. For example, mixed-use zones like MU-I, MU-II, and MU-III – which are proposed to be expanded to more properties in Salem – allow parks, open space, and recreational facilities such as museums, community centers, and youth clubs. The proposed zone changes also do not preclude the siting of new parks, including those identified in the Salem Comprehensive Park System Master Plan. The proposed zone changes therefore conform with this goal.

Goal 9: Economic Development
To provide adequate opportunities throughout the state for a variety of economic activities vital to the health, welfare, and prosperity of Oregon's citizens.

The Salem Economic Opportunities Analysis (EOA), adopted in 2015, was developed consistent with the requirements of Goal 9 and associated administrative rules that were in place when it was prepared and adopted. The EOA determined that there is a projected surplus of industrial land but a projected 271-acre deficit of commercial land in Salem's portion of the UGB over the next 20 years. The EOA recommends meeting this commercial land need in a variety of ways, including redesignating land to commercial designations, encouraging redevelopment of existing commercial and industrial areas, allowing or encouraging mixed-use development in downtown or other employment areas, identifying areas for conversion from industrial uses to commercial uses, and identifying nodes for neighborhood retail development.

The proposed zone changes, which are described below in detail, implement these recommendations to help meet the identified need to accommodate more commercial uses. The proposed zone changes, for example, rezone a lot of developed land from commercial zones to mixed-use zones to encourage redevelopment into mixed-use projects. The proposed zone

changes also rezone land from industrial zones to commercial zones and from residential zones to the Neighborhood Hub to allow for neighborhood-scale shops and services (e.g., neighborhood hubs). Overall, the proposed zone changes increase the amount of land available for commercial and mixed uses to help address Salem's projected commercial land need.

The maps referenced below are **included at the end of this exhibit.**

Map 1

Public Amusement (PA) to Public and Private Educational Services (PE)

The PA zone is not considered employment land in the EOA, so rezoning it to another non-employment zone, PE zone, does not decrease Salem's ability to accommodate future employment needs. The PE zone allows educational services and education-supporting uses, like day care, basic education, and post-secondary and adult education. It also allows limited commercial uses, like distance learning services. The portion of the property in Map 1 proposed for a zone change from PA to PE is currently developed with athletic fields as part of a school campus and is owned by the Salem-Keizer School District. Therefore, the proposed zone change aligns the zoning with the existing use. The property is unlikely to be developed into a different use, and the school is expected to continue providing employment opportunities in Salem. For these reasons, the zone change from PA to PE does not decrease the amount of land available for employment uses or affect the potential of these lands to provide economic opportunities in Salem.

Map 2

Single-Family Residential (RS) to Multiple Family Residential - I (RM-I)

The RS zone is not considered employment land in the EOA, so rezoning it to another non-employment zone does not decrease Salem's ability to accommodate future employment needs. The RS zone allows limited commercial uses that support residential land uses like beauty salons and some recreational and cultural community services. The RM-I zone allows similar limited commercial uses, though the primary use is household living like the RS zone. The proposed zone change on the properties in Map 2 thus does not decrease the amount of land available for employment uses or detract from opportunities for economic activity or the prosperity of Salem's residents.

Map 3

RS to PA

The RS zone is intended for household living and is not considered employment land in the EOA, so rezoning it to another non-employment zone does not decrease Salem's ability to accommodate future employment needs. The RS zone only allows very limited commercial uses like beauty salons. The PA zone allows parks, open space, and recreation uses. The property in Map 3 proposed for a zone change from RS to PA is City-owned parkland, and the City intends to develop and maintain it as such. Therefore, the proposed zone change from RS to PA does not decrease the amount of land available for employment uses or affect the potential of these lands to provide economic opportunities in Salem.

Map 4

RS to RA

The RS zone primarily allows residential uses, though very limited commercial uses like beauty salons are also allowed. The RA zone allows similar uses as the RS zone, including limited commercial uses. Neither zone is considered employment land in the EOA, so the proposed zone change from RS to RA on Map 4 does not decrease the amount of land available for employment uses or Salem's ability to accommodate future employment needs. The portion of the property proposed for a zone change is also part of a larger split-zoned property, the rest of which is zoned RA. The Salem Comprehensive Plan Map designation is DR. Therefore, the proposed zone change applies one consistent zone to the property and continues to align the zoning with the comprehensive plan designation.

Map 5

RA to PE

The RA zone is not considered employment land in the EOA, so rezoning it to another non-employment zone, PE, does not decrease the amount of land available for employment uses or decrease Salem's ability to accommodate future employment needs. The property on Map 5 proposed for a zone change from RA to PE is an undeveloped portion of a school campus, so changing the zoning to PE better aligns with this use. Additionally, the Salem Comprehensive Plan map designates this property as Community Service Education (CSE). The PE zone is listed in the Comprehensive Plan as a zone that implements the CSE designation, while the RA zone is not. Therefore, the proposed zone change aligns the zoning with the comprehensive plan designation, and the proposed zone change does not effectively change the potential of these lands to be provide employment opportunities in Salem.

Map 6

RA to Commercial Office (CO)

The RA zone is intended for household living and agricultural uses. It prohibits most commercial uses. In contrast, the CO zone allows a variety of commercial uses, including offices, limited retail sales and services, and fitness and dance studios. This portion of the property is designated COM on the Comprehensive Plan Map. The proposed zone change therefore aligns the zoning with the existing use and existing Comprehensive Plan Map designation, and it applies one consistent zone to the property. The proposed zone change from RA to CO on properties in Map 6 therefore increases the amount of land available for commercial development, particularly office uses, and thus helps address the projected deficit of commercial land identified in the EOA.

Map 7

RA to Multiple Family Residential – II (RM-II)

The RA zone is not considered employment land in the EOA, so rezoning it to another non-employment zone, RM-II, does not decrease Salem's ability to accommodate future employment needs. The RA zone allows limited commercial uses that support residential and agricultural land uses like beauty salons and some recreational and cultural community services. The RM-II zone allows similar limited commercial uses, though the primary use is household living like the RA zone. The proposed zone change on the property in Map 7 therefore does not decrease the

amount of land available for employment uses or detract from opportunities for economic activity.

Retail Commercial (CR) to RM-II
The CR zone allows a variety of commercial uses, including retail sales and services and offices. The RM-II zone is intended for household living uses. It allows limited commercial uses like beauty salons and home occupations. The portion of the property in Map 7 that is proposed for a zone change from CR to RM-II is part of a multifamily housing development, and the rest of the property is currently zoned RM-II. The entire property is designated MF on the Comprehensive Plan Map. The proposed zone change therefore aligns the zoning with the existing use and existing Comprehensive Plan Map designation, and it applies one consistent zone to the property. The property is also considered developed in Salem's buildable lands inventory, so the proposed zone change does not decrease the amount of buildable employment land in Salem.

Map 8
Industrial Commercial (IC) to CR
The IC zone allows a variety of commercial uses, including retail sales and services, offices, motor vehicle sales and services, and commercial entertainment. It also allows some industrial uses, including wholesaling, warehousing and distribution, and some types of general manufacturing. The CR zone allows an array of commercial uses, including retail uses, offices, personal services, and restaurants. It allows only limited industrial uses. As a result of the proposed zone change from IC to CR, a variety of commercial uses continue to be allowed on the properties in Map 8, helping to meet the need for commercial land identified in the EOA. Because the EOA projects a surplus of industrial land, the limitations on industrial uses resulting from the proposed zone change does not reduce Salem's ability to meet its need for employment land overall.

Map 9
RS to PA
The RS zone is intended for household living and is not considered employment land in the EOA, so rezoning it to another non-employment zone, PA, does not decrease Salem's ability to accommodate future employment needs. The RS zone only allows very limited commercial uses like beauty salons. The PA zone allows parks, open space, and recreation uses. The property in Map 9 proposed for a zone change from RS to PA is a City-owned park, and the City intends to maintain it as a park. Therefore, the proposed zone change from RS to PA does not affect the potential of these lands to provide economic opportunities in Salem.

Map 10
RA to Mixed Use – III (MU-III)
The RA zone is intended for household living and agricultural uses and is not considered employment land in the EOA. The RA zone only allows very limited commercial uses like beauty salons. The MU-III zone, on the other hand, allows a wide range of commercial uses, including retail sales and services, offices, commercial entertainment, and limited motor vehicle sales and services. As identified in the EOA, there is a projected deficit of land for commercial uses in Salem. The proposed zone change from RA to MU-III helps address this deficit by

allowing a variety of commercial uses on the property in Map 10 that are not currently allowed in the RA zone.

General Commercial (CG) to MU-III
The CG zone allows a variety of commercial uses, including most retail uses, offices, personal services, and motor vehicle sales and services. The MU-III zone allows the same retail sales and services and business and professional services uses. Some types of motor vehicle sales and services uses require a conditional use permit. The property subject to this proposed zone change in Map 10 is developed with commercial uses, which will continue to be allowed under the MU-III zone. In addition, off-street parking is not required in the MU-III zone for any use that is part of a development that includes multifamily housing if it is within ¼ mile of the Cherriots Core Network – these properties fall within that distance. This allows space previously dedicated to parking to be developed, for example, with a mix of housing and commercial uses. The proposed zone change to MU-III supports the redevelopment of existing commercial areas by promoting mixed-used development, as recommended in the EOA, and does not decrease the amount of land that can accommodate commercial uses.

CR to MU-III
The CR zone allows an array of commercial uses, including most retail uses, offices, personal services, and restaurants. The MU-III (MU-III) zone allows these same commercial uses. Under the proposed zone change to MU-III, the ability of the properties in Map 10 to support future commercial uses continues. These properties are developed with commercial uses, but the MU-III zone could spur infill development or redevelopment. For example, the MU-III zone allows buildings to be up to 70 feet tall, which is higher than the 50 feet maximum height in the CR zone. Redeveloped properties, once rezoned to MU-III, could therefore support more commercial uses or commercial space. In addition, off-street parking is not required for any use in the MU-III zone as long as the property is within ¼ mile of Cherriots Core Network – these properties fall within that distance – and is developed with multifamily housing. This allows space previously dedicated to parking to be developed with a mix of housing and commercial uses, for example. The proposed zone change to MU-III supports the redevelopment of existing commercial areas, as recommended in the EOA, and does not decrease the amount of land that can accommodate commercial uses.

Map 11

RA to General Industrial (IG)
The RA zone allows household living and agricultural uses and is not considered employment land in the EOA. The RA zone also allows very limited commercial uses like beauty salons. The IG zone, on the other hand, allows some commercial uses, including limited retail sales and services, offices, motor vehicle sales and services, and commercial entertainment despite being considered industrial land in the EOA. The proposed zone change from RA to IG on the properties in Map 11 therefore helps address Salem’s employment land needs by increasing the amount of land that allows commercial uses.

Map 12

IC to CR

The IC zone allows a variety of commercial uses, including retail sales and services, offices, motor vehicle sales and services, and commercial entertainment. It also allows some industrial uses, including wholesaling, warehousing and distribution, and some types of general manufacturing. The CR zone allows an array of commercial uses, including retail uses, offices, personal services, and restaurants. It allows only limited industrial uses. As a result of the proposed zone change from IC to CR, a variety of commercial uses continue to be allowed on the properties in Map 12, helping to meet the need for commercial land identified in the EOA. Because the EOA projects a surplus of industrial land, the limitations on industrial uses resulting from the proposed zone change does not reduce Salem's ability to meet its need for employment land overall.

Map 13

Industrial Business Campus (IBC) to Mixed Use – II (MU-II)

The IBC zone allows a range of industrial uses, like general manufacturing, wholesales, storage, and distribution, as well as limited commercial uses such as eating and drinking establishments and offices. The MU-II zone allows a wider range of commercial uses, including retail sales, services, offices, and indoor commercial entertainment. As a result of the proposed zone change from IBC to MU-II, a wider variety of commercial uses are therefore allowed on the properties in Map 13. This helps address Salem's projected deficit of commercial land identified in the EOA. Additionally, the EOA determined that there is a projected surplus of industrial land in Salem, so although the MU-II zone limits industrial uses, this does not detract from Salem's ability to meet its employment needs overall.

Map 14

RM-II to PA

The RM-II zone is intended for household living and is not considered employment land in the EOA, so rezoning it to another non-employment zone, PA, does not decrease Salem's ability to accommodate future employment needs. The portion of the property in Map 14 proposed for a zone change from RM-II to PA is a City-owned park, and the City intends to maintain it as such. The proposed zone change therefore aligns the zoning with the existing use. The property is unlikely to be redeveloped into a different use. Therefore, the proposed zone change from RM-II to PA does not affect the potential of these lands to provide economic opportunities in Salem.

Map 15

RA to RM-II

The RA zone is not considered employment land in the EOA, so rezoning it to another non-employment zone does not decrease Salem's ability to accommodate future employment needs. The RA zone allows limited commercial uses that support residential and agricultural land uses like beauty salons and some recreational and cultural community services. The RM-II zone allows similar limited commercial uses, though the primary use is household living like the RA zone. The proposed zone change on the property in Map 15 will thus not decrease the amount of land available for employment uses or detract from opportunities for economic activity or the prosperity of Salem's residents.

Public and Private Cemeteries (PC) to RM-II
The PC zone is not considered employment land in the EOA, so rezoning it to another non-employment zone, RM-II, does not decrease Salem's ability to accommodate future employment needs. The PC zone does not allow commercial uses. The RM-II zone allows very limited commercial uses like membership sports and recreation clubs and beauty salons. The properties in Map 15 proposed for a zone change from PC to RM-II are currently designated MF on the Salem Comprehensive Plan Map. The RM-II zone implements the MF comprehensive plan designation, and the PC zone does not. Therefore, the proposed zone change aligns the zoning with the Comprehensive Plan designation. Additionally, the portions of the properties proposed to become RM-II are developed with religious assembly and residential uses. Religious assembly is a permitted use in the RM-II zone, but not by the PC zone. Therefore, the proposed zone change also aligns the zoning with the existing use and will not affect Salem's ability to meet the projected need for commercial land.

Map 16
IG to IC
The IG zone allows a wide range of industrial uses such as manufacturing, wholesales, storage, and distribution uses in addition to limited commercial uses. The IC zone, on the other hand, allows many industrial uses as well as a broader range of commercial uses. The property in Map 16 is designated Industrial Commercial on the Salem Comprehensive Plan Map. The updated Comprehensive Plan states that the IC zone implements this land use designation, and the IG zone does not. Therefore, this proposed zone change aligns the zoning with the existing Comprehensive Plan Map designation. The small property is not considered buildable land in the EOA, so the proposed zone change does not decrease the amount of land available for employment uses. Additionally, the EOA determined that there is a projected surplus of industrial land in Salem, so the proposed zone change does not detract from Salem's ability to meet its employment needs.

Map 17
CO to MU-III
The CO zone allows offices but very limited retail sales, restaurants, and personal services. The MU-III zone, on the other hand, allows a wide a range of commercial uses, including retail sales, personal services, offices, indoor commercial entertainment, and limited motor vehicle sales and services. As identified in the EOA, there is a projected deficit of land for commercial uses in Salem. The proposed zone change from CO to MU-III helps address this deficit by increasing the range of commercial uses allowed on the properties in Map 17, while maintaining the amount of land available for commercial uses.

CR to MU-III
The CR zone allows an array of commercial uses, including most retail uses, offices, personal services, and restaurants. The MU-III zone allows these same commercial uses. Under the proposed zone change to MU-III, the ability of the properties in Map 17 to support future commercial uses continues. The majority of these properties are developed with commercial uses, but the MU-III zone could spur infill development or redevelopment. For example, the MU-III zone allows buildings to be up to 70 feet tall, which is higher than the 50 feet maximum

height in the CR zone. Redeveloped properties, once rezoned to MU-III, could therefore support more commercial uses or commercial space. In addition, off-street parking is not required for any use in the MU-III zone as long as the property is within ¼ mile of Cherriots Core Network – these properties fall within that distance – and is developed with multifamily housing. This allows space previously dedicated to parking to be developed with a mix of housing and commercial uses, for example. The proposed zone change to MU-III supports the redevelopment of existing commercial areas, as recommended in the EOA, and does not decrease the amount of land that can accommodate commercial uses.

RM-II to MU-III
The RM-II zone is intended for household living and is not considered employment land in the EOA. The RM-II zone only allows very limited commercial uses like beauty salons. The MU-III zone, on the other hand, allows a wide range of commercial uses, including retail sales and services, offices, commercial entertainment, and limited motor vehicle sales and services. As identified in the EOA, there is a projected deficit of land for commercial uses in Salem. The proposed zone change from RM-II to MU-III helps address this deficit by allowing a variety of commercial uses on the properties in Map 17 that are not currently allowed in the RM-II zone.

IG to MU-III
The IG zone allows a wide range of industrial uses such as manufacturing, wholesales, storage, and distribution uses in addition to limited commercial uses. The MU-III zone allows a wider range of commercial uses, including retail sales and services, offices, and indoor commercial entertainment. As a result of the proposed zone change from IG to MU-III, a wider variety of commercial uses are therefore allowed on the property in Map 17. This helps address Salem's projected deficit of commercial land identified in the EOA. Additionally, the EOA determined that there is a projected surplus of industrial land in Salem, so although the MU-III zone limits industrial uses, this does not detract from Salem's ability to meet its employment needs overall.

RS to MU-III
The RS zone is intended for household living and is not considered employment land in the EOA. The RS zone only allows very limited commercial uses like beauty salons. The MU-III zone, on the other hand, allows a wide range of commercial uses, including retail sales and services, offices, commercial entertainment, and limited motor vehicle sales and services. As identified in the EOA, there is a projected deficit of land for commercial uses in Salem. The proposed zone change from RS to MU-III helps address this deficit by allowing a variety of commercial uses on the properties in Map 17 that are not currently allowed in the RS zone.

Map 18

RS to PE
The RS zone is not considered employment land in the EOA, so rezoning it to another non-employment zone, PE, does not decrease Salem's ability to accommodate future employment needs. The RS zone only allows very limited commercial uses like beauty salons. The property on Map 18 is developed with a public school, so changing the zoning to PE better aligns with the existing use. The property is unlikely to be redeveloped into a different use, so the proposed zone change thus does not effectively change the potential of these lands to be provide employment opportunities in Salem.

CR to PE
The CR zone allows a variety of commercial uses, including retail sales and services and offices. The PE zone is intended to identify lands for educational services and education-supporting uses, like day care, basic education, and post-secondary and adult education. It also allows limited commercial uses. The properties on Map 18 are developed with a public school and are therefore unlikely to be redeveloped into a different use. Changing the zoning to PE better aligns with the existing use. The proposed zone change thus does not effectively change the potential of these lands to be provide employment opportunities in Salem.

Map 19

CR to IG
The CR zone allows a variety of commercial uses, including retail sales and services and offices. The IG zone allows a wide range of industrial uses such as manufacturing, wholesales, storage, and distribution uses in addition to limited commercial uses. The portion of the property proposed for a zone change from CR to IG in Map 19 is part of a larger split-zoned property, the majority of which is zoned IG. It is developed with industrial uses, and it is designated Industrial on the Salem Comprehensive Plan Map. The Salem Area Comprehensive Plan indicates that IG is one of the zones that implements the Industrial comprehensive plan designation and CR is not. Therefore, the proposed zone change would align the zoning with the comprehensive plan designation and the existing development. This property is also considered developed in the BLI, so although the IG zone limits commercial uses, it does not decrease the amount of buildable commercial land in Salem, a need identified in the EOA.

Map 20

IG to PA
The IG zone allows a wide range of industrial uses such as manufacturing, wholesales, storage, and distribution uses in addition to limited commercial uses. The PA zone identifies lands for a parks, open space, and recreation uses. It also allows limited commercial uses like indoor and outdoor commercial entertainment. The property in Map 20 proposed for a zone change from IG to PA is owned by the City and is dedicated to parkland and open space. The City intends to maintain it as open space, and it is constrained by two bodies of water. It is therefore unlikely to be redeveloped into a different use. The property is also not considered buildable land in the EOA. The proposed zone change therefore does not decrease the amount of land available for employment uses. In addition, the EOA determined that there is a projected surplus of industrial land in Salem, so although the PA zone limits industrial uses, this does not detract from Salem's ability to meet its employment needs overall.

IC to PA
The IC zone allows a variety of commercial uses, including retail sales and services, offices, motor vehicle sales and services, and commercial entertainment. It also allows some industrial uses, including wholesaling, warehousing and distribution, and some types of general manufacturing. The PA zone identifies lands for a parks, open space, and recreation uses. It also allows limited commercial uses like indoor and outdoor commercial entertainment. The small portion of the property in Map 20 proposed for a zone change from IC to PA is owned by the City and is dedicated to parkland and open space. The City intends to maintain it as open space,

and it is constrained by two bodies of water. It is therefore unlikely to be redeveloped into a different use. The property is also not considered buildable land in the EOA. The proposed zone change therefore does not decrease the amount of land available for employment uses. In addition, the EOA determined that there is a projected surplus of industrial land in Salem, so although the PA zone limits industrial uses, this does not detract from Salem's ability to meet its employment needs. Concurrently with the proposed zone change, other lands are proposed to be zoned to allow commercial and mixed-use development, thereby helping address Salem's projected deficit of land for commercial uses.

Map 21

Duplex Residential (RD) to RS

The RD zone is not considered employment land in the EOA, so rezoning it to another non-employment zone does not decrease Salem's ability to accommodate future employment needs. The RD zone is intended for household living and allows only very limited commercial uses. Similarly, the RS zone allows primarily residential uses and limited commercial uses. Thus, the proposed zone change on the properties in Map 21 does not change the properties' ability to support economic activity or the prosperity of Salem's residents. The RD zone is proposed to be eliminated concurrently with this proposed zone change.

Map 22

CO to MU-III

The CO zone allows offices but very limited retail sales, restaurants, and personal services. The MU-III zone, on the other hand, allows a wide a range of commercial uses, including retail sales, personal services, offices, indoor commercial entertainment, and limited motor vehicle sales and services. As identified in the EOA, there is a projected deficit of land for commercial uses in Salem. The proposed zone change from CO to MU-III helps address this deficit by increasing the range of commercial uses allowed on the property in Map 22, while maintaining the amount of land available for commercial uses.

CR to MU-III

The CR zone allows an array of commercial uses, including most retail uses, offices, personal services, and restaurants. The MU-III zone allows these same commercial uses. Under the proposed zone change to MU-III, the ability of the properties in Map 22 to support future commercial uses continues. Many of these properties are developed with commercial uses, but the MU-III zone could spur infill development or redevelopment. Vacant properties could also be more attractive for development. For example, the MU-III zone allows buildings to be up to 70 feet tall, which is higher than the 50 feet maximum height in the CR zone. Properties, once rezoned to MU-III, could therefore support more commercial uses or commercial space. In addition, off-street parking is not required for any use in the MU-III zone as long as the property is within ¼ mile of Cherriots Core Network – these properties fall within that distance – and is developed with multifamily housing. This allows space previously dedicated to parking to be developed with a mix of housing and commercial uses, for example. The proposed zone change to MU-III supports the redevelopment of existing commercial areas, as recommended in the EOA, and does not decrease the amount of land that can accommodate commercial uses.

RM-II to MU-III
The RM-II zone is intended for household living and is not considered employment land in the EOA. The RM-II zone only allows very limited commercial uses like beauty salons. The MU-III zone, on the other hand, allows a wide range of commercial uses, including retail sales and services, offices, commercial entertainment, and limited motor vehicle sales and services. As identified in the EOA, there is a projected deficit of land for commercial uses in Salem. The proposed zone change from RM-II to MU-III helps address this deficit by allowing a variety of commercial uses on the portion of the property in Map 22 that is not currently allowed in the RM-II zone.

CG to MU-III
The CG zone allows a variety of commercial uses, including most retail uses, offices, personal services, and motor vehicle sales and services. The MU-III zone allows the same retail sales and services and business and professional services uses. Some types of motor vehicle sales and services uses require a conditional use permit. The majority of the properties subject to this proposed zone change in Map 22 are already developed with commercial uses, which can continue under the MU-III zone. In addition, off-street parking is not required in the MU-III zone for any use that is part of a development that includes multifamily housing if it is within ¼ mile of the Cherriots Core Network – these properties fall within that distance. This allows space previously dedicated to parking to be developed, for example, with a mix of housing and commercial uses. The proposed zone change to MU-III supports the redevelopment of existing commercial areas by promoting mixed-used development, as recommended in the EOA, and does not decrease the amount of land that can accommodate commercial uses.

IC to MU-III
The IC zone allows a variety of commercial uses, including retail sales and services, offices, motor vehicle sales and services, and commercial entertainment. It also allows some industrial uses, including wholesaling, warehousing and distribution, and some types of general manufacturing. The MU-III zone also allows a range of commercial uses, including retail sales and services uses, as well as offices, and indoor commercial entertainment. It allows only limited industrial uses. As a result of the proposed zone change from IC to MU-III, a variety of commercial uses will continue to be allowed on the property in Map 22, helping to meet the need for commercial land identified in the EOA. Because the EOA projects a surplus of industrial land, the limitations on industrial uses resulting from the proposed zone change does not reduce Salem's ability to meet its need for employment land.

Map 23

IC to CG
The IC zone allows a variety of commercial uses, including retail sales and services, offices, motor vehicle sales and services, and commercial entertainment. It also allows some industrial uses, including wholesaling, warehousing and distribution, and some types of general manufacturing. The CG zone allows an array of commercial uses, including retail uses, offices, personal services, restaurants, and motor vehicle sales and services. It allows only limited industrial uses. As a result of the proposed zone change from IC to CG, a variety of commercial uses continue to be allowed on the properties in Map 23, helping to meet the need for

commercial land identified in the EOA. The property proposed for the zone change on Map 23 is split zoned IC and CG and is designated Commercial (COM) on the Comprehensive Plan Map. Therefore, the proposed zone change aligns the zoning with the existing designation and applies one consistent zone to the property. In addition, because the EOA projects a surplus of industrial land, the limitations on industrial uses resulting from the proposed zone change does not reduce Salem's ability to meet its need for employment land overall.

Map 24

CG to IG

The CG zone allows a variety of commercial uses, including retail sales and services, offices, commercial entertainment, and motor vehicle sales and services. The IG zone allows a wide range of industrial uses such as manufacturing, wholesales, storage, and distribution uses in addition to limited commercial uses. The property proposed for a zone change from CG to IG in Map 24 is part of a larger development site, the majority of which is zoned IG. The site is developed with industrial uses, and this property is designated Industrial on the Salem Comprehensive Plan Map. The Salem Area Comprehensive Plan indicates that IG is one of the zones that implements the Industrial comprehensive plan designation and CG is not. Therefore, the proposed zone change would align the zoning with the comprehensive plan designation and the existing development. This property is also considered developed in the BLI, so although the IG zone limits commercial uses, it does not decrease the amount of buildable commercial land in Salem, a need identified in the EOA. It will also continue to contribute to economic activity through the existing industrial development on the site.

RS to IG

The RS zone allows single family and middle housing uses and is not considered employment land in the EOA. The RS zone allows only limited commercial uses like beauty salons. The IG zone, on the other hand, allows some commercial uses, including limited retail sales and services, offices, motor vehicle sales and services, and commercial entertainment despite being considered industrial land in the EOA. The proposed zone change from RS to IG on the properties in Map 24 therefore helps address Salem's employment land needs by increasing the amount of land that allows commercial uses. In addition, the properties proposed for the zone change are designated Industrial (IND) on the Comprehensive Plan Map, so the proposed zone change aligns the zoning with the existing Comprehensive Plan Map designation.

Map 25

RS to MU-III

The RS zone is intended for household living and is not considered employment land in the EOA. The RS zone only allows very limited commercial uses like beauty salons. The MU-III zone, on the other hand, allows a wide range of commercial uses, including retail sales and services, offices, commercial entertainment, and limited motor vehicle sales and services. As identified in the EOA, there is a projected deficit of land for commercial uses in Salem. The proposed zone change from RS to MU-III helps address this deficit by allowing a variety of commercial uses on the properties in Map 25 that are not currently allowed in the RS zone if these properties are further developed or redeveloped in the future. Additionally, one of these properties is split-zoned between CR, CG, and RS, so the proposed change will unify the zoning on this property.

CR to MU-III
The CR zone allows an array of commercial uses, including most retail uses, offices, personal services, and restaurants. The MU-III zone allows these same commercial uses. Under the proposed zone change to MU-III, the ability of the properties in Map 25 to support future commercial uses continues. Many of these properties are developed with commercial uses, but the MU-III zone could spur infill development or redevelopment. For example, the MU-III zone allows buildings to be up to 70 feet tall, which is higher than the 50 feet maximum height in the CR zone. Redeveloped properties, once rezoned to MU-III, could therefore support more commercial uses or commercial space. The proposed zone change to MU-III supports the redevelopment of existing commercial areas, as recommended in the EOA, and does not decrease the amount of land that can accommodate commercial uses.

CG to MU-III
The CG zone allows a variety of commercial uses, including most retail uses, offices, personal services, and motor vehicle sales and services. The MU-III zone allows the same retail sales and services and business and professional services uses. Some types of motor vehicle sales and services uses require a conditional use permit. Many of the properties subject to this proposed zone change in Map 25 are developed with commercial uses and considered developed in the EOA. As a result of the proposed zone change, the properties can continue to support commercial uses as well as mixed-use development. The proposed zone change therefore does not decrease the amount of land that can accommodate commercial uses.

Industrial Park (IP) to MU-III
The IP zone allows a range of industrial uses such as manufacturing, wholesales, storage, and distribution uses as well as limited commercial uses such as limited retail sales and offices. The MU-III zone allows a wider range of commercial uses, including retail sales and services, offices, and indoor commercial entertainment. As a result of the proposed zone change from IP to MU-III, a wider variety of commercial uses are therefore allowed on the properties in Map 25. This helps address Salem's projected deficit of commercial land identified in the EOA. Additionally, the EOA determined that there is a projected surplus of industrial land in Salem, so although the MU-III zone limits industrial uses, this does not detract from Salem's ability to meet its employment needs.

Map 26

RS to PA
The RS zone is intended for household living and is not considered employment land in the EOA, so rezoning it to another non-employment zone, PA, does not decrease Salem's ability to accommodate future employment needs. The RS zone only allows very limited commercial uses like beauty salons. The PA zone allows parks, open space, and recreation uses. The properties in Map 26 proposed for a zone change from RS to PA are City-owned parkland or are part of the Oregon State Fairgrounds. The City intends to maintain its park as such. The land under ownership of the Oregon State Fairgrounds is unlikely to be redeveloped into a different use than what is allowed under the PA zoning. Therefore, the proposed zone change from RS to PA aligns the zoning with the existing use of these properties and does not affect the potential of these lands to provide economic opportunities in Salem. In addition, the property owned by the Oregon State Fairgrounds is designated Parks, Open Space, and Outdoor Recreation (POS), which is

implemented by the PA zone but not the RS zone. The proposed zone change therefore aligns the zoning with the existing Comprehensive Plan Map designation.

Map 27

IG to RM-II

The IG zone allows a wide range of industrial uses such as manufacturing, wholesales, storage, and distribution uses in addition to limited commercial uses. The RM-II zone is intended for household living uses. It allows limited commercial uses like beauty salons and does not allow industrial uses. The proposed zone change from IG to RM-II limits the opportunity for industrial and commercial uses on the property in Map 27. However, the EOA determined that there is a projected surplus of industrial land in Salem, so the proposed zone change away from IG – which is considered industrial land in the EOA – does not limit Salem's ability to meet its industrial employment needs. In addition, the impacted property is currently developed and is not considered buildable land in the EOA, so the proposed zone change does not decrease the amount of land available for commercial uses. Additionally, other lands in Salem are concurrently being proposed to allow more commercial or mixed-use development to help Salem meet its employment land needs, particularly the need for more commercial land identified in the EOA.

RA to RM-II

The RA zone is not considered employment land in the EOA, so rezoning it to another non-employment zone, RM-II, does not decrease Salem's ability to accommodate future employment needs. The RA zone allows limited commercial uses that support residential and agricultural land uses. The RM-II zone allows similar limited commercial uses, though the primary use is household living like the RA zone. The proposed zone change on the property in Map 27 does not decrease the amount of land for employment uses and does not detract from opportunities for economic activity or the prosperity of Salem's residents.

Map 28

CR to Mixed Use – I (MU-I)

The CR zone allows a variety of commercial uses, including retail sales and services and offices. The MU-I zone also allows a range of commercial uses, including retail sales and services uses, offices, and indoor commercial entertainment. As identified in the EOA, there is a projected deficit of land for commercial uses in Salem. The proposed zone change from CR to MU-I on the properties in Map 28 does not decrease the amount of land available for commercial uses.

Map 29

RD to RS

The RD zone is not considered employment land in the EOA, so rezoning it to another non-employment zone does not decrease Salem's ability to accommodate future employment needs. The RD zone is intended for household living and allows only very limited commercial uses. Similarly, the RS zone allows primarily residential uses and limited commercial uses. Thus, the proposed zone change on the properties in Map 29 does not change the properties' ability to support economic activity or the prosperity of Salem's residents. The RD zone is proposed to be eliminated concurrently with this proposed zone change.

RA to RS
The RA zone is not considered employment land in the EOA, so rezoning it to another non-employment zone, RS, does not decrease the amount of land for employment uses or Salem's ability to accommodate future employment needs. Specifically, the RA zone allows household living and agricultural uses, and it allows limited commercial uses that support these land uses like beauty salons and some recreational and cultural community services. Similarly, the RS zone primarily allows residential uses but also allows limited commercial uses like the RA zone. Thus, the proposed zone change on the properties in Map 29 will not detract from opportunities for economic activity or the prosperity of Salem's residents.

Map 30
RA to PE
The RA zone is not considered employment land in the EOA, so rezoning it to another non-employment zone, PE, does not decrease Salem's ability to accommodate future employment needs. The properties in Map 30 proposed for a zone change from RA to PE are part of a public school campus, so changing the zoning to PE better aligns with the existing use, and they are unlikely to be developed into a different use. The proposed zone change thus does not effectively change the potential of these lands to be provide employment opportunities in Salem.

Map 31
RM-I to MU-III
The RM-I zone is intended for household living and is not considered employment land in the EOA. The RM-I zone only allows very limited commercial uses like beauty salons. The MU-III zone, on the other hand, allows a wide range of commercial uses, including retail sales and services, offices, commercial entertainment, and limited motor vehicle sales and services. As identified in the EOA, there is a projected deficit of land for commercial uses in Salem. The proposed zone change from RM-I to MU-III helps address this deficit by allowing a variety of commercial uses on the property in Map 31 that are not currently allowed in the RM-I zone.

RM-II to MU-III
The RM-II zone is intended for household living and is not considered employment land in the EOA. The RM-II zone only allows very limited commercial uses like beauty salons. The MU-III zone, on the other hand, allows a wide range of commercial uses, including retail sales and services, offices, commercial entertainment, and limited motor vehicle sales and services. As identified in the EOA, there is a projected deficit of land for commercial uses in Salem. The proposed zone change from RM-II to MU-III helps address this deficit by allowing a variety of commercial uses on the properties in Map 31 that are not currently allowed in the RM-II zone.

CO to MU-III
The CO zone allows offices but very limited retail sales, restaurants, and personal services. The MU-III zone, on the other hand, allows a wide a range of commercial uses, including retail sales, personal services, offices, indoor commercial entertainment, and limited motor vehicle sales and services. As identified in the EOA, there is a projected deficit of land for commercial uses in Salem. The proposed zone change from CO to MU-III helps address this deficit by increasing the

range of commercial uses allowed on the properties in Map 31, while maintaining the amount of land available for commercial uses.

CR to MU-III
The CR zone allows an array of commercial uses, including most retail uses, offices, personal services, and restaurants. The MU-III zone allows these same commercial uses. Under the proposed zone change to MU-III, the ability of the properties in Map 31 to support future commercial uses continues. The majority of these properties are developed with commercial uses, but the MU-III zone could spur infill development or redevelopment. For example, the MU-III zone allows buildings to be up to 70 feet tall, which is higher than the 50 feet maximum height in the CR zone. Redeveloped properties, once rezoned to MU-III, could therefore support more commercial uses or commercial space. In addition, off-street parking is not required for any use in the MU-III zone as long as the property is within ¼ mile of Cherriots Core Network – these properties fall within that distance – and is developed with multifamily housing. This allows space previously dedicated to parking to be developed with a mix of housing and commercial uses, for example. The proposed zone change to MU-III supports the redevelopment of existing commercial areas, as recommended in the EOA, and does not decrease the amount of land that can accommodate commercial uses.

Map 32

RA to RM-II
The RA zone is not considered employment land in the EOA, so rezoning it to another non-employment zone does not decrease Salem's ability to accommodate future employment needs. The RA zone allows limited commercial uses that support residential and agricultural land uses like beauty salons and some recreational and cultural community services. The RM-II zone allows similar limited commercial uses, though the primary use is household living like the RA zone. The proposed zone change on the properties in Map 32 will thus not detract from opportunities for economic activity or the prosperity of Salem's residents. Additionally, these properties are designated Multiple Family Residential on the Salem Comprehensive Plan Map. The Salem Area Comprehensive Plan identifies that the RM-II zone is one of the zones that implements the Multiple Family Residential designation and RA is not. Therefore, the proposed zone change will align the zoning with the comprehensive plan designation.

RS to RM-II
The RS zone is not considered employment land in the EOA, so rezoning it to another non-employment zone does not decrease Salem's ability to accommodate future employment needs. The RS zone allows limited commercial uses that support residential land uses like beauty salons and some recreational and cultural community services. The RM-II zone allows similar limited commercial uses, though the primary use is household living like the RS zone. The proposed zone change on the properties in Map 32 thus does not detract from opportunities for economic activity or the prosperity of Salem's residents.

CO to RM-II
The CO zone allows offices and limited retail sales, restaurants, and personal services. The RM-II zone is intended for household living uses. It allows limited commercial uses like beauty salons. The portion of the property in Map 32 that is proposed for a zone change from CO to

RM-II is part of a larger split-zoned property that is already developed with multifamily housing. The area proposed for this zone change is also designated Multiple Family Residential on the Salem Comprehensive Plan Map. The Salem Area Comprehensive Plan indicates that the RM-II zone is one of the zones that implements the Multiple Family Residential comprehensive plan designation, while the CO zone is not. Therefore, this zone change is proposed to align the zoning with the comprehensive plan designation and the existing use. Additionally, this area is considered developed in Salem's buildable lands inventory, so although the RM-II zone limits commercial uses, the proposed zone change does not decrease the amount of buildable employment land in Salem.

CR to RM-II
The CR zone allows a variety of commercial uses, including retail sales and services and offices. The RM-II zone is intended for household living uses. It allows limited commercial uses like beauty salons and home occupations. The properties in Map 32 that are proposed for a zone change from CR to RM-II are already developed with multifamily housing, so the proposed zone change aligns the zoning with the existing use. They are considered developed in Salem's buildable lands inventory, so the proposed zone change does not decrease the amount of buildable employment land in Salem. In addition, concurrently with this proposed zone change, other areas are proposed to be rezoned to commercial or mixed use zones that allow commercial uses, a projected need identified in the EOA. These other proposed zone changes will increase the opportunities for commercial development in the future in line with Salem's employment needs.

Map 33

RA to Neighborhood Hub (NH)
The RA zone is intended for household living and agricultural uses and is not considered employment land in the EOA. The NH zone allows a variety of small-scale, neighborhood-serving commercial uses, including eating and drinking establishments, some types of retail sales and personal services, and some types of indoor commercial entertainment. As identified in the EOA, there is a projected deficit of land for commercial uses in Salem. The proposed zone change from RA to NH will help address this deficit by allowing the properties in Map 33 to be developed, reused, or redeveloped with a range of commercial uses. The EOA specifically recommends identifying nodes for retail development that can serve surrounding neighborhoods as a way to address the projected deficit of commercial land. This proposed zone change implements that recommendation.

RS to NH

The RS zone is intended for household living uses and is not considered employment land in the EOA. The NH zone allows a variety of small-scale, neighborhood-serving commercial uses, including eating and drinking establishments, some types of retail sales and personal services, and some types of indoor commercial entertainment. As identified in the EOA, there is a projected deficit of land for commercial uses in Salem. The proposed zone change from RS to NH will help address this deficit by allowing the properties in Map 33 to be reused or redeveloped with a range of commercial uses. The EOA specifically recommends identifying nodes for retail development that can serve surrounding neighborhoods as a way to address the

projected deficit of commercial land. This proposed zone change implements that recommendation.

Map 34

RA to PA

The RA zone is not considered employment land in the EOA, so rezoning it to another non-employment zone does not decrease Salem's ability to accommodate future employment needs. The PA zone allows parks, open space, and recreation uses. The properties in Map 34 proposed for a zone change from RA to PA are City-owned parkland, and the City intends to maintain and further develop them as parks. Therefore, the proposed zone change from RA to PA will not affect the potential of these lands to provide economic opportunities in Salem.

Map 35

RA to RM-I

The RA zone is not considered employment land in the EOA, so rezoning it to another non-employment zone, RM-I, does not decrease Salem's ability to accommodate future employment needs. The RA zone allows limited commercial uses that support residential and agricultural land uses like beauty salons and some recreational and cultural community services. The RM-I zone allows similar limited commercial uses, though the primary use is household living like the RA zone. The proposed zone change on the properties in Map 35 does not decrease the amount of land available for employment uses or detract from opportunities for economic activity or the prosperity of Salem's residents.

RS to RM-I

The RS zone is not considered employment land in the EOA, so rezoning it to another non-employment zone, RM-I, does not decrease Salem's ability to accommodate future employment needs. The RS zone allows limited commercial uses that support residential land uses like beauty salons and some recreational and cultural community services. The RM-I zone allows similar limited commercial uses, though the primary use is household living like the RS zone. The proposed zone change on the property in Map 35 thus does not decrease the amount of land available for employment uses or detract from opportunities for economic activity or the prosperity of Salem's residents.

Map 36

RA to RS

The RA zone is not considered employment land in the EOA, so rezoning it to another non-employment zone, RS, does not decrease Salem's ability to accommodate future employment needs. Specifically, the RA zone allows household living and agricultural uses, and it allows limited commercial uses that support these land uses like beauty salons and some recreational and cultural community services. Similarly, the RS zone primarily allows residential uses but also allows limited commercial uses like the RA zone. Thus, the proposed zone change on the properties in Map 36 does not decrease the amount of land available for employment uses or detract from opportunities for economic activity or the prosperity of Salem's residents.

Map 37

RM-II to MU-III

The RM-II zone is intended for household living and is not considered employment land in the EOA. The RM-II zone only allows very limited commercial uses like beauty salons. The MU-III zone, on the other hand, allows a wide range of commercial uses, including retail sales and services, offices, commercial entertainment, and limited motor vehicle sales and services. As identified in the EOA, there is a projected deficit of land for commercial uses in Salem. The proposed zone change from RM-II to MU-III helps address this deficit by allowing a variety of commercial uses on the properties in Map 37 that are not currently allowed in the RM-II zone.

CO to MU-III

The CO zone allows offices but very limited retail sales, restaurants, and personal services. The MU-III zone, on the other hand, allows a wide a range of commercial uses, including retail sales, personal services, offices, indoor commercial entertainment, and limited motor vehicle sales and services. As identified in the EOA, there is a projected deficit of land for commercial uses in Salem. The proposed zone change from CO to MU-III helps address this deficit by increasing the range of commercial uses allowed on the properties in Map 37, while maintaining the amount of land available for commercial uses.

CR to MU-III

The CR zone allows an array of commercial uses, including most retail uses, offices, personal services, and restaurants. The MU-III zone allows these same commercial uses. Under the proposed zone change to MU-III, the ability of the properties in Map 37 to support future commercial uses continues. The majority of these properties are developed with commercial uses, but the MU-III zone could spur infill development or redevelopment. For example, the MU-III zone allows buildings to be up to 70 feet tall, which is higher than the 50 feet maximum height in the CR zone. Redeveloped properties, once rezoned to MU-III, could therefore support more commercial uses or commercial space. In addition, off-street parking is not required for any use in the MU-III zone as long as the property is within ¼ mile of Cherriots Core Network – these properties fall within that distance – and is developed with multifamily housing. This allows space previously dedicated to parking to be developed with a mix of housing and commercial uses, for example. The proposed zone change to MU-III supports the redevelopment of existing commercial areas, as recommended in the EOA, and does not decrease the amount of land that can accommodate commercial uses.

Map 38

RS to NH

The RS zone is intended for household living uses and is not considered employment land in the EOA. The NH zone allows a variety of small-scale, neighborhood-serving commercial uses, including eating and drinking establishments, some types of retail sales and personal services, and some types of indoor commercial entertainment. As identified in the EOA, there is a projected deficit of land for commercial uses in Salem. The proposed zone change from RS to NH will help address this deficit by allowing the properties in Map 38 to be reused or redeveloped with a range of commercial uses. The EOA specifically recommends identifying nodes for retail development that can serve surrounding neighborhoods as a way to address the

projected deficit of commercial land. This proposed zone change implements that recommendation.

Map 39

RA to PA

The RA zone is not considered employment land in the EOA, so rezoning it to another non-employment zone does not decrease Salem's ability to accommodate future employment needs. The PA zone allows parks, open space, and recreation uses. The property in Map 39 proposed for a zone change from RA to PA is a City-owned park, and the City intends to maintain it as a park. Therefore, the proposed zone change from RA to PA will not affect the potential of these lands to provide economic opportunities in Salem.

RM-II to PA

The RM-II zone is intended for household living and is not considered employment land in the EOA, so rezoning it to another non-employment zone, PA, does not decrease Salem's ability to accommodate future employment needs. The properties in Map 39 proposed for a zone change from RM-II to PA are part of a City-owned park, and the City intends to maintain them as a park. Therefore, the proposed zone change from RM-II to PA does not affect the potential of these lands to provide economic opportunities in Salem.

Map 40

RS to MU-III

The RS zone is intended for household living and is not considered employment land in the EOA. The RS zone only allows very limited commercial uses like beauty salons. The MU-III zone, on the other hand, allows a wide range of commercial uses, including retail sales and services, offices, commercial entertainment, and limited motor vehicle sales and services. As identified in the EOA, there is a projected deficit of land for commercial uses in Salem. The proposed zone change from RS to MU-III helps address this deficit by allowing a variety of commercial uses on the properties in Map 40 that are not currently allowed in the RS zone. Additionally, these properties are split-zoned and already developed with commercial uses on the portions of the properties that are currently zoned CR. Because the MU-III zone is proposed for the entirety of these properties, the proposed zone change eliminates the split-zoning and aligns the zoning with the existing uses.

CO to MU-III

The CO zone allows offices but very limited retail sales, restaurants, and personal services. The MU-III zone, on the other hand, allows a wide a range of commercial uses, including retail sales, personal services, offices, indoor commercial entertainment, and limited motor vehicle sales and services. As identified in the EOA, there is a projected deficit of land for commercial uses in Salem. The proposed zone change from CO to MU-III helps address this deficit by increasing the range of commercial uses allowed on the properties in Map 40, while maintaining the amount of land available for commercial uses.

CR to MU-III

The CR zone allows an array of commercial uses, including most retail uses, offices, personal services, and restaurants. The MU-III zone allows these same commercial uses. Under the

proposed zone change to MU-III, the ability of the properties in Map 40 to support future commercial uses continues. The majority of these properties are developed with commercial uses, but the MU-III zone could spur infill development or redevelopment. For example, the MU-III zone allows buildings to be up to 70 feet tall, which is higher than the 50 feet maximum height in the CR zone. Redeveloped properties, once rezoned to MU-III, could therefore support more commercial uses or commercial space. In addition, off-street parking is not required for any use in the MU-III zone as long as the property is within ¼ mile of Cherriots Core Network – these properties fall within that distance – and is developed with multifamily housing. This allows space previously dedicated to parking to be developed with a mix of housing and commercial uses, for example. The proposed zone change to MU-III supports the redevelopment of existing commercial areas, as recommended in the EOA, and does not decrease the amount of land that can accommodate commercial uses.

CG to MU-III
The CG zone allows a variety of commercial uses, including most retail uses, offices, personal services, and motor vehicle sales and services. The MU-III zone allows the same retail sales and services and business and professional services uses. Some types of motor vehicle sales and services uses require a conditional use permit. The property subject to this proposed zone change in Map 40 is currently developed with vehicle storage, which would become a continued use under the MU-III zone. This proposed zone change would facilitate the redevelopment of the property into commercial uses in the future while still allowing the current use to continue. In addition, off-street parking is not required in the MU-III zone for any use that is part of a development that includes multifamily housing if it is within ¼ mile of the Cherriots Core Network – these properties fall within that distance. If this property is redeveloped into a mixed-use development in the future, this would allow for more commercial space to potentially be built because less space would be required for parking. The proposed zone change to MU-III thus supports the redevelopment of existing commercial areas by promoting mixed-used development, as recommended in the EOA, and does not decrease the amount of land that can accommodate commercial uses.

IC to MU-III
The IC zone allows a variety of commercial uses, including retail sales and services, offices, motor vehicle sales and services, and commercial entertainment. It also allows some industrial uses, including wholesaling, warehousing and distribution, and some types of general manufacturing. The MU-III zone also allows a range of commercial uses, including retail sales and services uses, as well as offices, and indoor commercial entertainment. It allows only limited industrial uses. As a result of the proposed zone change from IC to MU-III, a variety of commercial uses continues to be allowed on the property in Map 40, helping to meet the need for commercial land identified in the EOA. Because the EOA projects a surplus of industrial land, the limitations on industrial uses resulting from the proposed zone change does not reduce Salem's ability to meet its need for employment land overall.

Public Service (PS) to MU-III
The PS zone allows limited commercial uses, like eating and drinking establishments, information technology services, and health services. The MU-III zone, on the other hand, allows a wide range of commercial uses, including retail sales and services, offices, and indoor

commercial entertainment. As identified in the Salem EOA, there is a projected deficit of land for commercial uses in Salem. The proposed zone change from PS to MU-III therefore helps address this deficit in commercial land by expanding the allowed commercial uses on the property in Map 40 if it is redeveloped.

Map 41

RM-II to RS

The RM-II zone is not considered employment land in the EOA, so rezoning it to another non-employment zone, RS, does not decrease Salem's ability to accommodate future employment needs. Specifically, the RM-II zone allows limited commercial uses like beauty salons. The RS zone also allows limited commercial uses, though the primary use is household living like the RM-II zone. The proposed zone change on the property in Map 41 thus does not decrease the amount of land available for employment uses or change the property's ability to support economic activity or the prosperity of Salem's residents.

RD to RS

The RD zone is not considered employment land in the EOA, so rezoning it to another non-employment zone, RS, does not decrease Salem's ability to accommodate future employment needs. The RD zone is intended for household living and allows only very limited commercial uses. Similarly, the RS zone allows primarily residential uses and limited commercial uses. Thus, the proposed zone change on the properties in Map 41 does not decrease the amount of land available for employment uses or change the properties' ability to support economic activity or the prosperity of Salem's residents. The RD zone is proposed to be eliminated concurrently with this proposed zone change.

Map 42

RS to RM-II

The RS zone is not considered employment land in the EOA, so rezoning it to another non-employment zone, RM-II, does not decrease Salem's ability to accommodate future employment needs. The RS zone allows limited commercial uses that support residential land uses like beauty salons and some recreational and cultural community services. The RM-II zone allows similar limited commercial uses, though the primary use is household living like the RS zone. The proposed zone change on the properties in Map 42 thus does not decrease the amount of land available for employment uses or detract from opportunities for economic activity or the prosperity of Salem's residents.

Map 43

RS to NH

The RS zone is intended for household living uses and is not considered employment land in the EOA. The NH zone allows a variety of small-scale, neighborhood-serving commercial uses, including eating and drinking establishments, some types of retail sales and personal services, and some types of indoor commercial entertainment. As identified in the EOA, there is a projected deficit of land for commercial uses in Salem. The proposed zone change from RS to NH will help address this deficit by allowing the properties in Map 43 to be reused or redeveloped with a range of commercial uses. The EOA specifically recommends identifying nodes for retail development that can serve surrounding neighborhoods as a way to address the

projected deficit of commercial land. This proposed zone change implements that recommendation.

RM-II to NH
The RM-II zone is intended for household living uses and is not considered employment land in the EOA. It allows only limited commercial uses like beauty salons. The NH zone, on the other hand, allows a variety of small-scale commercial uses, including eating and drinking establishments, most types of retail sales and personal services, and some types of indoor commercial entertainment. As identified in the EOA, there is a projected deficit of land for commercial uses in Salem. The proposed zone change from RM-II to NH will help address this deficit by allowing the properties in Map 43 to be reused or redeveloped with a range of commercial uses. The EOA specifically recommends identifying nodes for retail development that can serve surrounding neighborhoods as a way to address the projected deficit of commercial land. This proposed zone change implements that recommendation.

Map 44

Public and Private Health Services (PH) to PA
The PH zone is not considered employment land in the EOA, so rezoning it to another non-employment zone, PA, does not decrease Salem's ability to accommodate future employment needs. Specifically, the PA zone identifies lands for a parks, open space, and recreation uses. The property in Map 44 proposed for a zone change from PH to PA is City-owned property that the City intends to develop into a park, the D Street Park. Therefore, the zone change from PH to PA does not decrease the amount of land available for employment uses or affect the potential of these lands to provide economic opportunities in Salem.

RS to PA
The RS zone is intended for household living and is not considered employment land in the EOA, so rezoning it to another non-employment zone, PA, does not decrease Salem's ability to accommodate future employment needs. The RS zone only allows very limited commercial uses like beauty salons. The PA zone allows parks, open space, and recreation uses. The properties in Map 44 proposed for a zone change from RS to PA are City-owned parks, and the City intends to maintain them as parks. Therefore, the proposed zone change from RS to PA does not decrease the amount of employment land in Salem or affect the potential of these lands to provide economic opportunities in Salem.

RD to PA
The RD zone is intended for household living and is not considered employment land in the EOA, so rezoning it to another non-employment zone, PA, does not decrease Salem's ability to accommodate future employment needs. The RD zone only allows very limited commercial uses like beauty salons. The PA zone allows parks, open space, and recreation uses. The properties in Map 44 proposed for a zone change from RD to PA are part of a City-owned park, and the City intends to maintain them as a park. Therefore, the proposed zone change from RD to PA does not affect the potential of these lands to provide economic opportunities in Salem. The RD zone is proposed to be eliminated concurrently with this proposed zone change.

Map 45

PH to MU-I

The PH zone is not considered employment land in the EOA. It allows limited commercial uses in addition to medical centers, hospitals, and outpatient medical services and laboratories. The MU-I zone allows a wide range of commercial uses, including retail sales and services, offices, and indoor commercial entertainment. As identified in the Salem EOA, there is a projected deficit of land for commercial uses in Salem. The proposed zone change from PH to MU-I helps address this deficit by expanding the allowed commercial uses on the properties in Map 45.

Map 46

RD to RS

The RD zone is not considered employment land in the EOA, so rezoning it to another non-employment zone, RS, does not decrease Salem's ability to accommodate future employment needs. The RD zone is intended for household living and allows only very limited commercial uses. Similarly, the RS zone allows primarily residential uses and limited commercial uses. Thus, the proposed zone change on the properties in Map 46 does not decrease the amount of land available for employment uses or change the properties' ability to support economic activity or the prosperity of Salem's residents. The RD zone is proposed to be eliminated concurrently with this proposed zone change.

RM-II to RS

The RM-II zone is not considered employment land in the EOA, so rezoning it to another non-employment zone, RS, does not decrease Salem's ability to accommodate future employment needs. Specifically, the RM-II zone allows limited commercial uses like beauty salons. The RS zone also allows limited commercial uses, though the primary use is household living like the RM-II zone. The proposed zone change on the properties in Map 46 thus does not decrease the amount of land available for employment uses in Salem or change the properties' ability to support economic activity or the prosperity of Salem's residents.

Multiple Family High-Rise Residential (RH) to RS

The RH zone is not considered employment land in the EOA, so rezoning it to another non-employment zone, RS, does not decrease Salem's ability to accommodate future employment needs. Specifically, the RH zone allows limited commercial uses like beauty salons. The RS zone also allows limited commercial uses, though the primary use is household living like the RH zone. The proposed zone change on the properties in Map 46 thus does not decrease the amount of land available for employment uses or change the properties' ability to support economic activity or the prosperity of Salem's residents.

Map 47

RS to RM-II

The RS zone is not considered employment land in the EOA, so rezoning it to another non-employment zone, RM-II, does not decrease Salem's ability to accommodate future employment needs. The RS zone allows limited commercial uses that support residential land uses like beauty salons and some recreational and cultural community services. The RM-II zone allows similar limited commercial uses, though the primary use is household living like the RS zone. The

proposed zone change on the properties in Map 47 thus does not decrease the amount of land available for employment uses or detract from opportunities for economic activity or the prosperity of Salem's residents.

RD to RM-II
The RD zone is not considered employment land in the EOA, so rezoning it to another non-employment zone, RM-II, does not decrease Salem's ability to accommodate future employment needs. The RD zone is intended for household living and allows only very limited commercial uses. The RM-II zone also allows primarily residential uses and limited commercial uses. Thus, the proposed zone change on the properties in Map 47 does not decrease the amount of land available for employment uses or change the properties' ability to support economic activity or the prosperity of Salem's residents. The RD zone is proposed to be eliminated concurrently with this proposed zone change.

RH to RM-II
The RH zone is not considered employment land in the EOA, so rezoning it to another non-employment zone, RM-II, does not decrease Salem's ability to accommodate future employment needs. The RH zone allows limited commercial uses that support residential land uses like beauty salons and some recreational and cultural community services. The RM-II zone allows similar limited commercial uses, though the primary use is household living like the RH zone. The proposed zone change on the properties in Map 47 thus does not decrease the amount of land available for employment uses or decrease opportunities for economic activity or detract from the prosperity of Salem's residents.

Map 48

RS to MU-I
This proposed zone change from RS to MU-I on Map 48 is on a split-zoned property that is currently zoned RS and CR. This property is currently developed with a commercial use, and the proposed zone change would eliminate the split-zoning and align the zoning with the existing use. Generally, the RS zone is intended for household living and is not considered employment land in the EOA. The RS zone only allows very limited commercial uses like beauty salons. The MU-I zone, on the other hand, allows a wide range of commercial uses, including retail sales and services, offices, and indoor commercial entertainment. As identified in the EOA, there is a projected deficit of land for commercial uses in Salem. The proposed zone change from RS to MU-I helps address this deficit by allowing a variety of commercial uses across the entire property on Map 48.

RM-II to MU-I
The RM-II zone is intended for household living and is not considered employment land in the EOA. The RM-II zone only allows very limited commercial uses like beauty salons. The MU-I zone, on the other hand, allows a wide range of commercial uses, including retail sales and services, offices, and indoor commercial entertainment. As identified in the EOA, there is a projected deficit of land for commercial uses in Salem. The proposed zone change from RM-II to MU-I will help address this deficit by allowing a variety of commercial uses on the properties in Map 48 that are not currently allowed in the RM-II zone.

CO to MU-I
The CO zone allows offices but very limited retail sales, restaurants, and personal services. The MU-I zone, on the other hand, allows a wide a range of commercial uses, including retail sales, personal services, offices, and indoor commercial entertainment. As identified in the EOA, there is a projected deficit of land for commercial uses in Salem. The proposed zone change from CO to MU-I helps address this deficit by increasing the range of commercial uses allowed on the properties in Map 48, while maintaining the amount of land available for commercial uses.

CR to MU-I
The CR zone allows a variety of commercial uses, including retail sales and services and offices. The MU-I zone also allows a range of commercial uses, including retail sales and services uses, offices, and indoor commercial entertainment. As identified in the EOA, there is a projected deficit of land for commercial uses in Salem. The proposed zone change from CR to MU-I on the properties in Map 48 does not decrease the amount of land available for commercial uses.

Map 49
RH to Multiple Family Residential – III (RM-III)
The RH zone is not considered employment land in the EOA, and it primarily allows household living and only limited commercial uses. The proposed revisions to the zone – including renaming to RM-III zone – do not change that and do not change the uses allowed. Therefore, the proposed zone change on the properties in Map 49 does not decrease the amount of land for employment uses or opportunities for economic activity or detract from the prosperity of Salem's residents.

Map 50
RM-II to PE
The RM-II zone is intended for household living and is not considered employment land in the EOA, so rezoning it to another non-employment zone, PE, does not decrease Salem's ability to accommodate future employment needs. The RM-II zone only allows very limited commercial uses like beauty salons. The properties on Map 50 are developed as part of a public school campus, so changing the zoning to PE better aligns with the existing use. The properties are owned by the Salem-Keizer School District and are unlikely to be redeveloped into a different use. The proposed zone change thus does not effectively change the potential of these lands to be provide employment opportunities in Salem.

PA to PE
The PA zone is not considered employment land in the EOA, so rezoning it to another non-employment zone, PE, does not decrease Salem's ability to accommodate future employment needs. The PE allows educational services and education-supporting uses, like day care, basic education, and post-secondary and adult education. One of the properties in Map 50 proposed for a zone change from PA to PE is currently developed as part of a public school campus and is owned by the Salem-Keizer School District. Therefore, the proposed zone change aligns the zoning with the existing use. The other property in Zoning Map 50 is developed with a baseball field that is owned by the Salem-Keizer School District. The properties are unlikely to be developed into a different use, and they are not considered buildable land in the EOA. For these

reasons, the zone change from PA to PE does not decrease the amount of land available for employment uses and does not affect the potential of these lands to provide economic opportunities in Salem.

Map 51

RS to RM-II

The RS zone is not considered employment land in the EOA, so rezoning it to another non-employment zone, RM-II, does not decrease Salem's ability to accommodate future employment needs. The RS zone allows limited commercial uses that support residential land uses. The RM-II zone allows similar limited commercial uses, though the primary use is household living like the RS zone. The property in Map 51 is already developed and is not considered buildable land in the EOA, so the proposed zone change does not decrease the amount of land available for employments uses. Additionally, these properties are designated MF on the Comprehensive Plan Map. The RM-II zone is identified in the Salem Area Comprehensive Plan as one of the zones that implements the MF land use designation, and RS is not. Therefore, this zone change is proposed to align the zoning with the Comprehensive Plan Map designation.

CR to RM-II

The CR zone allows a variety of commercial uses, including retail sales and services and offices. The RM-II zone is intended for household living uses. It allows limited commercial uses like beauty salons. The properties in Map 51 that are proposed for a zone change from CR to RM-II are already developed with housing, so the proposed zoning aligns with the existing use. These properties are considered developed in Salem's buildable lands inventory, so the proposed zone change does not decrease the amount of buildable employment land in Salem.

Map 52

RM-II to CO

The RM-II zone allows middle housing and multifamily housing and is not considered employment land in the EOA. The zone allows very limited commercial uses like beauty salons. The CO zone, on the other hand, allows a variety of commercial uses, including offices, some retail sales and services, and fitness and dance studios. As identified in the EOA, there is a projected deficit of land for commercial uses in Salem. Although the property in Map 52 is developed with housing, the proposed zone change from RM-II to CO helps address this deficit by increasing the amount of land available for commercial uses if this property is redeveloped or converted to a commercial use in the future. Additionally, this property is designated COM on the Comprehensive Plan Map. The CO zone is identified in the Salem Area Comprehensive Plan as one of the zones that implements the COM land use designation, and RM-II is not. Therefore, this zone change is proposed to align the zoning with the Comprehensive Plan Map designation.

Map 53

RM-II to CR

The RM-II zone allows middle housing and multifamily housing and is not considered employment land in the EOA. The zone allows very limited commercial uses like beauty salons. The CR zone, on the other hand, allows a wide range of commercial uses, including retail sales and services, offices, and indoor commercial entertainment. As identified in the EOA, there is a projected deficit of land for commercial uses in Salem. The proposed zone change from RM-II to

CR thus helps address this deficit by expanding the allowed commercial uses on the properties in Map 53. Additionally, the proposed zone change aligns the zoning with the existing use.

Map 54

RM-II to MU-I

The RM-II zone is intended for household living and is not considered employment land in the EOA. The RM-II zone only allows very limited commercial uses like beauty salons. The MU-I zone, on the other hand, allows a wide range of commercial uses, including retail sales and services, offices, and indoor commercial entertainment. As identified in the EOA, there is a projected deficit of land for commercial uses in Salem. The proposed zone change from RM-II to MU-I will help address this deficit by allowing a variety of commercial uses on the property in Map 54 that are not currently allowed in the RM-II zone. Additionally, the area to be rezoned is part of a larger commercial development on a split-zoned parcel, so the proposed zone change aligns the zoning with the existing use and applies one consistent zone to the property.

CR to MU-I

The CR zone allows a variety of commercial uses, including retail sales and services and offices. The MU-I zone also allows a range of commercial uses, including retail sales and services uses, offices, and indoor commercial entertainment. As identified in the EOA, there is a projected deficit of land for commercial uses in Salem. The proposed zone change from CR to MU-I on the properties in Map 54 does not decrease the amount of land available for commercial uses.

CG to MU-I

The CG zone allows a variety of commercial uses, including retail sales and services, offices, commercial entertainment, and motor vehicle sales and services. The MU-I zone also allows a range of commercial uses, including retail sales and services uses, as well as offices, and indoor commercial entertainment, though it does not allow motor vehicle sales and service. As identified in the EOA, there is a projected deficit of land for commercial uses in Salem. The majority of the properties in Map 54 are developed with commercial uses, but the proposed zone change could encourage infill development or redevelopment. For example, off-street parking is not required for any use in the MU-I zone that is developed with multifamily housing, as long as the property is within ¼ mile of Cherriots Core Network – these properties fall within that distance. This allows space previously dedicated to parking to be developed with a mix of housing and commercial uses, for example. The proposed zone change to MU-I supports the redevelopment of existing commercial areas, as recommended in the EOA, and does not decrease the amount of land that can accommodate commercial uses.

IC to MU-I

The IC zone allows a variety of commercial uses, including retail sales and services, offices, motor vehicle sales and services, and commercial entertainment. It also allows some industrial uses, including wholesaling, warehousing and distribution, and some types of general manufacturing. The MU-I zone also allows a range of commercial uses, including retail sales and services uses, as well as offices, and indoor commercial entertainment. It allows only limited industrial uses. As a result of the proposed zone change from IC to MU-I, a variety of commercial uses continue to be allowed on the property in Map 54, helping to meet the need for commercial land identified in the EOA. Because the EOA projects a surplus of industrial land,

the limitations on industrial uses resulting from the proposed zone change do not reduce Salem's ability to meet its need for employment land.

Map 55

CG to PA

The property proposed to be rezoned from CG to PA on Map 55 is owned by the City of Salem and is developed with the City's senior center, Center 50+. The PA zone identifies lands for a parks, open space, and recreation uses, and a senior center is allowed in the zone. The property is unlikely to be redeveloped into a different use, as the City intends to maintain it as a senior center. The proposed rezoning therefore does not effectively change the potential of this property to provide employment opportunities in Salem. In addition, concurrently with this proposed rezoning, other areas are proposed to be rezoned to mixed use or other zones that increase the amount of land available for commercial uses, a projected need identified in the EOA. commercial development in the future in line with Salem's employment needs.

PE to PA

The PE zone is not considered employment land in the EOA, so rezoning it to another non-employment zone, PA, does not decrease Salem's ability to accommodate future employment needs. Specifically, the PE zone and PA zone prohibit most commercial uses. The portion of the property in Map 55 proposed for a zone change from PE to PA is already part of a City-owned park, and the City does not intend to redevelop it into another use. For this reason, the proposed zone change does not change Salem's ability to provide economic opportunities.

Map 56

RS to MU-II

The RS zone is intended for household living and is not considered employment land in the EOA. The RS zone only allows very limited commercial uses like beauty salons. The MU-II zone, on the other hand, allows a wide range of commercial uses, including retail sales and services, offices, and indoor commercial entertainment. As identified in Salem EOA, there is a projected deficit of land for commercial uses in Salem. The proposed zone change from RS to MU-II helps address this deficit by allowing a variety of commercial uses on the properties in Map 56 that are not currently allowed in the RS zone.

RM-II to MU-II

The RM-II zone is intended for household living and is not considered employment land in the EOA. The RM-II zone only allows very limited commercial uses like beauty salons. The MU-II zone, on the other hand, allows a wide range of commercial uses, including retail sales and services, offices, and indoor commercial entertainment. As identified in the EOA, there is a projected deficit of land for commercial uses in Salem. The proposed zone change from RM-II to MU-II helps address this deficit by allowing a variety of commercial uses on the property in Map 56 that are not currently allowed in the RM-II zone.

CO to MU-II

The CO zone allows offices but very limited retail sales, restaurants, and personal services. The MU-II zone, on the other hand, allows a wide a range of commercial uses, including retail sales, personal services, offices, and indoor commercial entertainment. As identified in the EOA, there

is a projected deficit of land for commercial uses in Salem. The proposed zone change from CO to MU-II helps address this deficit by increasing the range of commercial uses allowed on the properties in Map 56, while maintaining the amount of land available for commercial uses.

CR to MU-II
The CR zone allows a variety of commercial uses, including retail sales and services and offices. The MU-II zone also allows a range of commercial uses, including retail sales and services uses, offices, and indoor commercial entertainment. As identified in the EOA, there is a projected deficit of land for commercial uses in Salem. The proposed zone change from CR to MU-II on the properties in Map 56 does not decrease the amount of land available for commercial uses.

CG to MU-II
The CG zone allows a variety of commercial uses, including retail sales and services, offices, commercial entertainment, and motor vehicle sales and services. The MU-II zone also allows a range of commercial uses, including retail sales and services uses, as well as offices, and indoor commercial entertainment, though it does not allow motor vehicle sales and service. As identified in the EOA, there is a projected deficit of land for commercial uses in Salem. Many of properties in Map 56 are developed with commercial uses, but the proposed zone change could encourage infill development or redevelopment. For example, off-street parking is not required for any use in the MU-II zone that is developed with multifamily housing, as long as the property is within ¼ mile of Cherriots Core Network – these properties fall within that distance. This allows space previously dedicated to parking to be developed with a mix of housing and commercial uses, for example. The proposed zone change to MU-II supports the redevelopment of existing commercial areas, as recommended in the EOA, and does not decrease the amount of land that can accommodate commercial uses.

Map 57
RS to NH
The RS zone is intended for household living uses and is not considered employment land in the EOA. The NH zone allows a variety of small-scale, neighborhood-serving commercial uses, including eating and drinking establishments, some types of retail sales and personal services, and some types of indoor commercial entertainment. As identified in the EOA, there is a projected deficit of land for commercial uses in Salem. The proposed zone change from RS to NH will help address this deficit by allowing the properties in Map 57 to be reused or redeveloped with a range of commercial uses. The EOA specifically recommends identifying nodes for retail development that can serve surrounding neighborhoods as a way to address the projected deficit of commercial land. This proposed zone change implements that recommendation.

Map 58
RS to PE
The RS zone is not considered employment land in the EOA, so rezoning it to another non-employment zone, PE, does not decrease Salem's ability to accommodate future employment needs. The RS zone only allows very limited commercial uses like beauty salons. The portion of the property in Map 58 is part of a public school campus, so changing the zoning to PE better aligns with the existing use. The property is unlikely to be redeveloped into a different use, and

the proposed zone change does not effectively change the potential of these lands to be provide employment opportunities in Salem.

PA to PE
The PA zone is not considered employment land in the EOA, so rezoning it to another non-employment zone, the PE zone, does not decrease Salem's ability to accommodate future employment needs. The PE allows educational services and education-supporting uses, like day care, basic education, and post-secondary and adult education. It also allows limited commercial uses, like distance learning services. The property in Map 58 proposed for a zone change from PA to PE is currently part of a public school campus and is owned by the Salem-Keizer School District. Therefore, the proposed zone change aligns the zoning with the existing use. The property is also unlikely to be developed into a different use, and the school is expected to continue providing employment opportunities in Salem. For these reasons, the zone change from PA to PE will not affect the potential of these lands to provide economic opportunities in Salem.

Map 59

RS to MU-I
The RS zone is intended for household living and is not considered employment land in the EOA. The RS zone only allows very limited commercial uses like beauty salons. The MU-I zone, on the other hand, allows a wide range of commercial uses, including retail sales and services, offices, and indoor commercial entertainment. As identified in the EOA, there is a projected deficit of land for commercial uses in Salem. The proposed zone change from RS to MU-I helps address this deficit by allowing a variety of commercial uses on the properties in Map 59 that are not currently allowed in the RS zone. Additionally, these properties are already developed with commercial uses, so the proposed zone change aligns the zoning with the existing use.

CR to MU-I
The CR zone allows a variety of commercial uses, including retail sales and services and offices. The MU-I zone also allows a range of commercial uses, including retail sales and services uses, offices, and indoor commercial entertainment. As identified in the EOA, there is a projected deficit of land for commercial uses in Salem. The proposed zone change from CR to MU-I on the properties in Map 59 does not decrease the amount of land available for commercial uses.

CG to MU-I
The CG zone allows a variety of commercial uses, including retail sales and services, offices, commercial entertainment, and motor vehicle sales and services. The MU-I zone also allows a range of commercial uses, including retail sales and services uses, as well as offices, and indoor commercial entertainment, though it does not allow motor vehicle sales and service. As identified in the EOA, there is a projected deficit of land for commercial uses in Salem. Some of the properties in Map 59 are developed with commercial uses, some are vacant, and some are developed with housing. The proposed zone change could encourage infill development or redevelopment. For example, off-street parking is not required for any use in the MU-I zone that is developed with multifamily housing, as long as the property is within ¼ mile of Cherriots Core Network – these properties fall within that distance. This allows space that would otherwise be dedicated to parking to be developed with a mix of housing and commercial uses, for example.

The proposed zone change to MU-I supports the redevelopment of existing commercial areas, as recommended in the EOA, and does not decrease the amount of land that can accommodate commercial uses.

IC to MU-I
The IC zone allows a variety of commercial uses, including retail sales and services, offices, motor vehicle sales and services, and commercial entertainment. It also allows some industrial uses, including wholesaling, warehousing and distribution, and some types of general manufacturing. The MU-I zone also allows a range of commercial uses, including retail sales and services uses, as well as offices, and indoor commercial entertainment. It allows only limited industrial uses. As a result of the proposed zone change from IC to MU-I, a variety of commercial uses continue to be allowed on the property in Map 59, helping to meet the need for commercial land identified in the EOA. Because the EOA projects a surplus of industrial land, the limitations on industrial uses resulting from the proposed zone change do not reduce Salem's ability to meet its need for employment land overall.

Map 60

RS to MU-III
The RS zone is intended for household living and is not considered employment land in the EOA. The RS zone only allows very limited commercial uses like beauty salons. The MU-III zone, on the other hand, allows a wide range of commercial uses, including retail sales and services, offices, commercial entertainment, and limited motor vehicle sales and services. As identified in the EOA, there is a projected deficit of land for commercial uses in Salem. The proposed zone change from RS to MU-III helps address this deficit by allowing a variety of commercial uses on the properties in Map 60 that are not currently allowed in the RS zone.

RM-II to MU-III
The RM-II zone is intended for household living and is not considered employment land in the EOA. The RM-II zone only allows very limited commercial uses like beauty salons. The MU-III zone, on the other hand, allows a wide range of commercial uses, including retail sales and services, offices, commercial entertainment, and limited motor vehicle sales and services. As identified in the EOA, there is a projected deficit of land for commercial uses in Salem. The proposed zone change from RM-II to MU-III helps address this deficit by allowing a variety of commercial uses on the properties in Map 60 that are not currently allowed in the RM-II zone.

CO to MU-III
The CO zone allows offices but very limited retail sales, restaurants, and personal services. The MU-III zone, on the other hand, allows a wide a range of commercial uses, including retail sales, personal services, offices, indoor commercial entertainment, and limited motor vehicle sales and services. As identified in the EOA, there is a projected deficit of land for commercial uses in Salem. The proposed zone change from CO to MU-III helps address this deficit by increasing the range of commercial uses allowed on the properties in Map 60, while maintaining the amount of land available for commercial uses.

CR to MU-III
The CR zone allows an array of commercial uses, including most retail uses, offices, personal services, and restaurants. The MU-III zone allows these same commercial uses. Under the proposed zone change to MU-III, the ability of the properties in Map 60 to support future commercial uses continues. The majority of these properties are developed with commercial uses, but the MU-III zone could spur infill development or redevelopment. For example, the MU-III zone allows buildings to be up to 70 feet tall, which is higher than the 50 feet maximum height in the CR zone. Redeveloped properties, once rezoned to MU-III, could therefore support more commercial uses or commercial space. In addition, off-street parking is not required for any use in the MU-III zone as long as the property is within ¼ mile of Cherriots Core Network – these properties fall within that distance – and is developed with multifamily housing. This allows space previously dedicated to parking to be developed with a mix of housing and commercial uses, for example. The proposed zone change to MU-III supports the redevelopment of existing commercial areas, as recommended in the EOA, and does not decrease the amount of land that can accommodate commercial uses.

CG to MU-III
The CG zone allows a variety of commercial uses, including most retail uses, offices, personal services, and motor vehicle sales and services. The MU-III zone allows the same retail sales and services and business and professional services uses. Some types of motor vehicle sales and services uses require a conditional use permit. The majority of the properties subject to this proposed zone change in Map 60 are developed with commercial uses, which will continue to be allowed under the MU-III zone. In addition, off-street parking is not required in the MU-III zone for any use that is part of a development that includes multifamily housing if it is within ¼ mile of the Cherriots Core Network – these properties fall within that distance. This allows space previously dedicated to parking to be developed, for example, with a mix of housing and commercial uses. The proposed zone change to MU-III supports the redevelopment of existing commercial areas by promoting mixed-used development, as recommended in the EOA, and does not decrease the amount of land that can accommodate commercial uses.

Map 61

RS to RM-II
The RS zone is not considered employment land in the EOA, so rezoning it to another non-employment zone, RM-II, does not decrease Salem's ability to accommodate future employment needs. The RS zone allows limited commercial uses that support residential land uses like beauty salons and some recreational and cultural community services. The RM-II zone allows similar limited commercial uses, though the primary use is household living like the RS zone. The proposed zone change on the properties in Map 61 thus does not detract from opportunities for economic activity or the prosperity of Salem's residents.

Map 62

RD to RS
The RD zone is not considered employment land in the EOA, so rezoning it to another non-employment zone, RS, does not decrease Salem's ability to accommodate future employment needs. The RD zone is intended for household living and allows only very limited commercial uses. Similarly, the RS zone allows primarily residential uses and limited commercial uses. Thus,

the proposed zone change on the properties in Map 62 does not change the properties' ability to support economic activity or the prosperity of Salem's residents. The RD zone is proposed to be eliminated concurrently with this proposed zone change.

Map 63

CO to Mixed Use – Riverfront (MU-R)

The CO zone allows offices but very limited retail sales, restaurants, and personal services. The MU-R zone, on the other hand, allows a wide a range of commercial uses, including retail sales, personal services, offices, indoor commercial entertainment, and limited motor vehicle sales and services. As identified in the EOA, there is a projected deficit of land for commercial uses in Salem. The proposed zone change from CO to MU-R helps address this deficit by increasing the range of commercial uses allowed on the properties in Map 63, while maintaining the amount of land available for commercial uses.

IC to MU-R

The IC zone allows a variety of commercial uses, including retail sales and services, offices, motor vehicle sales and services, and commercial entertainment. It also allows some industrial uses, including wholesaling, warehousing and distribution, and some types of general manufacturing. The Mixed Use - Riverfront (MU-R) zone also allows a range of commercial uses, including retail sales and services uses, as well as offices, and indoor commercial entertainment. It allows only limited industrial uses. As a result of the proposed zone change from IC to MU-R, a variety of commercial uses continues to be allowed on the property in Map 63, helping to meet the need for commercial land identified in the EOA. Because the EOA projects a surplus of industrial land, the limitations on industrial uses resulting from the proposed zone change does not reduce Salem's ability to meet its need for employment land overall.

IG to MU-R

The IG zone allows a wide range of industrial uses such as manufacturing, wholesales, storage, and distribution uses in addition to limited commercial uses. The Mixed Use - Riverfront (MU-R) zone also allows a range of commercial uses, including retail sales and services uses, as well as offices, and indoor commercial entertainment. It allows only limited industrial uses. As a result of the proposed zone change from IG to MU-R, a wider variety of commercial uses are therefore allowed on the properties in Map 63. This helps address Salem's projected deficit of commercial land identified in the EOA. Additionally, the EOA determined that there is a projected surplus of industrial land in Salem, so although the MU-R zone limits industrial uses, this does not detract from Salem's ability to meet its employment needs overall.

Map 64

RH to RM-III

The RH zone is not considered employment land in the EOA, and it primarily allows household living and only limited commercial uses. The proposed revisions to the zone – including renaming to RM-III zone – do not change that and do not change the uses allowed. Therefore, the proposed zone change on the properties in Map 64 does not decrease the amount of land for employment uses or opportunities for economic activity or detract from the prosperity of Salem's residents.

Map 65

RH to MU-I

The RH zone is intended for household living and is not considered employment land in the EOA. The RH zone only allows very limited commercial uses like beauty salons. The MU-I zone, on the other hand, allows a wide range of commercial uses, including retail sales and services, offices, and indoor commercial entertainment. As identified in the EOA, there is a projected deficit of land for commercial uses in Salem. The proposed zone change from RH to MU-I helps address this deficit by allowing a variety of commercial uses on the properties in Map 65 that are not currently allowed in the RH zone.

CO to MU-I

The CO zone allows offices but very limited retail sales, restaurants, and personal services. The MU-I zone, on the other hand, allows a wide a range of commercial uses, including retail sales, personal services, offices, and indoor commercial entertainment. As identified in the EOA, there is a projected deficit of land for commercial uses in Salem. The proposed zone change from CO to MU-I helps address this deficit by increasing the range of commercial uses allowed on the properties in Map 65, while maintaining the amount of land available for commercial uses.

CR to MU-I

The CR zone allows a variety of commercial uses, including retail sales and services and offices. The MU-I zone also allows a range of commercial uses, including retail sales and services uses, offices, and indoor commercial entertainment. As identified in the EOA, there is a projected deficit of land for commercial uses in Salem. The proposed zone change from CR to MU-I on the properties in Map 65 does not decrease the amount of land available for commercial uses.

CG to MU-I

The CG zone allows a variety of commercial uses, including retail sales and services, offices, commercial entertainment, and motor vehicle sales and services. The MU-I zone also allows a range of commercial uses, including retail sales and services uses, as well as offices, and indoor commercial entertainment, though it does not allow motor vehicle sales and service. As identified in the EOA, there is a projected deficit of land for commercial uses in Salem. The majority of properties in Map 65 are developed with commercial uses, but the proposed zone change could encourage infill development or redevelopment. For example, off-street parking is not required for any use in the MU-I zone that is developed with multifamily housing, as long as the property is within ¼ mile of Cherriots Core Network – these properties fall within that distance. This allows space previously dedicated to parking to be developed with a mix of housing and commercial uses, for example. The proposed zone change to MU-I supports the redevelopment of existing commercial areas, as recommended in the EOA, and does not decrease the amount of land that can accommodate commercial uses.

Map 66

RH to PA

The RH zone is not considered employment land in the EOA, so rezoning it to another non-employment zone, PA, does not decrease Salem's ability to accommodate future employment needs. Specifically, the RH zone allows limited commercial uses. The PA zone identifies lands

for a parks, open space, and recreation uses and also allows limited commercial uses. The part of the property in Map 66 proposed for a zone change from RH to PA is a City-owned park adjacent to Mill Creek that is classified as a natural area, and the City intends to maintain it as undeveloped land with limited trail and passive recreation development. Therefore, the proposed zone change from RH to PA does not affect the potential of these lands to provide economic opportunities in Salem.

CO to PA
The CO zone allows offices and limited retail sales, restaurants, and personal services. The PA zone identifies lands for a parks, open space, and recreation uses and allows limited commercial uses like indoor and outdoor commercial entertainment. The properties in Map 66 proposed for a zone change from CO to PA are part of a City-owned park adjacent to Mill Creek that is classified as a natural area, and the City intends to maintain it as undeveloped land with limited trail and passive recreation development. The properties are not considered buildable land in the EOA. The proposed zone change thus does not decrease the amount of land available for employment uses or impact the ability of these properties to help meet Salem's employment needs.

Central Business District (CB) to PA
The CB zone allows a variety of commercial uses, including retail sales and services, offices, motor vehicle sales and services, and commercial entertainment. The PA zone identifies lands for a parks, open space, and recreation uses and allows limited commercial uses indoor and outdoor commercial entertainment. The property in Map 66 proposed for a zone change from CB to PA is developed as a City-owned park - Riverfront Park - and the City intends to maintain this as a park. It is unlikely to be redeveloped into a different use, and it was excluded from Salem's BLI. The proposed zone change therefore does not decrease the amount of buildable employment land in Salem.

Map 67
RH to MU-R
The RH zone is intended for household living and is not considered employment land in the EOA. The RH zone only allows very limited commercial uses like beauty salons. The Mixed Use - Riverfront (MU-R) zone, on the other hand, allows a wide range of commercial uses, including retail sales and services, offices, and indoor commercial entertainment. As identified in the EOA, there is a projected deficit of land for commercial uses in Salem. The proposed zone change from RH to MU-R helps address this deficit by allowing a variety of commercial uses on the properties in Map 67 that are not currently allowed in the RH zone.

Map 68
RH to CB
The RH zone is intended for household living and is not considered employment land in the EOA. The RH zone only allows very limited commercial uses like beauty salons. The CB zone, on the other hand, allows a wide range of commercial uses, including retail sales and services, offices, motor vehicle sales and services, and commercial entertainment. As identified in the EOA, there is a projected deficit of land for commercial uses in Salem. While the property in Map 68 is currently developed, the proposed zone change from RH to CB could help address this

deficit if the property is redeveloped because the CB zone allows a variety of commercial uses that are not currently allowed in the RH zone.

CO to CB
The CO zone allows offices but very limited retail sales, restaurants, and personal services. The CB zone allows a wider range of commercial uses, including retail sales and services, offices, motor vehicle sales and services, and commercial entertainment. As identified in the EOA, there is a projected deficit of land for commercial uses in Salem. The proposed zone change from CO to CB helps address this deficit by increasing the range of commercial uses allowed on the properties in Map 68, while maintaining the amount of land available for commercial uses.

IC to CB
The IC zone allows a variety of commercial uses, including retail sales and services, offices, motor vehicle sales and services, and commercial entertainment. It also allows some industrial uses, including wholesaling, warehousing and distribution, and some types of general manufacturing. The CB zone allows an array of commercial uses, including retail uses, offices, personal services, restaurants, and motor vehicle sales and services. It allows only limited industrial uses. As a result of the proposed zone change from IC to CB, a variety of commercial uses continue to be allowed on the property in Map 68, helping to meet the need for commercial land identified in the EOA. Because the EOA projects a surplus of industrial land, the limitations on industrial uses resulting from the proposed zone change do not reduce Salem's ability to meet its need for employment land overall. Also, this property is currently developed with basic utilities, and this use is allowed in the CB zone. In addition, because the property is considered developed in Salem's buildable lands inventory, the proposed zone change does not decrease the amount of buildable employment land.
PE to CB
The PE zone is not considered employment land in the EOA, and it prohibits most commercial uses. The CB zone, on the other hand, allows a variety of commercial uses, including retail sales and services, offices, motor vehicle sales and services, and commercial entertainment. As identified in the EOA, there is a projected deficit of land for commercial uses in Salem. The proposed zone change from PE to CB on the portion of the property in Map 68 helps address this deficit by allowing a variety of commercial uses that are not currently allowed in the PE zone if the property redevelops in the future. Additionally, this land is designated Central Business District on the Salem Comprehensive Plan Map. The Salem Area Comprehensive Plan indicates that the CB zone implements the Central Business District designation, and the PE zone does not. Therefore, the proposed zone change will align the zoning with the comprehensive plan designation.

Map 69
CO to MU-R
The CO zone allows offices but very limited retail sales, restaurants, and personal services. The MU-R zone, on the other hand, allows a wide a range of commercial uses, including retail sales, personal services, offices, indoor commercial entertainment, and limited motor vehicle sales and services. As identified in the EOA, there is a projected deficit of land for commercial uses in Salem. The proposed zone change from CO to MU-R helps address this deficit by increasing the

range of commercial uses allowed on the properties in Map 69, while maintaining the amount of land available for commercial uses.

CR to MU-R
The CR zone allows a variety of commercial uses, including retail sales and services and offices. The MU-R zone also allows a range of commercial uses, including retail sales and services and offices. As identified in the EOA, there is a projected deficit of land for commercial uses in Salem. The proposed zone change from CR to MU-R in Map 69 maintains the amount of land available for commercial uses.

Map 70

RM-II to PA
The RM-II zone is intended for household living and is not considered employment land in the EOA, so rezoning it to another non-employment zone, PA, does not decrease Salem's ability to accommodate future employment needs. The RM-II zone only allows very limited commercial uses. The PA zone identifies lands for a parks, open space, and recreation uses and also allows only limited commercial uses. The property in Map 70 proposed for a zone change from RM-II to PA is City-owned property adjacent to Pringle Creek. The City does not intend to develop the property, and it is not considered buildable in the EOA. Therefore, the proposed zone change from RM-II to PA does not decrease the amount of buildable land for employment uses or affect the potential of this land to provide economic opportunities in Salem.

CO to PA
The CO zone allows offices and limited retail sales, restaurants, and personal services. The PA zone identifies lands for a parks, open space, and recreation uses and allows limited commercial uses like indoor and outdoor commercial entertainment. The property in Map 70 proposed for a zone change from CO to PA is along Shelton Ditch and is owned by the City of Salem. The City does not intend to develop the property, and it is not considered buildable in the EOA. The proposed zone change therefore does not decrease the amount of buildable land for employment uses in Salem.

CR to PA
The CR zone allows a variety of commercial uses, including retail sales and services and offices. The PA zone identifies lands for a parks, open space, and recreation uses and is not considered employment land in the EOA. The PA zone also allows limited commercial uses like indoor and outdoor commercial entertainment. The properties in Map 70 proposed for a zone change from CR to PA are City-owned, and the City intends to reserve them as open space. These properties are also located within the Willamette Greenway and are partially within the Willamette River Floodway. The proposed zone change thus does not effectively impact the ability of these properties to help meet Salem's employment needs.

CG to PA
The CG zone allows a variety of commercial uses, including retail sales and services, offices, commercial entertainment, and motor vehicle sales and services. The PA zone identifies lands for a parks, open space, and recreation uses and is not considered employment land in the EOA. The PA zone allows limited commercial uses like indoor and outdoor commercial entertainment.

The portion of the property in Map 70 proposed for a zone change from CG to PA is City-owned, and the whole property is bisected by Pringle Creek. The property is not considered buildable land in the EOA. The proposed zone change thus does not decrease the amount of land available for employment uses or effectively impact the ability of these properties to help meet Salem's employment needs.

CB to PA
The CB zone allows a variety of commercial uses, including retail sales and services, offices, motor vehicle sales and services, and commercial entertainment. The PA zone identifies lands for a parks, open space, and recreation uses and is not considered employment land in the EOA. It allows limited commercial uses like indoor and outdoor commercial entertainment. The properties in Map 70 proposed for a zone change from CB to PA are developed as City-owned parks, including Pringle Park and Pringle Creek trail, and the City intends to maintain them as parks. They are unlikely to be redeveloped into a different use, and they were excluded from Salem's BLI. The proposed zone change therefore does not decrease the amount of buildable employment land in Salem.

IG to PA
The IG zone allows a wide range of industrial uses such as manufacturing, wholesales, storage, and distribution uses in addition to limited commercial uses. The PA zone identifies lands for a parks, open space, and recreation uses. It also allows limited commercial uses like indoor and outdoor commercial entertainment. The primary property in Map 70 proposed for a zone change from IG to PA is owned by the City and is dedicated open space. The City intends to maintain it as open space, as the property is constrained and along the Willamette Slough. It is therefore unlikely to be redeveloped into a different use. The other small properties, while not owned by the City, are similarly constrained. In addition, the EOA determined that there is a projected surplus of industrial land in Salem, so although the PA zone limits industrial uses, this does not detract from Salem's ability to meet its employment needs. Concurrently with the proposed zone change, other lands are proposed to be zoned to allow commercial and mixed-use development, thereby helping address Salem's projected deficit of land for commercial uses.

PE to PA
The PE zone is not considered employment land in the EOA, so rezoning it to another non-employment zone does not decrease Salem's ability to accommodate future employment needs. Specifically, the PE zone and PA zone prohibit most commercial uses. In addition, the property in Map 70 proposed for a zone change from PE to PA is already City-owned open space, and the City does not intend to redevelop it into other uses. For this reason, the proposed zone change does not change Salem's ability to provide economic opportunities.

Map 71
RS to CO
The RS zone is intended for household living uses and is not considered employment land in the EOA. It prohibits most commercial uses. In contrast, the CO zone allows a variety of commercial uses. The properties in Map 71 proposed for a zone change from RS to CO are designated COM on the Comprehensive Plan Map. The CO zone is identified in the Salem Area Comprehensive Plan as one of the zones that implements the COM land use designation, and RS is not.

Therefore, this zone change is proposed to align with the Comprehensive Plan Map designation. Additionally, the proposed zone change will increase the amount of land available for commercial uses, particularly office uses, if these properties – most of which are currently developed with homes – are redeveloped or converted to commercial uses. Thus, the proposed zone change aligns with the EOA, which projects a need for more land for commercial uses in Salem.

CG to CO
The CG zone allows a variety of commercial uses, including retail sales and services, offices, commercial entertainment, and motor vehicle sales and services. The CO zone allows a variety of commercial uses, including offices, limited retail sales and services, and fitness and dance studios. All but one of the properties proposed for a zone change from CG to CO in Map 71 are developed with single-family residential uses and are therefore considered developed on Salem's employment BLI. The EOA determined that there is a projected deficit of land for commercial uses, including office uses, and the proposed zone change does not decrease the amount of buildable employment land in Salem. The CO zone and associated Commercial Comprehensive Plan designation continue to allow offices outright in addition to other commercial uses.

Map 72
RM-II to PH
The RM-II zone is intended for housing living and is not considered employment land in the EOA. The PH zone is also not considered employment land in the EOA, though it allows limited commercial uses, like drug stores, pharmacies, and distance learning services in addition to medical centers, hospitals, and outpatient medical services and laboratories. These are uses that provide employment opportunities. Specifically, the properties in Map 72 proposed for a zone change from RM-II to PH are developed, owned by Salem Health, and adjacent to the existing hospital. They could be redeveloped with health services or related commercial uses, all of which provide employment opportunities in Salem. Therefore, the proposed zone change from RM-II to PH helps increase employment opportunities in Salem.

CO to PH
The CO zone allows offices but very limited retail sales, restaurants, and personal services. The PH zone is not considered employment land in the EOA, but it allows limited commercial uses, like drug stores, pharmacies, and distance learning services in addition to medical centers, hospitals, and outpatient medical services and laboratories. These are uses that provide employment opportunities. Specifically, the properties in Map 72 proposed for a zone change from CO to PH are owned by Salem Health and developed as part of a hospital campus, which is largely zoned PH. Consistent PH zoning on the hospital property helps facilitate potential infill or redevelopment on these parcels in the future. That could include health services or related commercial uses, all of which provide employment opportunities in Salem. Therefore, the proposed zone change from CO to PH helps increase employment opportunities in Salem.

CR to PH
The CR zone allows a variety of commercial uses, including retail sales and services and offices. The PH zone allows limited commercial uses, like drug stores, pharmacies, and distance learning services in addition to medical centers, hospitals, and outpatient medical services and

laboratories. These are uses that provide employment opportunities. Specifically, the properties in Map 72 proposed for a zone change from CR to PH are owned by Salem Health and are developed as part of a hospital campus, which is largely zoned PH. Consistent PH zoning on the hospital property helps facilitate potential infill or redevelopment on these parcels in the future. That could include health services or related commercial uses, all of which provide employment opportunities in Salem. Therefore, the proposed zone change from CR to PH helps increase employment opportunities in Salem.

CG to PH
The CG zone allows a variety of commercial uses, including retail sales and services, offices, commercial entertainment, and motor vehicle sales and services. The PH zone allows limited commercial uses, like drug stores, pharmacies, and distance learning services in addition to medical centers, hospitals, and outpatient medical services and laboratories. These are uses that provide employment opportunities. Specifically, the properties in Map 72 proposed for a zone change from CG to PH are owned by Salem Health and are developed as part of a hospital campus, which is largely zoned PH. Consistent PH zoning on the hospital property helps facilitate potential infill or redevelopment on these parcels in the future. That could include health services or related commercial uses, all of which provide employment opportunities in Salem. Therefore, the proposed zone change from CG to PH helps increase employment opportunities in Salem. Additionally, these parcels are shown as developed in Salem's buildable lands inventory, so the proposed zone change does not decrease the amount of buildable employment land in Salem.

CB to PH
The CB zone allows a variety of commercial uses, including retail sales and services, offices, motor vehicle sales and services, and commercial entertainment. The PH zone allows limited commercial uses, like drug stores, pharmacies, and distance learning services in addition to medical centers, hospitals, and outpatient medical services and laboratories. Specifically, the properties in Map 72 proposed for a zone change from CB to PH are owned by Salem Health and are developed as part of a hospital campus, which is largely zoned PH. The proposed zone change aligns the zoning with existing development. Consistent PH zoning on the hospital property also helps facilitate potential infill or redevelopment on these parcels in the future. That could include health services or related commercial uses, all of which provide employment opportunities in Salem. Therefore, the proposed zone change from CB to PH helps increase employment opportunities in Salem. Additionally, these parcels are shown as developed in Salem's buildable lands inventory, so the proposed zone change does not decrease the amount of buildable employment land in Salem.

PE to PH
The PE zone and PH zone are not considered employment land in the EOA. The PH zone, however, allows limited commercial uses, like drug stores, pharmacies, and distance learning services in addition to medical centers, hospitals, and outpatient medical services and laboratories. These are uses that provide employment opportunities. Specifically, the property in Map 72 proposed for a zone change from PE to PH is developed, owned by Salem Health, and part of the existing hospital campus. It could be redeveloped with health services or related commercial uses, all of which provide employment opportunities in Salem. Therefore, the

proposed zone change from PE to PH helps increase employment opportunities in Salem. In addition, the proposed PH zone better aligns with the existing use.

Map 73

RM-II to PE

The RM-II zone is intended for household living and is not considered employment land in the EOA, so rezoning it to another non-employment zone, PE, does not decrease Salem's ability to accommodate future employment needs. The RM-II zone only allows very limited commercial uses like beauty salons. The portions of the properties on Map 73 proposed to be rezoned to PE are part of a university, so changing the zoning to PE better aligns with the existing use. The properties are split-zoned, so the proposed zone change applies one consistent zone to the properties. Also, the properties are not considered buildable land in the EOA, so the proposed zone change does not decrease the amount of buildable land available for employment uses or effectively change the potential of these lands to be provide employment opportunities in Salem.

Map 74

RS to RM-II

The RS zone is not considered employment land in the EOA, so rezoning it to another non-employment zone, RM-II, does not decrease Salem's ability to accommodate future employment needs. The RS zone allows limited commercial uses that support residential land uses like beauty salons and some recreational and cultural community services. The RM-II zone allows similar limited commercial uses, though the primary use is household living like the RS zone. The proposed zone change on the properties in Map74 will apply a single consistent zoning to this split-zoned property. The property is already developed with housing, so the proposed change does not affect the amount of developable land for commercial uses. Thus, it does not detract from opportunities for economic activity or the prosperity of Salem's residents.

CR to RM-II

The CR zone allows a variety of commercial uses, including retail sales and services and offices. The RM-II zone is intended for household living uses. It allows limited commercial uses like beauty salons and home occupations. The property in Map 74 that is proposed for a zone change from CR to RM-II is already developed with multifamily housing, so the proposed zone change aligns the zoning with the existing use. The entire property is designated MF on the Salem Comprehensive plan map, so this change aligns the zoning with the comprehensive plan designation, as well as unifying the zoning on this split-zoned property. The property is considered developed in Salem's buildable lands inventory, so the proposed zone change does not decrease the amount of buildable employment land in Salem. In addition, other lands in Salem are concurrently being proposed for zone changes that will help Salem to meet the need for commercial land identified in the EOA.

IC to RM-II

The IC zone allows a variety of commercial uses, including retail sales and services, offices, motor vehicle sales and services, and commercial entertainment. It also allows some industrial uses, including wholesaling, warehousing and distribution, and some types of general manufacturing. The RM-II zone is not considered employment land in the EOA. It allows limited commercial uses like beauty salons. The properties in Map 74 that are proposed for a zone

change from IC to RM-II are considered developed on Salem's buildable land inventory, so the proposed zone change does not decrease the amount of buildable employment land. In addition, other lands in Salem are concurrently being proposed for zone changes that will help Salem to meet the need for commercial land identified in the EOA.

IG to RM-II
The IG zone allows a wide range of industrial uses such as manufacturing, wholesales, storage, and distribution uses in addition to limited commercial uses. The RM-II zone is intended for household living uses. It allows limited commercial uses like beauty salons and does not allow industrial uses. The proposed zone change from IG to RM-II limits the opportunity for industrial and commercial uses on the properties in Map 74. However, the EOA determined that there is a projected surplus of industrial land in Salem, so the proposed zone change away from IG – which is considered industrial land in the EOA – does not limit Salem's ability to meet its employment needs overall. In addition, several of the impacted properties are currently developed. Additionally, other lands in Salem are concurrently being proposed to allow more commercial or mixed-use development to help Salem meet its employment land needs, particularly the need for more commercial land.

Map 75

RD to RS
The RD zone is not considered employment land in the EOA, so rezoning it to another non-employment zone, RS, does not decrease Salem's ability to accommodate future employment needs. The RD zone is intended for household living and allows only very limited commercial uses. Similarly, the RS zone allows primarily residential uses and limited commercial uses. Thus, the proposed zone change on the properties in Map 75 does not change the properties' ability to support economic activity or the prosperity of Salem's residents. The RD zone is proposed to be eliminated concurrently with this proposed zone change.

RM-II to RS
The RM-II zone is not considered employment land in the EOA, so rezoning it to another non-employment zone does not decrease Salem's ability to accommodate future employment needs. Specifically, the RM-II zone allows limited commercial uses like beauty salons. The RS zone also allows limited commercial uses, though the primary use is household living like the RM-II zone. The proposed zone change on the properties in Map 75 thus does not change the properties' ability to support economic activity or the prosperity of Salem's residents.

IG to RS
The IG zone allows a wide range of industrial uses such as manufacturing, wholesales, storage, and distribution uses in addition to limited commercial uses. The RS zone is intended for household living. It allows limited commercial uses like beauty salons but prohibits industrial uses. The proposed zone change from IG to RS limits the opportunity for industrial and commercial uses on the property in Map 75. However, this property is developed, so the proposed change does not decrease the amount of buildable employment land in Salem. In addition, the EOA determined that there is a projected surplus of industrial land in Salem, so the proposed zone change from IG – which is considered industrial land in the EOA – does not reduce Salem's ability to meet its need for employment land. Additionally, other lands in Salem

are concurrently being proposed to allow more commercial or mixed-use development to help Salem meet its employment land needs, particularly the need for more commercial land.

Map 76

IG to IC

The IG zone allows a wide range of industrial uses such as manufacturing, wholesales, storage, and distribution uses in addition to limited commercial uses. The IC zone, on the other hand, allows many industrial uses as well as a broader range of commercial uses that are compatible with industrial development, thereby providing more flexibility in uses on employment lands. As a result of the proposed zone change from IG to IC on the properties in Map 76, these split-zoned properties will have one consistent zoning. The majority of these properties is already zoned IC. This will allow a wider variety of commercial uses if these properties are redeveloped in the future, helping to address Salem's projected deficit of commercial land identified in the EOA. Additionally, the EOA determined that there is a projected surplus of industrial land in Salem, so although the IC zone allows fewer industrial uses than the IG zone, this does not detract from Salem's ability to meet its employment needs.

Map 77

RS to PA

The RS zone is intended for household living and is not considered employment land in the EOA, so rezoning it to another non-employment zone does not decrease Salem's ability to accommodate future employment needs. The RS zone only allows very limited commercial uses like beauty salons. The PA zone allows parks, open space, and recreation uses. The properties in Map 77 proposed for a zone change from RS to PA are a City-owned park, and the City intends to maintain them as a park. Therefore, the proposed zone change from RS to PA does not affect the potential of these lands to provide economic opportunities in Salem.

Map 78

IP to IC

The IP zone allows a range of industrial uses such as manufacturing, wholesales, storage, and distribution uses as well as limited commercial uses such as limited retail sales and offices. The IC zone, on the other hand, allows many industrial uses as well as a broader range of commercial uses that are compatible with industrial development, thereby providing more flexibility in uses on employment lands. As a result of the proposed zone change from IP to IC, a wider variety of commercial uses are therefore allowed on the properties in Map 78. This helps address Salem's projected deficit of commercial land identified in the EOA. Additionally, the EOA determined that there is a projected surplus of industrial land in Salem, so although the IC zone allows fewer industrial uses than the IP zone, this does not detract from Salem's ability to meet its employment needs overall.

Map 79

IC to PA

The IC zone allows a variety of commercial uses, including retail sales and services, offices, motor vehicle sales and services, and commercial entertainment. It also allows some industrial uses, including wholesaling, warehousing and distribution, and some types of general manufacturing. The PA zone identifies lands for a parks, open space, and recreation uses. It

allows limited commercial uses like indoor and outdoor commercial entertainment. The property in Map 79 proposed for a zone change from IC to PA is owned by the City, which intends to maintain it as open space. The property is not considered buildable land in the EOA, and it is unlikely to be developed into another use. The proposed zone change therefore does not decrease the amount of land available for employment uses. In addition, the EOA determined that there is a projected surplus of industrial land in Salem, so although the PA zone limits industrial uses, this does not detract from Salem's ability to meet its employment needs overall. Concurrently with the proposed zone change, other lands are proposed to be zoned to allow commercial and mixed-use development, thereby helping address Salem's projected deficit of land for commercial uses.

Map 80

PA to PS

The PA zone is not considered employment land in the EOA, so rezoning it to another non-employment zone, the PS zone, does not decrease Salem's ability to accommodate future employment needs. Also, both the PA and PS zones allow very limited commercial uses. The properties in Map 80 proposed for a zone change from PA to PS are owned by the State and currently designated Community Service Airport (CSA) on the Salem Comprehensive Plan Map. The PS zone implements the CSA Comprehensive Plan designation, and the PA zone does not. Therefore, the proposed zone change will align the zoning with the Comprehensive Plan designation.

Map 81

CG to IC

The CG zone allows a variety of commercial uses, including retail sales and services, offices, commercial entertainment, and motor vehicle sales and services. The IC zone, while considered industrial land in the EOA, allows a similar range of commercial uses, including retail sales and services, offices, motor vehicle sales and services, and commercial entertainment. Under the proposed zone change from CG to IC, the property in Map 81 thus can continue to support a range of commercial uses, which are identified as a need in the EOA. Additionally, this property is developed and designated IC on the Salem Comprehensive Plan Map. The IC zone implements the IC Comprehensive Plan designation, and the CG zone does not. Therefore, the proposed zone change will align the zoning with the Comprehensive Plan designation.

Map 82

CG to RM-II

The CG zone allows a variety of commercial uses, including retail sales and services, offices, commercial entertainment, and motor vehicle sales and services. The RM-II zone is not considered employment land in the EOA. The zone allows very limited commercial uses like beauty salons. The properties in Map 82 that are proposed for a zone change from CG to RM-II are developed with housing and are part of a larger development site that is zoned RM-II. Therefore, the proposed zone change helps align the zoning with the existing development. The properties are also listed as developed in Salem's buildable lands inventory, so the proposed zone change does not decrease the amount of buildable employment land in Salem.

Map 83

CR to RS

The portion of the property in Map 83 that is proposed for a zone change from CR to RS is a narrow strip of land. It is designated Single-Family Residential on the Salem Comprehensive Plan Map. The Salem Area Comprehensive Plan indicates that the RS zone is one of the zones that implements the Single-Family Residential designation, while the CR zone is not. Therefore, this zone change is proposed in order to align the zoning with the comprehensive plan designation. This land is also considered developed in Salem's buildable lands inventory, so the proposed zone change does not decrease the amount of buildable employment land in Salem. Concurrently with the proposed zone change, other lands are proposed to be zoned to allow commercial and mixed-use development, thereby helping address Salem's projected deficit of land for commercial uses.

Map 84

RA to IG

The RA zone allows household living and agricultural uses and is not considered employment land in the EOA. The RA zone also allows very limited commercial uses like beauty salons. The IG zone, on the other hand, allows some commercial uses, including limited retail sales and services, offices, motor vehicle sales and services, and commercial entertainment despite being considered industrial land in the EOA. The proposed zone change from RA to IG on the properties in Map 84 therefore helps address Salem's employment land needs by increasing the amount of land that allows commercial uses.

Map 85

RA to MU-II

The RA zone is intended for household living and agricultural uses and is not considered employment land in the EOA. The RA zone only allows very limited commercial uses like beauty salons. The MU-II zone, on the other hand, allows a wide range of commercial uses, including retail sales and services, offices, and indoor commercial entertainment. As identified in the EOA, there is a projected deficit of land for commercial uses in Salem. The proposed zone change from RA to MU-II helps address this deficit by allowing a variety of commercial uses on the properties in Map 85 that are not currently allowed in the RA zone.

IG to MU-II

The IG zone allows a wide range of industrial uses such as manufacturing, wholesales, storage, and distribution uses in addition to limited commercial uses. The MU-II zone allows a wider range of commercial uses, including retail sales and services, offices, and indoor commercial entertainment. As a result of the proposed zone change from IG to MU-II, a wider variety of commercial uses are therefore allowed on the properties in Map 85. This helps address Salem's projected deficit of commercial land identified in the EOA. Additionally, the EOA determined that there is a projected surplus of industrial land in Salem, so although the MU-II zone limits industrial uses, this does not detract from Salem's ability to meet its employment needs overall.

Map 86

RA to RM-II

The RA zone is not considered employment land in the EOA, so rezoning it to another non-employment zone, RM-II, does not decrease Salem's ability to accommodate future employment needs. The RA zone allows limited commercial uses that support residential and agricultural land uses like beauty salons and some recreational and cultural community services. The RM-II zone allows similar limited commercial uses, though the primary use is household living like the RA zone. The proposed zone change on the properties in Map 86 will thus not detract from opportunities for economic activity or the prosperity of Salem's residents.

RS to RM-II

The RS zone is not considered employment land in the EOA, so rezoning it to another non-employment zone does not decrease Salem's ability to accommodate future employment needs. The RS zone allows limited commercial uses that support residential land uses like beauty salons and some recreational and cultural community services. The RM-II zone allows similar limited commercial uses, though the primary use is household living like the RS zone. The proposed zone change on the properties in Map 86 thus does not detract from opportunities for economic activity or the prosperity of Salem's residents.

Map 87

RS to PE

The RS zone is not considered employment land in the EOA, so rezoning it to another non-employment zone does not decrease Salem's ability to accommodate future employment needs. The RS zone only allows very limited commercial uses like beauty salons. The property in Map 87 is part of a public school campus, so changing the zoning to PE better aligns with the existing use. The property is unlikely to be redeveloped into a different use, and the proposed zone change does not effectively change the potential of these lands to be provide employment opportunities in Salem.

Map 88

No changes proposed

Map 89

RA to PA

The RA zone is not considered employment land in the EOA, so rezoning it to another non-employment zone does not decrease Salem's ability to accommodate future employment needs. The PA zone allows parks, open space, and recreation uses. The property in Map 89 proposed for a zone change from RA to PA is a City-owned park, and the City intends to maintain it as a park. Therefore, the proposed zone change from RA to PA will not affect the potential of these lands to provide economic opportunities in Salem.

Map 90

IC to CR

The IC zone allows a variety of commercial uses, including retail sales and services, offices, motor vehicle sales and services, and commercial entertainment. It also allows some industrial uses, including wholesaling, warehousing and distribution, and some types of general

manufacturing. The CR zone allows an array of commercial uses, including retail uses, offices, personal services, and restaurants. It allows only limited industrial uses. As a result of the proposed zone change from IC to CR, a variety of commercial uses continue to be allowed on the properties in Map 90, helping to meet the need for commercial land identified in the EOA. Because the EOA projects a surplus of industrial land, the limitations on industrial uses resulting from the proposed zone change does not reduce Salem's ability to meet its need for employment land overall.

Map 91

RA to PH

The RA zone is not considered employment land in the EOA, so rezoning it does not decrease Salem's ability to accommodate future employment needs. The PH zone allows limited commercial uses, like drug stores and pharmacies and distance learning services in addition to medical centers, hospitals, and outpatient medical services and laboratories. The properties in Map 91 proposed for a zone change from RA to PH are owned by the State and are part of a correctional facility, the rest of which is already zoned PH. The PH zone allows detention facilities, while the RA zone does not, so the proposed PH zone better aligns with the existing use. The property is also unlikely to be redeveloped into another use. The proposed zone change therefore does not decrease opportunities to meet future employment needs in Salem.

Map 92

IBC to PA

The IBC zone allows a wide range of industrial uses such as manufacturing, wholesales, storage, and distribution uses in addition to limited commercial uses. The PA zone identifies lands for a parks, open space, and recreation uses and allows limited commercial uses. The properties in Map 92 proposed for a zone change from IBC to PA are owned by the City of Salem as open space, as they are conservation lots created through a subdivision. The City intends to maintain them as open space, so the PA zone better aligns with the existing use. In addition, the EOA determined that there is a projected surplus of industrial land in Salem, so although the PA zone limits industrial uses, this does not detract from Salem's ability to meet its employment needs overall. Concurrently with the proposed zone change, other lands are proposed to be zoned to allow commercial and mixed-use development, thereby helping address Salem's projected deficit of land for commercial uses.

IG to PA

The IG zone allows a wide range of industrial uses such as manufacturing, wholesales, storage, and distribution uses in addition to limited commercial uses. The PA zone identifies lands for a parks, open space, and recreation uses. It also allows limited commercial uses like indoor and outdoor commercial entertainment. The portion of the property in Map 92 proposed for a zone change from IG to PA is City-owned dedicated open space. The City intends to maintain this area as open space, so it therefore unlikely to be redeveloped into a different use. In addition, the EOA determined that there is a projected surplus of industrial land in Salem, so although the PA zone limits industrial uses, this does not detract from Salem's ability to meet its employment needs. Concurrently with the proposed zone change, other lands are proposed to be zoned to allow commercial and mixed-use development, thereby helping address Salem's projected deficit of land for commercial uses.

Map 93

RA to PS

The RA zone is not considered employment land in the EOA, so rezoning it does not decrease Salem's ability to accommodate future employment needs. The PS zone allows more commercial uses than the RA zone, including eating and drinking establishments, some office uses, and health services. The proposed zone change from RA to PS for properties in Map 93 therefore allows for more employment opportunities, which aligns with the findings of the EOA (e.g., projected deficit of land for commercial uses). The properties are also designated Community Service Government (CSG) on the Comprehensive Plan Map, and the PS zone is identified in the Salem Area Comprehensive Plan as one of the zones that implements the CSG land use designation; the RA is not. Therefore, this proposed change aligns the properties' zoning with the existing Comprehensive Plan Map designation.

Map 94

PH to PE

The PH zone and PE zone are not considered employment land in the EOA. The PE zone is intended to identify lands for educational services and education-supporting uses, like day care, basic education, and post-secondary and adult education. The property identified in Map 94 for a zone change from PH to PE is developed as part of Corban University's campus. Therefore, the proposed zone change aligns the zoning with the existing use. In addition, although the PE zone limits commercial uses, the educational services provided by Corban University create opportunities for job training, high-wage employment, and increased prosperity for Salem's residents.

Map 95

Employment Center (EC) to PA

The EC zone allows a range of industrial uses, like general manufacturing, wholesaling, and warehousing, and limited commercial uses like offices. The PA zone identifies lands for a parks, open space, and recreation uses. It also allows limited commercial uses like indoor and outdoor commercial entertainment. The properties in Map 95 proposed for a zone change from EC to PA are City-owned and are reserved as wetlands mitigation for the Mill Creek Corporate Center. The properties will therefore not be developed into a different use. In addition, the EOA determined that there is a projected surplus of industrial land in Salem, so although the PA zone limits industrial uses, this does not detract from Salem's ability to meet its employment needs overall. Concurrently with the proposed zone change, other lands are proposed to be zoned to allow commercial and mixed-use development, thereby helping address Salem's projected deficit of land for commercial uses.

Map 96

PH to PS

The PH zone and PS zone are not considered employment land in the EOA, so the proposed zone change does not decrease Salem's ability to accommodate future employment needs. The PS zone also allows variety of civic service, social service, health service, and educational service uses, all of this provide employment opportunities. In addition, the properties identified in Map 96 for a zone change from PH to PS are owned by the Oregon Department of Corrections and

developed in part with a recently-closed correctional facility. In addition, the properties are not considered buildable land in the EOA, so the proposed zone change does not decrease the amount of buildable land for employment uses in Salem.

Map 97

RA to IG

The RA zone allows very limited commercial uses and is not considered employment land in the EOA. The IG zone, on the other hand, allows some commercial uses as well as a wide variety of industrial uses. The portion of the property in Map 97 proposed for a zone change from RA to IG is largely constrained by a lake and is not considered buildable land in the EOA. It is also designated Industrial on the Comprehensive Plan Map, so the proposed zone change aligns the zoning with the existing Comprehensive Plan designation. The proposed zone change therefore does not decrease the amount of land available for employment uses in Salem.

Map 98

RA to IC

The RA zone allows household living and agricultural uses and is not considered employment land in the EOA. The RA zone also allows very limited commercial uses like beauty salons. The IC zone, on the other hand, allows a wide range of commercial uses, including retail sales and services, offices, motor vehicle sales and services, and commercial entertainment despite being considered industrial land in the EOA. The proposed zone change from RA to IC on the properties in Map 98 therefore helps address Salem's employment land needs by increasing the amount of land available for commercial uses.

IG to IC

The IG zone allows a wide range of industrial uses such as manufacturing, wholesales, storage, and distribution uses in addition to limited commercial uses. The IC zone, on the other hand, allows many industrial uses as well as a broader range of commercial uses that are compatible with industrial development. As a result of the proposed zone change from IG to IC, a wider variety of commercial uses are therefore allowed on the properties in Map 98. This helps address Salem's projected deficit of commercial land identified in the EOA. Additionally, the EOA determined that there is a projected surplus of industrial land in Salem, so the proposed zone change does not detract from Salem's ability to meet its employment needs overall.

Map 99

RA to CO

The RA zone is intended for household living and agricultural uses. It prohibits most commercial uses. In contrast, the CO zone allows a variety of commercial uses, including offices, limited retail sales and services, and fitness and dance studios. The proposed zone change from RA to CO on properties in Map 99 therefore increases the amount of land available for commercial development, particularly office uses, and thus helps address the projected deficit of commercial land identified in the EOA.

Map 100

RS to PE

The RS zone is not considered employment land in the EOA, so rezoning it to another non-employment zone, PE, does not decrease Salem's ability to accommodate future employment

needs. The RS zone only allows very limited commercial uses like beauty salons. The properties in Map 100 are developed with a public school campus, so changing the zoning to PE better aligns with the existing use. The property is unlikely to be redeveloped into a different use, and the proposed zone change does not effectively change the potential of these lands to be provide employment opportunities in Salem.

Map 101

RA to RM-II

The RA zone is not considered employment land in the EOA, so rezoning it to another non-employment zone, RM-II, does not decrease Salem's ability to accommodate future employment needs. The RA zone allows limited commercial uses that support residential and agricultural land uses. The RM-II zone allows similar limited commercial uses, though the primary use is household living like the RA zone. The proposed zone change on the properties in Map 101 will thus not detract from opportunities for economic activity or the prosperity of Salem's residents.

Map 102

RA to PA

The RA zone is not considered employment land in the EOA, so rezoning it to another non-employment zone does not decrease Salem's ability to accommodate future employment needs. The PA zone allows parks, open space, and recreation uses. The property in Map 102 proposed for a zone change from RA to PA is a City-owned park, and the City intends to maintain it as a park. Therefore, the proposed zone change from RA to PA will not affect the potential of these lands to provide economic opportunities in Salem.

RM-II to PA

The RM-II zone is intended for household living and is not considered employment land in the EOA, so rezoning it to another non-employment zone does not decrease Salem's ability to accommodate future employment needs. The RM-II zone only allows very limited commercial uses. The PA zone identifies lands for a parks, open space, and recreation uses and is not considered employment land in the EOA. The zone also allows limited commercial uses. However, the properties in Map 102 proposed for a zone change from RM-II to PA form a City-owned park, and the City intends to maintain them as a park. Therefore, the proposed zone change from RM-II to PA does not affect the potential of these lands to provide economic opportunities in Salem.

Map 103

RA to NH

The RA zone is intended for household living and agricultural uses and is not considered employment land in the EOA. The NH zone allows a variety of small-scale, neighborhood-serving commercial uses, including eating and drinking establishments, some types of retail sales and personal services, and some types of indoor commercial entertainment. As identified in the EOA, there is a projected deficit of land for commercial uses in Salem. The proposed zone change from RA to NH will help address this deficit by allowing the properties in Map 103 to be developed with a range of commercial uses. The EOA specifically recommends identifying nodes for retail development that can serve surrounding neighborhoods as a way to address the

projected deficit of commercial land. This proposed zone change implements that recommendation.

Map 104

RS to MU-III

The RS zone is intended for household living and is not considered employment land in the EOA. The RS zone only allows very limited commercial uses. The MU-III zone, on the other hand, allows a wide range of commercial uses, including retail sales and services, offices, commercial entertainment, and limited motor vehicle sales and services. As identified in the EOA, there is a projected deficit of land for commercial uses in Salem. The proposed zone change from RS to MU-III helps address this deficit by allowing a variety of commercial uses on the properties in Map 104 that are not currently allowed in the RS zone. Because these properties are split-zoned and are already developed with commercial uses, the proposed zone change also aligns the zoning with the current use.

RM-II to MU-III

The RM-II zone is intended for household living and is not considered employment land in the EOA. The RM-II zone only allows very limited commercial uses. The MU-III zone, on the other hand, allows a wide range of commercial uses, including retail sales and services, offices, commercial entertainment, and limited motor vehicle sales and services. As identified in the EOA, there is a projected deficit of land for commercial uses in Salem. The proposed zone change from RM-II to MU-III helps address this deficit by allowing a variety of commercial uses on the properties in Map 104 that are not currently allowed in the RM-II zone.

CN to MU-III

The Neighborhood Commercial (CN) zone allows for limited commercial uses, including retail uses, offices, and personal services, but the size of the uses is restricted. Through the proposed zone change, the MU-III zone allows a wider range of commercial uses on the property in Map 104, including retail sales and services, business and professional services, and commercial entertainment. This property is already developed with commercial uses, and the MU-III zone will allow them to be maintained as permitted uses and expand opportunities for additional commercial uses. This supports the findings in the EOA, which determined there is a projected deficit of land for commercial uses.

CR to MU-III

The CR zone allows an array of commercial uses, including most retail uses, offices, personal services, and restaurants. The MU-III zone allows these same commercial uses. Under the proposed zone change to MU-III, the ability of the properties in Map 104 to support future commercial uses continues. The majority of these properties are developed with commercial uses, but the MU-III zone could spur infill development or redevelopment. For example, the MU-III zone allows buildings to be up to 70 feet tall, which is higher than the 50 feet maximum height in the CR zone. Redeveloped properties, once rezoned to MU-III, could therefore support more commercial uses or commercial space. In addition, off-street parking is not required for any use in the MU-III zone as long as the property is within ¼ mile of Cherriots Core Network – some of these properties fall within that distance – and is developed with multifamily housing. This allows space previously dedicated to parking to be developed with a mix of housing and

commercial uses on these properties, for example. The proposed zone change to MU-III supports the redevelopment of existing commercial areas, as recommended in the EOA, and does not decrease the amount of land that can accommodate commercial uses.

CG to MU-III

The CG zone allows a variety of commercial uses, including most retail uses, offices, personal services, and motor vehicle sales and services. The MU-III zone allows the same retail sales and services and business and professional services uses. Some types of motor vehicle sales and services uses require a conditional use permit. The majority of the properties subject to this proposed zone change in Map 104 are developed with commercial uses, which will continue to be allowed under the MU-III zone. In addition, off-street parking is not required in the MU-III zone for any use that is part of a development that includes multifamily housing if it is within ¼ mile of the Cherriots Core Network – some of these properties fall within that distance. This allows space previously dedicated to parking to be developed, for example, with a mix of housing and commercial uses. The proposed zone change to MU-III supports the redevelopment of existing commercial areas by promoting mixed-used development, as recommended in the EOA, and does not decrease the amount of land that can accommodate commercial uses.

IC to MU-III

The IC zone allows a variety of commercial uses, including retail sales and services, offices, motor vehicle sales and services, and commercial entertainment. It also allows some industrial uses. The MU-III zone also allows a range of commercial uses, including retail sales and services uses, as well as offices, and indoor commercial entertainment. It allows only limited industrial uses. As a result of the proposed zone change from IC to MU-III, a variety of commercial uses continues to be allowed on the property in Map 104, helping to meet the need for commercial land identified in the EOA. Because the EOA projects a surplus of industrial land, the proposed zone change does not reduce Salem's ability to meet its need for employment land overall.

PS to MU-III

The PS zone allows limited commercial uses, like eating and drinking establishments, information technology services, and health services. The MU-III zone, on the other hand, allows a wide range of commercial uses, including retail sales and services, offices, and indoor commercial entertainment. As identified in the Salem EOA, there is a projected deficit of land for commercial uses in Salem. The proposed zone change from PS to MU-III therefore helps address this deficit in commercial land by expanding the allowed commercial uses on the properties in Map 104 if they are redeveloped.

Map 105

RA to MU-I

The RA zone is intended for household living and agricultural uses and is not considered employment land in the EOA. The RA zone only allows very limited commercial uses like beauty salons. The MU-I zone, on the other hand, allows a wide range of commercial uses, including retail sales and services, offices, and indoor commercial entertainment. As identified in the EOA, there is a projected deficit of land for commercial uses in Salem. The proposed zone change from RA to MU-I thus helps address this deficit by allowing a variety of commercial uses on the properties in Map 105 that are not currently allowed in the RA zone.

Map 106

RA to RM-II

The RA zone is not considered employment land in the EOA, so rezoning it to another non-employment zone does not decrease Salem's ability to accommodate future employment needs. The RA zone allows limited commercial uses that support residential and agricultural land uses like beauty salons and some recreational and cultural community services. The RM-II zone allows similar limited commercial uses, though the primary use is household living like the RA zone. The proposed zone change on the properties in Map 106 will thus not detract from opportunities for economic activity or the prosperity of Salem's residents.

Map 107

RA to CR

The RA zone is intended for household living and agricultural uses. It prohibits most commercial uses. In contrast, the CR zone allows a variety of commercial uses, including offices, retail sales and services, and commercial entertainment. The proposed zone change from RA to CR on properties in Map 107 therefore increases the amount of land available for commercial development and thus helps address the projected deficit of commercial land identified in the EOA.

Map 108

RA to IC

The RA zone allows household living and agricultural uses and is not considered employment land in the EOA. The RA zone also allows very limited commercial uses like beauty salons. The IC zone, on the other hand, allows a wide range of commercial uses, including retail sales and services, offices, motor vehicle sales and services, and commercial entertainment despite being considered industrial land in the EOA. The proposed zone change from RA to IC on the properties in Map 108 therefore helps address Salem's employment land needs by increasing the amount of land that allows commercial uses.

IG to IC

The IG zone allows a wide range of industrial uses such as manufacturing, wholesales, storage, and distribution uses in addition to limited commercial uses. The IC zone, on the other hand, allows many industrial uses as well as a broader range of commercial uses that are compatible with industrial development. As a result of the proposed zone change from IG to IC, a wider variety of commercial uses are therefore allowed on the properties in Map 108. This helps address Salem's projected deficit of commercial land identified in the EOA. Additionally, the EOA determined that there is a projected surplus of industrial land in Salem, so the proposed zone change this does not detract from Salem's ability to meet its employment needs overall.

IBC to IC

The IBC zone allows a range of industrial uses, like general manufacturing, wholesales, storage, and distribution, as well as limited commercial uses, including eating and drinking establishments and offices. The IC zone allows many industrial uses as well as a broader range of commercial uses that are compatible with industrial development, thereby providing more flexibility in uses on employment lands. As a result of the proposed zone change from IBC to IC, a wider variety of commercial uses are therefore allowed on the properties in Map 108. This

helps address Salem's projected deficit of commercial land identified in the EOA. Additionally, the EOA determined that there is a projected surplus of industrial land in Salem, and the IBC and IC zones allow similar industrial uses, with both considered industrial land in the EOA. Therefore, the proposed zone changes do not detract from Salem's ability to meet its employment needs.

Map 109

RA to PA

The RA zone is not considered employment land in the EOA, so rezoning it to another non-employment zone does not decrease Salem's ability to accommodate future employment needs. The PA zone allows parks, open space, and recreation uses. The property in Map 109 proposed for a zone change from RA to PA is City-owned parkland, and the City intends to develop it as a park. Therefore, the proposed zone change from RA to PA will not affect the potential of these lands to provide economic opportunities in Salem.

IBC to PA

The IBC zone allows a wide range of industrial uses such as manufacturing, wholesales, storage, and distribution uses in addition to limited commercial uses. The PA zone identifies lands for a parks, open space, and recreation uses and allows limited commercial uses like indoor and outdoor commercial entertainment. The properties in Map 109 proposed for a zone change from IBC to PA are owned by the City of Salem as open space, as they are wetlands mitigation for Fairview Industrial Park. The PA zone therefore better aligns with the existing use. The City does not intend to develop the properties. Therefore, rezoning the properties to PA does not effectively decrease the amount of buildable land for employment uses. Additionally, concurrently with the proposed zone change, other lands are proposed to be zoned to allow commercial and mixed-use development, thereby helping address Salem's projected deficit of land for commercial uses.

Map 110

IBC to IC

The IBC zone allows a range of industrial uses, like general manufacturing, wholesales, storage, and distribution, as well as limited commercial uses, including eating and drinking establishments and offices. The IC zone allows many industrial uses as well as a broader range of commercial uses that are compatible with industrial development, thereby providing more flexibility in uses on employment lands. As a result of the proposed zone change from IBC to IC, a wider variety of commercial uses are therefore allowed on the properties in Map 110. This helps address Salem's projected deficit of commercial land identified in the EOA. Additionally, the EOA determined that there is a projected surplus of industrial land in Salem, and the IBC and IC zones allow similar industrial uses, with both considered industrial land in the EOA. Therefore, the proposed zone changes do not detract from Salem's ability to meet its employment needs overall.

Map 111

IC to IG

The IC zone allows a variety of commercial uses, including retail sales and services, offices, motor vehicle sales and services, and commercial entertainment. It also allows some industrial

uses, including wholesaling, warehousing and distribution, and some types of general manufacturing. The IG zone allows a wide range of industrial uses such as manufacturing, wholesales, storage, and distribution uses in addition to limited commercial uses. The small portions of the properties proposed for a zone change from IC to IG in Map 111 are part of a larger development site, the majority of which is zoned IG. These properties are also designated Industrial on the Salem Comprehensive Plan Map. The Salem Area Comprehensive Plan indicates that IG is one of the zones that implements the Industrial comprehensive plan designation and IC is not. Therefore, the proposed zone change would align the zoning with the comprehensive plan designation. This property is also considered developed in the BLI, so the proposed zone change does not decrease the amount of buildable commercial land in Salem, a need identified in the EOA. Additionally, concurrently with the proposed zone change, other lands are proposed to be zoned to allow commercial and mixed-use development, thereby helping address Salem's projected deficit of land for commercial uses.

Map 112

RS to PA

The RS zone is intended for household living and is not considered employment land in the EOA, so rezoning it to another non-employment zone does not decrease Salem's ability to accommodate future employment needs. The RS zone only allows very limited commercial uses like beauty salons. The PA zone allows parks, open space, and recreation uses. The property in Map 112 proposed for a zone change from RS to PA is City-owned parkland, and the City intends to develop it as a park. Therefore, the proposed zone change from RS to PA does not affect the potential of these lands to provide economic opportunities in Salem.

IBC to PA

The IBC zone allows a wide range of industrial uses such as manufacturing, wholesales, storage, and distribution uses in addition to limited commercial uses. The PA zone identifies lands for a parks, open space, and recreation uses and allows limited commercial uses like indoor and outdoor commercial entertainment. The property in Map 112 proposed for a zone change from IBC to PA is owned by the City of Salem and is part of an existing park – Fairview Park. The PA zone therefore better aligns with the existing use. The City does not intend to develop the properties. Therefore, rezoning the properties to PA does not effectively decrease the amount of buildable land for employment uses. Additionally, concurrently with the proposed zone change, other lands are proposed to be zoned to allow commercial and mixed-use development, thereby helping address Salem's projected deficit of land for commercial uses.

Map 113

PH to PE

The PH zone and PE zone are not considered employment land in the EOA, so the proposed zone change on Map 113 does not decrease the amount of land available for employment uses in Salem. The PE zone is intended to identify lands for educational services and education-supporting uses, like day care, basic education, and post-secondary and adult education. The property identified in Map 113 for a zone change from PH to PE is developed with a public school and is owned by the Salem-Keizer School District. Therefore, the proposed zone change aligns the zoning with the existing use.

Map 114

RS to NH

The RS zone is intended for household living uses and is not considered employment land in the EOA. The NH zone allows a variety of small-scale, neighborhood-serving commercial uses, including eating and drinking establishments, some types of retail sales and personal services, and some types of indoor commercial entertainment. As identified in the EOA, there is a projected deficit of land for commercial uses in Salem. The proposed zone change from RS to NH will help address this deficit by allowing the properties in map 114 to be reused or redeveloped with a range of commercial uses. The EOA specifically recommends identifying nodes for retail development that can serve surrounding neighborhoods as a way to address the projected deficit of commercial land. This proposed zone change implements that recommendation.

RM-II to NH

The RM-II zone is intended for household living uses and is not considered employment land in the EOA. It allows only limited commercial uses like beauty salons. The NH zone, on the other hand, allows a variety of small-scale commercial uses, including eating and drinking establishments, most types of retail sales and personal services, and some types of indoor commercial entertainment. As identified in the EOA, there is a projected deficit of land for commercial uses in Salem. The proposed zone change from RM-II to NH will help address this deficit by allowing the properties in Map 114 to be reused or redeveloped with a range of commercial uses. The EOA specifically recommends identifying nodes for retail development that can serve surrounding neighborhoods as a way to address the projected deficit of commercial land. This proposed zone change implements that recommendation.

Map 115

RM-II to RS

The RM-II zone is not considered employment land in the EOA, so rezoning it to another non-employment zone, RS, does not decrease Salem's ability to accommodate future employment needs. Specifically, the RM-II zone allows limited commercial uses like beauty salons. The RS zone also allows limited commercial uses, though the primary use is household living like the RM-II zone. The proposed zone change on the properties in Map 115 thus does not change the properties' ability to support economic activity or the prosperity of Salem's residents.

Map 116

RS to RM-II

The RS zone is not considered employment land in the EOA, so rezoning it to another non-employment zone, RM-II, does not decrease Salem's ability to accommodate future employment needs. The RS zone allows limited commercial uses that support residential land uses like beauty salons and some recreational and cultural community services. The RM-II zone allows similar limited commercial uses, though the primary use is household living like the RS zone. The proposed zone change on the properties in Map 116 thus does not detract from opportunities for economic activity or the prosperity of Salem's residents.

CR to RM-II

The CR zone allows a variety of commercial uses, including retail sales and services and offices. The RM-II zone is intended for household living uses. It allows limited commercial uses like beauty salons and home occupations. The portion of property in Map 116 that is proposed for a

zone change from CR to RM-II is already developed with multifamily housing, so the proposed zone change aligns the zoning with the existing use. The property is also split-zoned CR and RM-II, so the proposed zone change applies one consistent zone to the property. The property is also considered developed in Salem's buildable lands inventory, so the proposed zone change does not decrease the amount of buildable employment land in Salem.

Map 117

CO to IC

The CO zone allows offices but very limited retail sales, restaurants, and personal services. The IC zone allows a wider range of commercial uses, including retail sales and services, offices, motor vehicle sales and services, and commercial entertainment. As identified in the EOA, there is a projected deficit of land for commercial uses in Salem. The proposed zone change from CO to IC helps address this deficit by increasing the range of commercial uses allowed on the properties in Map 117. In addition, the CO zone is not identified in the Comprehensive Plan as a zone that implements the Industrial Commercial designation, so the proposed zone change to IC will align the zoning with the existing Comprehensive Plan Map designation.

Map 118

PA to PE

The PA zone is not considered employment land in the EOA, so rezoning it to another non-employment zone, PE zone, does not decrease Salem's ability to accommodate future employment needs. The PE zone allows educational services and education-supporting uses, and it allows limited commercial uses, like distance learning services. The property in Map 118 proposed for a zone change from PA to PE is owned by the Salem-Keizer School District and developed with sports fields that support nearby schools. The proposed zone change aligns with the existing use. The property is also not considered buildable land in the EOA, so the proposed zone change does not decrease the amount of land available for employment uses in Salem. For these reasons, the zone change from PA to PE will not affect the potential of this land to provide economic opportunities in Salem.

Map 119

CO to MU-I

The CO zone allows offices but very limited retail sales, restaurants, and personal services. The MU-I zone, on the other hand, allows a wide a range of commercial uses, including retail sales, personal services, offices, and indoor commercial entertainment. As identified in the EOA, there is a projected deficit of land for commercial uses in Salem. The proposed zone change from CO to MU-I helps address this deficit by increasing the range of commercial uses allowed on the properties in Map 119, while maintaining the amount of land available for commercial uses.

CR to MU-I

The CR zone allows a variety of commercial uses, including retail sales and services and offices. The MU-I zone also allows a range of commercial uses, including retail sales and services uses, offices, and indoor commercial entertainment. As identified in the EOA, there is a projected deficit of land for commercial uses in Salem. The proposed zone change from CR to MU-I on the properties in Map 119 does not decrease the amount of land available for commercial uses.

Map 120

RA to PA

The RA zone is not considered employment land in the EOA, so rezoning it to another non-employment zone, PA, does not decrease Salem's ability to accommodate future employment needs. The PA zone allows parks, open space, and recreation uses. The properties in Map 120 proposed for a zone change from RA to PA are primarily City-owned park or open space, and the City intends to maintain them as such. The two properties not owned by the City are located within the Willamette Slough and are not considered buildable land in the EOA. Therefore, the proposed zone change from RA to PA will not affect the potential of these lands to provide economic opportunities in Salem.

RM-II to PA

The RM-II zone is intended for household living and is not considered employment land in the EOA, so rezoning it to another non-employment zone, PA, does not decrease Salem's ability to accommodate future employment needs. The RM-II zone only allows very limited commercial uses like beauty salons and membership sports and recreation clubs. The PA zone identifies lands for a parks, open space, and recreation uses and is not considered employment land in the EOA. The property in Map 120 proposed for a zone change from RM-II to PA is City-owned open space, and the City intends to maintain it as such. Therefore, the proposed zone change from RM-II to PA does not affect the potential of these lands to provide economic opportunities in Salem.

PS to PA

The PS zone is not considered employment land in the EOA, so rezoning it to another non-employment zone, PA, does not decrease Salem's ability to accommodate future employment needs. The PA zone specifically identifies lands for a parks, open space, and recreation uses. The properties in Map 120 proposed for a zone change from PS to PA are part of a City-owned park, and the City intends to maintain them as such. For this reason, the proposed zone change from PS to PA will not affect Salem's ability to meet the projected need for commercial land identified in the EOA.

Map 121

IG to IC

The IG zone allows a wide range of industrial uses such as manufacturing, wholesales, storage, and distribution uses in addition to limited commercial uses. The IC zone, on the other hand, allows many industrial uses as well as a broader range of commercial uses that are compatible with industrial development. The properties proposed for a zone from IG to IC on Map 121 are developed and are not considered buildable land in the EOA. As a result of the proposed zone change, though, a wider variety of commercial uses are allowed on the properties if they are redeveloped. This helps address Salem's projected deficit of commercial land identified in the EOA. Additionally, the EOA determined that there is a projected surplus of industrial land in Salem, so the proposed zone change does not detract from Salem's ability to meet its employment needs overall.

Map 122

RM-II to MU-II

The RM-II zone is intended for household living and is not considered employment land in the EOA. The RM-II zone only allows very limited commercial uses like beauty salons. The MU-II zone, on the other hand, allows a wide range of commercial uses, including retail sales and services, offices, and indoor commercial entertainment. As identified in the EOA, there is a projected deficit of land for commercial uses in Salem. The proposed zone change from RM-II to MU-II helps address this deficit by allowing a variety of commercial uses on the properties in Map 122 that are not currently allowed in the RM-II zone.

CO to MU-II

The CO zone allows offices but very limited retail sales, restaurants, and personal services. The MU-II zone, on the other hand, allows a wide a range of commercial uses, including retail sales, personal services, offices, and indoor commercial entertainment. As identified in the EOA, there is a projected deficit of land for commercial uses in Salem. The proposed zone change from CO to MU-II helps address this deficit by increasing the range of commercial uses allowed on the properties in Map 122, while maintaining the amount of land available for commercial uses.

Map 123

RM-II to RS

The RM-II zone is not considered employment land in the EOA, so rezoning it to another non-employment zone, RS, does not decrease Salem's ability to accommodate future employment needs. The RM-II and RS zones both allow very limited commercial uses. The property proposed for the zone change from RM-II to RS in Map 123 is already developed and is split-zoned RM-II and RS. The proposed zone changes thus apply one consistent zone to the property and does not impact the amount of buildable land for commercial uses.

Map 124

RS to MU-III

The RS zone is intended for household living and is not considered employment land in the EOA. The RS zone only allows very limited commercial uses. The MU-III zone, on the other hand, allows a wide range of commercial uses, including retail sales and services, offices, commercial entertainment, and limited motor vehicle sales and services. As identified in the EOA, there is a projected deficit of land for commercial uses in Salem. The proposed zone change from RS to MU-III helps address this deficit by allowing a variety of commercial uses on the properties in Map 124 that are not currently allowed in the RS zone. Additionally, these properties are currently split-zoned and designated Commercial on the Salem Area Comprehensive plan map. Concurrently with this proposed zone change, these properties are proposed to be redesignated to Mixed Use on the Salem Area Comprehensive plan map. This zone change is proposed to apply one consistent zoning to the properties and align with the proposed comprehensive plan designation.

CO to MU-III

The CO zone allows offices but very limited retail sales, restaurants, and personal services. The MU-III zone, on the other hand, allows a wide a range of commercial uses, including retail sales, personal services, offices, indoor commercial entertainment, and limited motor vehicle sales and

services. As identified in the EOA, there is a projected deficit of land for commercial uses in Salem. The proposed zone change from CO to MU-III helps address this deficit by increasing the range of commercial uses allowed on the properties in Map 124, while maintaining the amount of land available for commercial uses.

CR to MU-III
The CR zone allows an array of commercial uses, including most retail uses, offices, personal services, and restaurants. The MU-III zone allows these same commercial uses. Under the proposed zone change to MU-III, the ability of the properties in Map 124 to support future commercial uses continues. The majority of these properties are developed with commercial uses, but the MU-III zone could spur infill development or redevelopment. For example, the MU-III zone allows buildings to be up to 70 feet tall, which is higher than the 50 feet maximum height in the CR zone. Redeveloped properties, once rezoned to MU-III, could therefore support more commercial uses or commercial space. In addition, off-street parking is not required for any use in the MU-III zone as long as the property is within ¼ mile of Cherriots Core Network – these properties fall within that distance – and is developed with multifamily housing. This allows space previously dedicated to parking to be developed with a mix of housing and commercial uses, for example. The proposed zone change to MU-III supports the redevelopment of existing commercial areas, as recommended in the EOA, and does not decrease the amount of land that can accommodate commercial uses.

CG to MU-III
The CG zone allows a variety of commercial uses, including most retail uses, offices, personal services, and motor vehicle sales and services. The MU-III zone allows the same retail sales and services and business and professional services uses. Some types of motor vehicle sales and services uses require a conditional use permit. The majority of the properties subject to this proposed zone change in Map 124 are developed with commercial uses, which will continue to be allowed under the MU-III zone. In addition, off-street parking is not required in the MU-III zone for any use that is part of a development that includes multifamily housing if it is within ¼ mile of the Cherriots Core Network – these properties fall within that distance. This allows space previously dedicated to parking to be developed, for example, with a mix of housing and commercial uses. The proposed zone change to MU-III supports the redevelopment of existing commercial areas by promoting mixed-used development, as recommended in the EOA, and does not decrease the amount of land that can accommodate commercial uses.

Map 125
RS to PA
The RS zone is intended for household living and is not considered employment land in the EOA, so rezoning it to another non-employment zone does not decrease Salem's ability to accommodate future employment needs. The RS zone only allows very limited commercial uses like beauty salons. The PA zone allows parks, open space, and recreation uses. The properties in Map 125 proposed for a zone change from RS to PA are City-owned parks, and the City intends to maintain them as such. Therefore, the proposed zone change from RS to PA does not affect the potential of these lands to provide economic opportunities in Salem.

RM-II to PA
The RM-II zone is intended for household living and is not considered employment land in the EOA, so rezoning it to another non-employment zone, PA, does not decrease Salem's ability to accommodate future employment needs. The RM-II zone only allows very limited commercial uses. The PA zone identifies lands for a parks, open space, and recreation uses and also allows limited commercial uses. The property in Map 125 proposed for a zone change from RM-II to PA is a City-owned park, and the City intends to maintain it as such. Therefore, the proposed zone change from RM-II to PA does not affect the potential of these lands to provide economic opportunities in Salem.

Map 126

RD to RS
The RD zone is not considered employment land in the EOA, so rezoning it to another non-employment zone, RS, does not decrease Salem's ability to accommodate future employment needs. The RD zone is intended for household living and allows only very limited commercial uses. Similarly, the RS zone allows primarily residential uses and limited commercial uses. Thus, the proposed zone change on the properties in Map 126 does not change the properties' ability to support economic activity or the prosperity of Salem's residents. The RD zone is proposed to be eliminated concurrently with this proposed zone change.

RM-II to RS
The properties proposed to be rezoned from RM-II to RS in Map 126 are designated Single-Family on the Salem Comprehensive Plan Map. The Salem Area Comprehensive Plan indicates that the RS zone is one of the zones that implements the Single-Family designation, while RM-II is not. This zone change is proposed to align the zoning with the comprehensive plan designation. In addition, the RM-II zone is not considered employment land in the EOA, so rezoning it to another non-employment zone, RS, does not decrease Salem's ability to accommodate future employment needs. Specifically, the RM-II and RS zones allow limited commercial uses. The proposed zone change thus does not change the properties' ability to support economic activity or the prosperity of Salem's residents.

CG to RS
The CG zone allows a variety of commercial uses, including retail sales and services, offices, commercial entertainment, and motor vehicle sales and services. The RS zone is not considered employment land in the EOA and allows very limited commercial uses. The portion of the property in Map 126 that is proposed for a zone change from CG to RS is part of a split-zoned property that is developed with a single-family house. The majority of the property is zoned RS. The entire property is designated Single-Family Residential on the Salem Comprehensive Plan Map. The Salem Area Comprehensive Plan indicates that the RS zone is one of the zones that implements the Single-Family Residential designation, while the CG zone is not. Therefore, the proposed zone change aligns the zoning with the comprehensive plan designation and the existing development, and it applies one consistent zone to the property. The property is not considered buildable land in the EOA, so the proposed zone change does not decrease the amount of buildable land available for employment uses in Salem.

Map 127

RS to MU-I

The RS zone is intended for household living and is not considered employment land in the EOA. The RS zone only allows very limited commercial uses. The MU-I zone, on the other hand, allows a wide range of commercial uses, including retail sales and services, offices, and indoor commercial entertainment. As identified in the EOA, there is a projected deficit of land for commercial uses in Salem. The proposed zone change from RS to MU-I helps address this deficit by allowing a variety of commercial uses on the portion of the property in Map 127 that are not currently allowed in the RS zone. This property is split zoned CR and RS, and it developed with a restaurant, so this change also applies a single consistent zoning to this property that aligns with the existing development. Additionally, this property is already developed with commercial uses, so the proposed zone change will align the existing use with the zoning.

CO to MU-I

The CO zone allows offices but very limited retail sales, restaurants, and personal services. The MU-I zone, on the other hand, allows a wide a range of commercial uses, including retail sales, personal services, offices, and indoor commercial entertainment. As identified in the EOA, there is a projected deficit of land for commercial uses in Salem. The proposed zone change from CO to MU-I helps address this deficit by increasing the range of commercial uses allowed on the properties in Map 127, while maintaining the amount of land available for commercial uses.

CR to MU-I

The CR zone allows a variety of commercial uses, including retail sales and services and offices. The MU-I zone also allows a range of commercial uses, including retail sales and services uses, offices, and indoor commercial entertainment. As identified in the EOA, there is a projected deficit of land for commercial uses in Salem. The proposed zone change from CR to MU-I on the properties in Map 127 does not decrease the amount of land available for commercial uses.

CG to MU-I

The CG zone allows a variety of commercial uses, including retail sales and services, offices, commercial entertainment, and motor vehicle sales and services. The MU-I zone also allows a range of commercial uses, including retail sales and services uses, as well as offices, and indoor commercial entertainment. As identified in the EOA, there is a projected deficit of land for commercial uses in Salem. The majority of properties in Map 127 are developed with commercial uses, but the proposed zone change could encourage infill development or redevelopment. For example, off-street parking is not required for any use in the MU-I zone that is developed with multifamily housing, as long as the property is within ¼ mile of Cherriots Core Network – these properties fall within that distance. This allows space previously dedicated to parking to be developed with a mix of housing and commercial uses, for example. The proposed zone change to MU-I supports the redevelopment of existing commercial areas, as recommended in the EOA, and does not decrease the amount of land that can accommodate commercial uses.

Map 128

RS to PC

The RS zone is not considered employment land in the EOA, so rezoning it to another non-employment zone does not decrease Salem's ability to accommodate future employment needs. The portion of the property in Map 128 proposed for a zone change from RS to PC is developed as a cemetery, is not likely to be redeveloped, and is designated Community Service Cemetery (CSC) on the Comprehensive Plan Map. The PC zone is identified in the Salem Area Comprehensive Plan as the only zone that implements the CSC land use designation. Therefore, this zone change is proposed to align the zoning with the Comprehensive Plan Map designation and the existing use. The proposed zone change from RS to PC thus does not effectively change the potential of these lands to provide economic opportunities in Salem.

CR to PC

The CR zone allows a variety of commercial uses, including retail sales and services and offices. The PC does not allow commercial uses. The portion of the property in Map 128 proposed for a zone change from CR to PC is developed as a cemetery and is unlikely to be redeveloped. The property is designated CSC on the Comprehensive Plan Map, and the PC zone is identified in the Salem Area Comprehensive Plan as the only zone that implements the CSC land use designation. Therefore, this zone change is proposed to align the zoning with the Comprehensive Plan Map designation and the existing use. The proposed zone change from CR to PC thus does not effectively change the potential of this portion of property to provide economic opportunities in Salem.

Map 129

RS to PE

The RS zone is not considered employment land in the EOA, so rezoning it to another non-employment zone, PE, does not decrease Salem's ability to accommodate future employment needs. The properties in Map 129 are part of public school campuses, so changing the zoning to PE better aligns with the existing use. These properties are unlikely to be redeveloped into different uses, and the proposed zone change does not effectively change the potential of these lands to be provide employment opportunities in Salem.

RM-II to PE

The RM-II zone is intended for household living and is not considered employment land in the EOA, so rezoning it to another non-employment zone, PE, does not decrease Salem's ability to accommodate future employment needs. The properties on Map 129 are developed with public schools, so changing the zoning to PE better aligns with the existing use. The properties are owned by the Salem-Keizer School District and are unlikely to be redeveloped into different uses. The proposed zone change thus does not effectively change the potential of these lands to be provide employment opportunities in Salem.

Map 130

RS to RM-II

The RS zone is not considered employment land in the EOA, so rezoning it to another non-employment zone, RM-II, does not decrease Salem's ability to accommodate future employment needs. The RS and RM-II zones allow limited commercial uses. The proposed zone change on

the properties in Map 130 thus does not detract from opportunities for economic activity or the prosperity of Salem's residents.

CR to RM-II
The portion of the property proposed for a zone change in Map 130 from CR to RM-II is developed with multifamily housing, so the proposed zone change aligns the zoning with the existing use. Additionally, this property is designated Multiple Family Residential on the Salem Comprehensive Plan Map. The RM-II zone is identified in the Salem Area Comprehensive Plan as a zone that implements the Multiple Family Residential designation, and the CR zone is not. Therefore, the proposed zone change aligns the zoning with the comprehensive plan designation. The property is also split-zoned CR and RM-II, so the proposed zone change applies one consistent zone to the property. This property is also considered developed in Salem's buildable lands inventory, so the proposed zone change does not decrease the amount of buildable employment land in Salem.

Map 131

RS to MU-III
The RS zone is intended for household living and is not considered employment land in the EOA. The RS zone only allows very limited commercial uses like beauty salons. The MU-III zone, on the other hand, allows a wide range of commercial uses, including retail sales and services, offices, commercial entertainment, and limited motor vehicle sales and services. As identified in the EOA, there is a projected deficit of land for commercial uses in Salem. The proposed zone change from RS to MU-III helps address this deficit by allowing a variety of commercial uses on the properties in Map 131 that are not currently allowed in the RS zone.

CO to MU-III
The CO zone allows offices but very limited retail sales, restaurants, and personal services. The MU-III zone, on the other hand, allows a wide a range of commercial uses, including retail sales, personal services, offices, indoor commercial entertainment, and limited motor vehicle sales and services. As identified in the EOA, there is a projected deficit of land for commercial uses in Salem. The proposed zone change from CO to MU-III helps address this deficit by increasing the range of commercial uses allowed on the properties in Map 131, while maintaining the amount of land available for commercial uses.

CR to MU-III
The CR zone allows an array of commercial uses, including most retail uses, offices, personal services, and restaurants. The MU-III zone allows these same commercial uses. Under the proposed zone change to MU-III, the ability of the properties in Map 131 to support future commercial uses continues. The majority of these properties are developed with commercial uses, but the MU-III zone could spur infill development or redevelopment. For example, the MU-III zone allows buildings to be up to 70 feet tall, which is higher than the 50 feet maximum height in the CR zone. Redeveloped properties, once rezoned to MU-III, could therefore support more commercial uses or commercial space. In addition, off-street parking is not required for any use in the MU-III zone as long as the property is within ¼ mile of Cherriots Core Network – these properties fall within that distance – and is developed with multifamily housing. This allows space previously dedicated to parking to be developed with a mix of housing and

commercial uses, for example. The proposed zone change to MU-III supports the redevelopment of existing commercial areas, as recommended in the EOA, and does not decrease the amount of land that can accommodate commercial uses.

Map 132

RD to RS

The RD zone is not considered employment land in the EOA, so rezoning it to another non-employment zone, RS, does not decrease Salem's ability to accommodate future employment needs. The RD zone is intended for household living and allows only very limited commercial uses. Similarly, the RS zone allows primarily residential uses and limited commercial uses. Thus, the proposed zone change on the properties in Map 132 does not change the properties' ability to support economic activity or the prosperity of Salem's residents. The RD zone is proposed to be eliminated concurrently with this proposed zone change.

Map 133

RS to MU-III

The RS zone is intended for household living and is not considered employment land in the EOA. The RS zone only allows very limited commercial uses. The MU-III zone, on the other hand, allows a wide range of commercial uses, including retail sales and services, offices, commercial entertainment, and limited motor vehicle sales and services. As identified in the EOA, there is a projected deficit of land for commercial uses in Salem. The proposed zone change from RS to MU-III helps address this deficit by allowing a variety of commercial uses on the properties in Map 133 that are not currently allowed in the RS zone.

CO to MU-III

The CO zone allows offices but very limited retail sales, restaurants, and personal services. The MU-III zone, on the other hand, allows a wide a range of commercial uses, including retail sales, personal services, offices, indoor commercial entertainment, and limited motor vehicle sales and services. As identified in the EOA, there is a projected deficit of land for commercial uses in Salem. The proposed zone change from CO to MU-III helps address this deficit by increasing the range of commercial uses allowed on the properties in Map 133, while maintaining the amount of land available for commercial uses.

CR to MU-III

The CR zone allows an array of commercial uses, including most retail uses, offices, personal services, and restaurants. The MU-III zone allows these same commercial uses. Under the proposed zone change to MU-III, the ability of the properties in Map 133 to support future commercial uses continues. The majority of these properties are developed with commercial uses, but the MU-III zone could spur infill development or redevelopment. For example, the MU-III zone allows buildings to be up to 70 feet tall, which is higher than the 50 feet maximum height in the CR zone. Redeveloped properties, once rezoned to MU-III, could therefore support more commercial uses or commercial space. In addition, off-street parking is not required for any use in the MU-III zone as long as the property is within ¼ mile of Cherriots Core Network – these properties fall within that distance – and is developed with multifamily housing. This allows space previously dedicated to parking to be developed with a mix of housing and commercial uses, for example. The proposed zone change to MU-III supports the redevelopment

of existing commercial areas, as recommended in the EOA, and does not decrease the amount of land that can accommodate commercial uses.

CG to MU-III
The CG zone allows a variety of commercial uses, including most retail uses, offices, personal services, and motor vehicle sales and services. The MU-III zone allows the same retail sales and services and business and professional services uses. The majority of the properties subject to this proposed zone change in Map 133 are developed with commercial uses, which will continue to be allowed under the MU-III zone. In addition, off-street parking is not required in the MU-III zone for any use that is part of a development that includes multifamily housing if it is within ¼ mile of the Cherriots Core Network – these properties fall within that distance. This allows space previously dedicated to parking to be developed, for example, with a mix of housing and commercial uses. The proposed zone change to MU-III supports the redevelopment of existing commercial areas by promoting mixed-used development, as recommended in the EOA, and does not decrease the amount of land that can accommodate commercial uses.

Map 134
RS to MU-I
The RS zone is intended for household living and is not considered employment land in the EOA. The RS zone only allows very limited commercial uses. The MU-I zone, on the other hand, allows a wide range of commercial uses, including retail sales and services, offices, and indoor commercial entertainment. As identified in the EOA, there is a projected deficit of land for commercial uses in Salem. The proposed zone change from RS to MU-I helps address this deficit by allowing a variety of commercial uses on the properties in Map 134 that are not currently allowed in the RS zone through infill or redevelopment. Additionally, this property is currently split-zoned RS and CO, so the proposed zone change provides a single consistent zoning on this property.

CO to MU-I
The CO zone allows offices but very limited retail sales, restaurants, and personal services. The MU-I zone, on the other hand, allows a wide a range of commercial uses, including retail sales, personal services, offices, and indoor commercial entertainment. As identified in the EOA, there is a projected deficit of land for commercial uses in Salem. The proposed zone change from CO to MU-I helps address this deficit by increasing the range of commercial uses allowed on the properties in Map 134, while maintaining the amount of land available for commercial uses.

CR to MU-I
The CR zone allows a variety of commercial uses, including retail sales and services and offices. The MU-I zone also allows a range of commercial uses, including retail sales and services uses, offices, and indoor commercial entertainment. As identified in the EOA, there is a projected deficit of land for commercial uses in Salem. The proposed zone change from CR to MU-I on the properties in Map 134 does not decrease the amount of land available for commercial uses.

Map 135

RA to NH

The RA zone is intended for household living and agricultural uses and is not considered employment land in the EOA. The NH zone allows a variety of small-scale, neighborhood-serving commercial uses, including eating and drinking establishments, some types of retail sales and personal services, and some types of indoor commercial entertainment. As identified in the EOA, there is a projected deficit of land for commercial uses in Salem. The proposed zone change from RA to NH will help address this deficit by allowing the properties in Map 135 to be reused or redeveloped with a range of commercial uses. The EOA specifically recommends identifying nodes for retail development that can serve surrounding neighborhoods as a way to address the projected deficit of commercial land. This proposed zone change implements that recommendation.

RS to NH

The RS zone is intended for household living uses and is not considered employment land in the EOA. The NH zone allows a variety of small-scale, neighborhood-serving commercial uses, including eating and drinking establishments, some types of retail sales and personal services, and some types of indoor commercial entertainment. As identified in the EOA, there is a projected deficit of land for commercial uses in Salem. The proposed zone change from RS to NH will help address this deficit by allowing the properties in Map 135 to be reused or redeveloped with a range of commercial uses. The EOA specifically recommends identifying nodes for retail development that can serve surrounding neighborhoods as a way to address the projected deficit of commercial land. This proposed zone change implements that recommendation.

Map 136

RA to PA

The RA zone is not considered employment land in the EOA, so rezoning it to another non-employment zone, PA, does not decrease Salem's ability to accommodate future employment needs. The PA zone allows parks, open space, and recreation uses. The property in Map 136 proposed for a zone change from RA to PA is a City-owned park, and the City intends to maintain and develop it as such. Therefore, the proposed zone change from RA to PA will not affect the potential of these lands to provide economic opportunities in Salem.

RS to PA

The RS zone is intended for household living and is not considered employment land in the EOA, so rezoning it to another non-employment zone, PA, does not decrease Salem's ability to accommodate future employment needs. The RS zone only allows very limited commercial uses like beauty salons. The PA zone allows parks, open space, and recreation uses. The properties in Map 136 proposed for a zone change from RS to PA are part of a City-owned park – Woodmansee Park, and the City intends to maintain these properties as part of the park. Therefore, the proposed zone change from RS to PA does not affect the potential of these lands to provide economic opportunities in Salem.

PE to PA
The PE zone is not considered employment land in the EOA, so rezoning it to another non-employment zone does not decrease Salem's ability to accommodate future employment needs. Specifically, the PE zone and PA zone prohibit most commercial uses. In addition, the property in Map 136 proposed for a zone change from PE to PA is already part of a City-owned park – Woodmansee Park, and the City does not intend to redevelop it into another use. For this reason, the proposed zone change does not change Salem's ability to provide economic opportunities.
Map 137
RA to RM-II
The RA zone is not considered employment land in the EOA, so rezoning it to another non-employment zone does not decrease Salem's ability to accommodate future employment needs. The RA zone allows limited commercial uses that support residential and agricultural land uses like beauty salons and some recreational and cultural community services. The RM-II zone allows similar limited commercial uses, though the primary use is household living like the RA zone. The proposed zone change on the properties in Map 137 will thus not detract from opportunities for economic activity or the prosperity of Salem's residents.

RS to RM-II
The RS zone is not considered employment land in the EOA, so rezoning it to another non-employment zone, RM-II, does not decrease Salem's ability to accommodate future employment needs. The portion of property proposed to be rezoned from RS to RM-II on Map 137 is split-zoned RS and RM-II, and the Comprehensive Plan Map designation of the property is Multiple Family Residential. The property is also developed with multifamily housing. The proposed zone change therefore aligns the zoning with the existing Comprehensive Plan Map designation and existing use, and it applies one consistent zoning to the property. The proposed zone change on the portion of the property does not decrease the amount of buildable land available for employment uses in Salem.
CR to RM-II
The CR zone allows a variety of commercial uses, including retail sales and services and offices. The RM-II zone is intended for household living uses. It allows limited commercial uses like beauty salons and home occupations. The properties in Map 137 that are proposed for a zone change from CR to RM-II are developed with multifamily housing, so the proposed zone change aligns the zoning with the existing use. They were also considered developed in Salem's buildable lands inventory, so the proposed zone change does not decrease the amount of buildable employment land in Salem.
Map 138
RA to PE
The RA zone is not considered employment land in the EOA, so rezoning it does not decrease Salem's ability to accommodate future employment needs. The property on Map 138 proposed for a zone change from RA to PE is developed with a public elementary school, so changing the zoning to PE better aligns with the existing use. The property is owned by the Salem-Keizer School District and is unlikely to be redeveloped into a different use. The proposed zone change thus does not effectively change the potential of these lands to be provide employment opportunities in Salem. Additionally, this property is designated Community Service Education on the Salem Comprehensive Plan Map. The Salem Area Comprehensive Plan identifies the PE zone as the only zone that implements this designation, so the proposed zone change will align the zoning with the comprehensive plan designation.

PA to PE
The PA zone is not considered employment land in the EOA, so rezoning it to another non-employment zone, the PE zone, does not decrease Salem's ability to accommodate future employment needs. The portion of the property in Map 138 proposed for a zone change from PA to PE is currently developed as part of a school campus and is owned by the Salem-Keizer School District. Therefore, the proposed zone change aligns the zoning with the existing use. The property is also unlikely to be developed into a different use. For these reasons, the zone change from PA to PE will not affect the potential of these lands to provide economic opportunities in Salem.

Map 139
RA to RS
The RA zone is not considered employment land in the EOA, so rezoning it to another non-employment zone does not decrease Salem's ability to accommodate future employment needs. Specifically, the RA zone allows household living and agricultural uses, and it allows limited commercial uses. Similarly, the RS zone primarily allows residential uses but also allows limited commercial uses like the RA zone. Thus, the proposed zone change on the properties in Map 139 will not detract from opportunities for economic activity or the prosperity of Salem's residents.

RD to RS
The RD zone is not considered employment land in the EOA, so rezoning it to another non-employment zone does not decrease Salem's ability to accommodate future employment needs. The RD zone is intended for household living and allows only very limited commercial uses. Similarly, the RS zone allows primarily residential uses and limited commercial uses. Thus, the proposed zone change on the properties in Map 139 does not change the properties' ability to support economic activity or the prosperity of Salem's residents. The RD zone is proposed to be eliminated concurrently with this proposed zone change.

Map 140
RM-II to RA
The portion of the property in Map 140 that is proposed for a zone change from RM-II to RA is part of a split-zoned property, which is developed with a single-family house. The majority of the property is zoned RA, and the entire property is designated Single-Family Residential on the Salem Comprehensive Plan Map. Therefore, the proposed zone change more closely aligns the zoning with the Comprehensive Plan designation and the existing development. The RM-II zone is not considered employment land in the EOA, so rezoning it to another non-employment zone, RA, does not decrease Salem's ability to accommodate future employment needs. Specifically, the RM-II and RA zones both allow limited commercial uses. The proposed zone change does not change the properties' ability to support economic activity or the prosperity of Salem's residents.

Map 141
RA to PA
The RA zone is not considered employment land in the EOA, so rezoning it to another non-employment zone, PA, does not decrease Salem's ability to accommodate future employment needs. The PA zone allows parks, open space, and recreation uses. The properties in Map 140

proposed for a zone change from RA to PA are City-owned parks and parkland, and the City intends to maintain and develop them as parks. Therefore, the proposed zone change from RA to PA will not affect the potential of these lands to provide economic opportunities in Salem.

RS to PA
The RS zone is intended for household living and is not considered employment land in the EOA, so rezoning it to another non-employment zone does not decrease Salem's ability to accommodate future employment needs. The RS zone only allows very limited commercial uses like beauty salons. The PA zone allows parks, open space, and recreation uses. The properties in Map 140 proposed for a zone change from RS to PA are part of a City-owned park, and the City intends to maintain them as such. Therefore, the proposed zone change from RS to PA does not affect the potential of these lands to provide economic opportunities in Salem.

Map 142
RA to RM-II
The RA zone is not considered employment land in the EOA, so rezoning it to another non-employment zone does not decrease Salem's ability to accommodate future employment needs. The RA zone allows limited commercial uses. The RM-II zone also allows limited commercial uses, though the primary use is household living like the RA zone. The proposed zone change on the properties in Map 142 will thus not detract from opportunities for economic activity or the prosperity of Salem's residents.

CR to RM-II
The CR zone allows a variety of commercial uses, including retail sales and services and offices. The RM-II zone is intended for household living uses. It allows limited commercial uses. The property in Map 142 that is proposed for a zone change from CR to RM-II is designated Multiple Family Residential on the Salem Comprehensive Plan Map. The Salem Area Comprehensive Plan identifies RM-II, but not CR, as one of the zones that implements the Multiple Family Residential designation. Therefore, this zone change is proposed in order to align the zoning with the Comprehensive Plan designation. The property is not considered employment land in the EOA, given the Multiple Family Residential Comprehensive Plan designation. In addition, other properties are concurrently proposed to be rezoned to commercial and mixed-use zones to increase the amount of land available for commercial uses, a need identified in the EOA.

Map 143
CR to MU-I
The CR zone allows a variety of commercial uses, including retail sales and services and offices. The MU-I zone also allows a range of commercial uses, including retail sales and services uses, offices, and indoor commercial entertainment. As identified in the EOA, there is a projected deficit of land for commercial uses in Salem. The proposed zone change from CR to MU-I on the properties in Map 143 does not decrease the amount of land available for commercial uses.

CG to MU-I
The CG zone allows a variety of commercial uses, including retail sales and services, offices, commercial entertainment, and motor vehicle sales and services. The MU-I zone also allows a range of commercial uses, including retail sales and services uses, as well as offices, and indoor

commercial entertainment. As identified in the EOA, there is a projected deficit of land for commercial uses in Salem. The properties in Map 143 are also developed with commercial uses and are not considered buildable land in the EOA. Therefore, the proposed zone change does not decrease the amount of land that can accommodate commercial uses.

IC to MU-I
The IC zone allows a variety of commercial uses, including retail sales and services, offices, motor vehicle sales and services, and commercial entertainment. It also allows some industrial uses, including wholesaling, warehousing and distribution, and some types of general manufacturing. The MU-I zone also allows a range of commercial uses, including retail sales and services uses, as well as offices, and indoor commercial entertainment. It allows only limited industrial uses. As a result of the proposed zone change from IC to MU-I, a variety of commercial uses continue to be allowed on the property in Map 143, helping to meet the need for commercial land identified in the EOA. Because the EOA projects a surplus of industrial land, the limitations on industrial uses resulting from the proposed zone change do not reduce Salem's ability to meet its need for employment land.

Map 144
RA to MU-I
The RA zone is intended for household living and agricultural uses and is not considered employment land in the EOA. The RA zone only allows very limited commercial uses like beauty salons. The MU-I zone, on the other hand, allows a wide range of commercial uses, including retail sales and services, offices, and indoor commercial entertainment. As identified in the EOA, there is a projected deficit of land for commercial uses in Salem. The proposed zone change from RA to MU-I thus helps address this deficit by allowing a variety of commercial uses on the properties in Map 144 that are not currently allowed in the RA zone.

Map 145
RA to PA
The RA zone is not considered employment land in the EOA, so rezoning it to another non-employment zone does not decrease Salem's ability to accommodate future employment needs. The PA zone allows parks, open space, and recreation uses. The properties in Map 145 proposed for a zone change from RA to PA are City-owned parkland, and the City intends to develop them as a park. Therefore, the proposed zone change from RA to PA will not affect the potential of these lands to provide economic opportunities in Salem.

RS to PA
The RS zone is intended for household living and is not considered employment land in the EOA, so rezoning it to another non-employment zone does not decrease Salem's ability to accommodate future employment needs. The RS zone only allows very limited commercial uses. The PA zone allows parks, open space, and recreation uses. The properties in Map 145 proposed for a zone change from RS to PA are City-owned parks and parkland, and the City intends to maintain and develop them as such. Therefore, the proposed zone change from RS to PA does not affect the potential of these lands to provide economic opportunities in Salem.

Map 146

RD to RS

The RD zone is not considered employment land in the EOA, so rezoning it to another non-employment zone does not decrease Salem's ability to accommodate future employment needs. The RD zone is intended for household living and allows only very limited commercial uses. Similarly, the RS zone allows primarily residential uses and limited commercial uses. Thus, the proposed zone change on the properties in Map 146 does not change the properties' ability to support economic activity or the prosperity of Salem's residents. The RD zone is proposed to be eliminated concurrently with this proposed zone change.

RM-II to RS

The RM-II zone is not considered employment land in the EOA, so rezoning it to another non-employment zone, RS, does not decrease Salem's ability to accommodate future employment needs. Specifically, the RM-II and RS zones allow limited commercial uses. The property proposed for a zone change from RM-II to RS in Map 146 is part of a larger residential development, and the development is zoned RS. It is not considered buildable land in the EOA. The proposed zone change thus does not change the property's ability to support economic activity or the prosperity of Salem's residents.

Map 147

RA to NH

The RA zone is intended for household living and agricultural uses and is not considered employment land in the EOA. The NH zone allows a variety of small-scale, neighborhood-serving commercial uses, including eating and drinking establishments, some types of retail sales and personal services, and some types of indoor commercial entertainment. As identified in the EOA, there is a projected deficit of land for commercial uses in Salem. The proposed zone change from RA to NH will help address this deficit by allowing the property in Map 147 to be reused or further developed with a range of commercial uses. The EOA specifically recommends identifying nodes for retail development that can serve surrounding neighborhoods as a way to address the projected deficit of commercial land. This proposed zone change implements that recommendation.

RS to NH

The RS zone is intended for household living uses and is not considered employment land in the EOA. The NH zone allows a variety of small-scale, neighborhood-serving commercial uses, including eating and drinking establishments, some types of retail sales and personal services, and some types of indoor commercial entertainment. As identified in the EOA, there is a projected deficit of land for commercial uses in Salem. The proposed zone change from RS to NH will help address this deficit by allowing the properties in Map 147 to be reused or redeveloped with a range of commercial uses. The EOA specifically recommends identifying nodes for retail development that can serve surrounding neighborhoods as a way to address the projected deficit of commercial land. This proposed zone change implements that recommendation.

Map 148

RA to RM-II

The RA zone is not considered employment land in the EOA, so rezoning it to another non-employment zone, RM-II, does not decrease Salem's ability to accommodate future employment needs. The RA and RM-II zones allow limited commercial uses. The proposed zone change on the properties in Map 148 will thus not detract from opportunities for economic activity or the prosperity of Salem's residents.

Map 149

RS to RA

The property proposed for a zone change from RS to RA in Map 149 is part of a golf course, the rest of which is zoned RA. The RA and RS zones primarily allow residential uses, though very limited commercial uses are also allowed. Neither zone is considered employment land in the EOA. The proposed zone change therefore does not decrease Salem's ability to accommodate future employment needs.

Map 150

RA to MU-II

The RS zone is intended for household living and is not considered employment land in the EOA. The RS zone only allows very limited commercial uses like beauty salons. The MU-II zone, on the other hand, allows a wide range of commercial uses, including retail sales and services, offices, and indoor commercial entertainment. As identified in Salem EOA, there is a projected deficit of land for commercial uses in Salem. The proposed zone change from RS to MU-II helps address this deficit by allowing a variety of commercial uses on the properties in Map 150 that are not currently allowed in the RS zone.

Map 151

RA to PA

The RA zone is not considered employment land in the EOA, so rezoning it to another non-employment zone, PA, does not decrease Salem's ability to accommodate future employment needs. The PA zone allows parks, open space, and recreation uses. The properties in Map 151 proposed for a zone change from RA to PA are City-owned parks, and the City intends to maintain them as such. Therefore, the proposed zone change from RA to PA will not affect the potential of these lands to provide economic opportunities in Salem.

Map 152

RA to RS

The RA zone is not considered employment land in the EOA, so rezoning it to another non-employment zone, RS, does not decrease Salem's ability to accommodate future employment needs. Specifically, the RA and RS zones allow very limited commercial uses. Thus, the proposed zone change on the properties in Map 152 will not detract from opportunities for economic activity or the prosperity of Salem's residents.

RD to RS

The RD zone is not considered employment land in the EOA, so rezoning it to another non-employment zone, RS, does not decrease Salem's ability to accommodate future employment

needs. The RD zone is intended for household living and allows only very limited commercial uses. Similarly, the RS zone allows primarily residential uses and limited commercial uses. Thus, the proposed zone change on the properties in Map 152 does not change the properties' ability to support economic activity or the prosperity of Salem's residents. The RD zone is proposed to be eliminated concurrently with this proposed zone change.

Map 153

RA to MU-I

The RA zone is intended for household living and agricultural uses and is not considered employment land in the EOA. The RA zone only allows very limited commercial uses like beauty salons. The MU-I zone, on the other hand, allows a wide range of commercial uses, including retail sales and services, offices, and indoor commercial entertainment. As identified in the EOA, there is a projected deficit of land for commercial uses in Salem. The proposed zone change from RA to MU-I thus helps address this deficit by allowing a variety of commercial uses on the properties in Map 153 that are not currently allowed in the RA zone.

Map 154

RA to RM-II

The RA zone is not considered employment land in the EOA, so rezoning it to another non-employment zone, RM-II, does not decrease Salem's ability to accommodate future employment needs. The RA zone and RM-II zone allow limited commercial uses. The proposed zone change on the properties in Map 154 will thus not detract from opportunities for economic activity or the prosperity of Salem's residents.

CO to RM-II

The CO zone allows offices and limited retail sales, restaurants, and personal services. The RM-II zone is intended for household living uses. It allows limited commercial uses like beauty salons. The portion of the property in Map 154 that is proposed for a zone change from CO to RM-II is part of a larger split-zoned property that is already developed with multifamily housing. Therefore, this zone change is proposed to align the zoning with the existing use and to apply one consistent zoning to the property. Additionally, this property was recently developed, so the proposed zone change does not decrease the amount of buildable employment land in Salem.

Map 155

RS to RA

The RS zone and RA zone primarily allow residential uses and only allow very limited commercial uses. Neither zone is considered employment land in the EOA. The portion of the property in Map 155 proposed for a zone change from RS to RA is part of a larger split-zoned parcel that is primarily zoned RA. The Salem Comprehensive Plan Map designates the property as Developing Residential, so the proposed zone change applies one consistent zone to the site and aligns the zoning with the comprehensive plan designation. Thus, the proposed zone change does not decrease Salem's ability to accommodate future employment needs.

Map 156

RA to MU-III

The RA zone is intended for household living and agricultural uses and is not considered employment land in the EOA. The RA zone only allows very limited commercial uses. The MU-III zone, on the other hand, allows a wide range of commercial uses, including retail sales and services, offices, commercial entertainment, and limited motor vehicle sales and services. As identified in the EOA, there is a projected deficit of land for commercial uses in Salem. The proposed zone change from RA to MU-III helps address this deficit by allowing a variety of commercial uses on the property in Map 156 that are not currently allowed in the RA zone.

RM-II to MU-III

The RM-II zone is intended for household living and is not considered employment land in the EOA. The RM-II zone only allows very limited commercial uses like beauty salons. The MU-III zone, on the other hand, allows a wide range of commercial uses, including retail sales and services, offices, commercial entertainment, and limited motor vehicle sales and services. As identified in the EOA, there is a projected deficit of land for commercial uses in Salem. The proposed zone change from RM-II to MU-III helps address this deficit by allowing a variety of commercial uses on the properties in Map 156 that are not currently allowed in the RM-II zone.

CO to MU-III

The CO zone allows offices but very limited retail sales, restaurants, and personal services. The MU-III zone, on the other hand, allows a wide a range of commercial uses, including retail sales, personal services, offices, indoor commercial entertainment, and limited motor vehicle sales and services. As identified in the EOA, there is a projected deficit of land for commercial uses in Salem. The proposed zone change from CO to MU-III helps address this deficit by increasing the range of commercial uses allowed on the properties in Map 156, while maintaining the amount of land available for commercial uses.

CR to MU-III

The CR zone allows an array of commercial uses, including most retail uses, offices, personal services, and restaurants. The MU-III zone allows these same commercial uses. Under the proposed zone change to MU-III, the ability of the property in Map 156 to support future commercial uses continues. This property is developed with commercial uses, but the MU-III zone could spur infill development or redevelopment. For example, the MU-III zone allows buildings to be up to 70 feet tall, which is higher than the 50 feet maximum height in the CR zone. This property, once rezoned to MU-III, could therefore support more commercial uses or commercial space. In addition, off-street parking is not required for any use in the MU-III zone as long as the property is within ¼ mile of Cherriots Core Network – this property falls within that distance – and is developed with multifamily housing. This allows space previously dedicated to parking to be developed with a mix of housing and commercial uses, for example. The proposed zone change to MU-III supports the redevelopment of existing commercial areas, as recommended in the EOA, and does not decrease the amount of land that can accommodate commercial uses.

Map 157

RM-II to MU-III

The RM-II zone is intended for household living and is not considered employment land in the EOA. The RM-II zone only allows very limited commercial uses like. The MU-III zone, on the other hand, allows a wide range of commercial uses, including retail sales and services, offices, commercial entertainment, and limited motor vehicle sales and services. As identified in the EOA, there is a projected deficit of land for commercial uses in Salem. The proposed zone change from RM-II to MU-III helps address this deficit by allowing a variety of commercial uses on the properties in Map 157 that are not currently allowed in the RM-II zone.

CO to MU-III

The CO zone allows offices but very limited retail sales, restaurants, and personal services. The MU-III zone, on the other hand, allows a wide a range of commercial uses, including retail sales, personal services, offices, indoor commercial entertainment, and limited motor vehicle sales and services. As identified in the EOA, there is a projected deficit of land for commercial uses in Salem. The proposed zone change from CO to MU-III helps address this deficit by increasing the range of commercial uses allowed on the properties in Map 157, while maintaining the amount of land available for commercial uses.

CR to MU-III

The CR zone allows an array of commercial uses, including most retail uses, offices, personal services, and restaurants. The MU-III zone allows these same commercial uses. Under the proposed zone change to MU-III, the ability of the properties in Map 157 to support future commercial uses continues. The majority of these properties are developed with commercial uses, but the MU-III zone could spur infill development or redevelopment. For example, the MU-III zone allows buildings to be up to 70 feet tall, which is higher than the 50 feet maximum height in the CR zone. Redeveloped properties, once rezoned to MU-III, could therefore support more commercial uses or commercial space. In addition, off-street parking is not required for any use in the MU-III zone as long as the property is within ¼ mile of Cherriots Core Network – these properties fall within that distance – and is developed with multifamily housing. This allows space previously dedicated to parking to be developed with a mix of housing and commercial uses, for example. The proposed zone change to MU-III supports the redevelopment of existing commercial areas, as recommended in the EOA, and does not decrease the amount of land that can accommodate commercial uses.

IP to MU-III

The IP zone allows a range of industrial uses such as manufacturing, wholesales, storage, and distribution uses as well as limited commercial uses. The MU-III zone allows a wider range of commercial uses, including retail sales and services, offices, and indoor commercial entertainment. The property proposed to be rezoned from IP to MU-III in Map 157 is currently developed. However, as a result of the proposed zone change, a wider variety of commercial uses are therefore allowed on the property if it is redeveloped in the future. This helps address Salem's projected deficit of commercial land identified in the EOA. Additionally, the EOA determined that there is a projected surplus of industrial land in Salem, so the proposed zone change does not detract from Salem's ability to meet its employment needs overall.

Map 158

RS to PE

The RS zone is not considered employment land in the EOA, so rezoning it to another non-employment zone, PE, does not decrease Salem's ability to accommodate future employment needs. The RS zone only allows very limited commercial uses like beauty salons. The property in Map 158 is a public school campus owned by the Salem-Keizer School District, so changing the zoning to PE better aligns with the existing use. Additionally, this property is designated Community Service Education on the Salem Comprehensive Plan Map. The Salem Area Comprehensive Plan identifies that the PE zone implements this comprehensive plan designation and the RS zone does not. Therefore, the proposed zone change aligns the zoning with the Comprehensive Plan Map designation. This property is unlikely to be redeveloped into a different use, and the proposed zone change does not effectively change the potential of these lands to be provide employment opportunities in Salem.

Map 159

RA to PA

The RA zone is not considered employment land in the EOA, so rezoning it to another non-employment zone does not decrease Salem's ability to accommodate future employment needs. The PA zone allows parks, open space, and recreation uses. The properties in Map 159 proposed for a zone change from RA to PA are City-owned parks or natural areas, and the City intends to maintain them as such. Therefore, the proposed zone change from RA to PA will not affect the potential of these lands to provide economic opportunities in Salem.

Map 160

RS to PA

The RS zone is intended for household living and is not considered employment land in the EOA, so rezoning it to another non-employment zone, PA, does not decrease Salem's ability to accommodate future employment needs. The RS zone only allows very limited commercial uses. The PA zone allows parks, open space, and recreation uses. The property in Map 160 proposed for a zone change from RS to PA is a City-owned park, and the City intends to maintain it as such. Therefore, the proposed zone change from RS to PA does not affect the potential of these lands to provide economic opportunities in Salem.

Map 161

RA to PA

The RA zone is not considered employment land in the EOA, so rezoning it to another non-employment zone does not decrease Salem's ability to accommodate future employment needs. The PA zone allows parks, open space, and recreation uses. The properties in Map 161 proposed for a zone change from RA to PA are a City-owned park, and the City intends to maintain them as such with limited trails and trail-related development. Therefore, the proposed zone change from RA to PA will not affect the potential of these lands to provide economic opportunities in Salem.

RS to PA

The RS zone is intended for household living and is not considered employment land in the EOA, so rezoning it to another non-employment zone does not decrease Salem's ability to

accommodate future employment needs. The RS zone only allows very limited commercial uses. The PA zone allows parks, open space, and recreation uses. The property in Map 161 proposed for a zone change from RS to PA is City-owned open space, and the City intends to maintain it as such with limited trails and trail-related development. Therefore, the proposed zone change from RS to PA does not affect the potential of these lands to provide economic opportunities in Salem.

Map 162

RA to PA

The RA zone is not considered employment land in the EOA, so rezoning it to another non-employment zone, PA, does not decrease Salem's ability to accommodate future employment needs. The PA zone allows parks, open space, and recreation uses. The properties in Map 162 proposed for a zone change from RA to PA are part of a City-owned park and natural area – Minto-Brown Island Park, and the City intends to maintain them as such. Therefore, the proposed zone change from RA to PA will not affect the potential of these lands to provide economic opportunities in Salem.

Map 163

RA to MU-I

The RA zone is intended for household living and agricultural uses and is not considered employment land in the EOA. The RA zone only allows very limited commercial uses. The MU-I zone, on the other hand, allows a wide range of commercial uses, including retail sales and services, offices, and indoor commercial entertainment. As identified in the EOA, there is a projected deficit of land for commercial uses in Salem. The proposed zone change from RA to MU-I thus helps address this deficit by allowing a variety of commercial uses on the properties in Map 163 that are not currently allowed in the RA zone.

Map 164

RS to PA

The RS zone is intended for household living and is not considered employment land in the EOA, so rezoning it to another non-employment zone, PA, does not decrease Salem's ability to accommodate future employment needs. The PA zone allows parks, open space, and recreation uses. The property in Map 164 proposed for a zone change from RS to PA is City-owned parkland, and the City intends to develop it as a park. Therefore, the proposed zone change from RS to PA does not affect the potential of these lands to provide economic opportunities in Salem.

Map 165

CR to MU-III

The CR zone allows an array of commercial uses, including most retail uses, offices, personal services, and restaurants. The MU-III zone allows these same commercial uses. Under the proposed zone change to MU-III, the ability of the properties in Map 165 to support future commercial uses continues. These properties are developed with commercial uses, but the MU-III zone could spur infill development or redevelopment. For example, the MU-III zone allows buildings to be up to 70 feet tall, which is higher than the 50 feet maximum height in the CR zone. Redeveloped properties, once rezoned to MU-III, could therefore support more commercial uses or commercial space. The proposed zone change to MU-III supports the redevelopment of

existing commercial areas, as recommended in the EOA, and does not decrease the amount of land that can accommodate commercial uses.

CG to MU-III
The CG zone allows a variety of commercial uses, including most retail uses, offices, personal services, and motor vehicle sales and services. The MU-III zone allows the same retail sales and services and business and professional services uses. Some types of motor vehicle sales and services uses require a conditional use permit. The majority of the properties subject to this proposed zone change in Map 165 are developed with commercial uses, which will continue to be allowed under the MU-III zone. In addition, off-street parking is not required in the MU-III zone for any use that is part of a development that includes multifamily housing if it is within ¼ mile of the Cherriots Core Network – some of these properties fall within that distance. This allows space previously dedicated to parking to be developed, for example, with a mix of housing and commercial uses. The proposed zone change to MU-III supports the redevelopment of existing commercial areas by promoting mixed-used development, as recommended in the EOA, and does not decrease the amount of land that can accommodate commercial uses.

IP to MU-III
The IP zone allows a range of industrial uses such as manufacturing, wholesales, storage, and distribution uses as well as limited commercial uses such as limited retail sales and offices. The MU-III zone allows a wider range of commercial uses, including retail sales and services, offices, and indoor commercial entertainment. As a result of the proposed zone change from IP to MU-III, a wider variety of commercial uses are therefore allowed on the properties in Map 165. This helps address Salem's projected deficit of commercial land identified in the EOA. Additionally, the MU-III zone in this area allows industrial uses to be established in existing industrial buildings, which supports Salem's employment needs.

IG to MU-III
The IG zone allows a wide range of industrial uses such as manufacturing, wholesales, storage, and distribution uses in addition to limited commercial uses. The MU-III zone allows a wider range of commercial uses, including retail sales and services, offices, and indoor commercial entertainment. As a result of the proposed zone change from IG to MU-III, a wider variety of commercial uses are therefore allowed on the properties in Map 165. This helps address Salem's projected deficit of commercial land identified in the EOA. Additionally, the MU-III zone in this area allows industrial uses to be established in existing industrial buildings, which supports Salem's employment needs.

SCI to MU-III
The Second Street Craft Industrial Corridor (SCI) zone allows a variety of commercial uses, including eating and drinking establishments, automotive services, and limited commercial entertainment uses. It also allows small-scale retail, offices, and personal services. The MU-III zone also allows a range of commercial uses, including retail sales and services uses, as well as offices, and indoor commercial entertainment. As identified in the EOA, there is a projected deficit of commercial land in Salem. Under the proposed zone change from SCI to MU-III, the range of commercial uses allowed on the properties in Map 165 is expanded, thereby helping address the need for commercial land in Salem. Additionally, the MU-III zone in this area allows

industrial uses to be established in existing industrial buildings, which supports Salem's employment needs.

Map 166

CG to MU-I

The CG zone allows a variety of commercial uses, including retail sales and services, offices, commercial entertainment, and motor vehicle sales and services. The MU-I zone also allows a range of commercial uses, including retail sales and services uses, as well as offices, and indoor commercial entertainment, though it does not allow motor vehicle sales and service. As identified in the EOA, there is a projected deficit of land for commercial uses in Salem. The majority of properties in Map 166 are developed with commercial uses, but the proposed zone change could encourage infill development or redevelopment. For example, off-street parking is not required for any use in the MU-I zone that is developed with multifamily housing, as long as the property is within ¼ mile of Cherriots Core Network – some of these properties fall within that distance. This allows space previously dedicated to parking to be developed with a mix of housing and commercial uses, for example. The proposed zone change to MU-I supports the redevelopment of existing commercial areas, as recommended in the EOA, and does not decrease the amount of land that can accommodate commercial uses.

IG to MU-I

The IG zone allows a wide range of industrial uses such as manufacturing, wholesales, storage, and distribution uses in addition to limited commercial uses. The MU-I zone allows a wider range of commercial uses, including retail sales and services, offices, and indoor commercial entertainment. As a result of the proposed zone change from IG to MU-I, a wider variety of commercial uses are therefore allowed on the properties in Map 166. This helps address Salem's projected deficit of commercial land identified in the EOA. Additionally, the EOA determined that there is a projected surplus of industrial land in Salem, so the proposed zone change does not detract from Salem's ability to meet its employment needs overall.

Map 167

RS to Edgewater/Second Street Mixed-Use Corridor (ESMU)

The RS zone is intended for household living and is not considered employment land in the EOA. The RS zone only allows very limited commercial uses. The ESMU zone, on the other hand, allows a wide range of commercial uses, including retail sales and services, offices, and commercial entertainment. As identified in the EOA, there is a projected deficit of land for commercial uses in Salem. The proposed zone change from RS to ESMU helps address this deficit by allowing a variety of commercial uses on the properties in Map 167 that are not currently allowed in the RS zone.

CO to ESMU

The CO zone allows offices but very limited retail sales, restaurants, and personal services. The ESMU zone allows a wider a range of commercial uses, including retail sales and services, offices, and indoor commercial entertainment. As identified in the EOA, there is a projected deficit of land for commercial uses in Salem. The proposed zone change from CO to ESMU helps address this deficit by increasing the range of commercial uses allowed on the properties in Map 167, while maintaining the amount of land available for commercial uses.

CR to ESMU
The CR zone allows a variety of commercial uses, including retail sales and services and offices. The ESMU zone also allows a range of commercial uses, including retail sales and services uses, offices, and indoor commercial entertainment. As identified in the EOA, there is a projected deficit of land for commercial uses in Salem. The proposed zone change from CR to ESMU on the properties in Map 167 does not decrease the amount of land available for commercial uses.

Map 168

RH to RM-III
The RH zone is not considered employment land in the EOA, and it primarily allows household living and only limited commercial uses. The proposed revisions to the zone – including renaming to RM-III zone – do not change that and do not change the uses allowed. Therefore, the proposed zone change on the properties in Map 168 does not decrease the amount of land for employment uses or opportunities for economic activity or detract from the prosperity of Salem's residents.

Map 169

RM-II to IG
The RM-II zone allows single family and middle housing uses and very limited commercial uses, and it is not considered employment land in the EOA. The IG zone, on the other hand, allows some commercial uses. The portion of the property in Map 169 proposed to be rezoned RM-II to IG is not considered buildable land in Salem's BLI, so the proposed zone change does not affect Salem's ability to meet its future employment needs. The Salem Comprehensive Plan Map designates this land as Industrial. The Salem Area Comprehensive Plan indicates that IG is zone of the zones that implements the Industrial Comprehensive Plan Map designation, and RM-II is not. Therefore, the proposed zone change aligns the zoning of this land with the existing Comprehensive Plan Map designation.

CR to IG
The CR zone allows a variety of commercial uses, including retail sales and services and offices. The IG zone allows a wide range of industrial uses such as manufacturing, wholesales, storage, and distribution uses in addition to limited commercial uses. The portion of the property proposed for a zone change from CR to IG in Map 169 is not considered buildable land in the EOA, so the proposed zone change does not affect Salem's ability to meet its future employment needs. The property is also designated Industrial on the Salem Comprehensive Plan Map, and the Salem Area Comprehensive Plan indicates that IG is one of the zones that implements the Industrial comprehensive plan designation and CR is not. Therefore, the proposed zone change would align the zoning with the existing Comprehensive Plan Map designation.

IC to IG
The IC zone allows a variety of commercial uses, including retail sales and services, offices, motor vehicle sales and services, and commercial entertainment. It also allows some industrial uses. The IG zone allows a wide range of industrial uses such as manufacturing, wholesales, storage, and distribution uses in addition to limited commercial uses. The portion of the property proposed for a zone change from IC to IG in Map 169 is not considered buildable land in the

EOA, so the proposed zone change does not decrease the amount of land available for employment uses. Also, the property is designated Industrial on the Salem Comprehensive Plan Map. The Salem Area Comprehensive Plan indicates that the IG zone implements the Industrial Comprehensive Plan Map designation and IC is not. Therefore, the proposed zone change would align the zoning with the existing Comprehensive Plan Map designation.

Map 170

RA to RM-I

The RA zone is not considered employment land in the EOA, so rezoning it to another non-employment zone, RM-I, does not decrease Salem's ability to accommodate future employment needs. The RA and RM-I zones allow limited commercial uses. The proposed zone change on the property in Map 170 will thus not detract from opportunities for economic activity or the prosperity of Salem's residents.

PE to RM-I

The PE zone is not considered employment land in the EOA, so rezoning it to another non-employment zone, RM-I, does not decrease Salem's ability to accommodate future employment needs. The PE zone and RM-I zone prohibit most commercial uses. The proposed zone change on the properties in Map 170 thus does not affect the potential of these lands to provide economic opportunities in Salem.

Map 171

RD to RS

The RD zone is not considered employment land in the EOA, so rezoning it to another non-employment zone does not decrease Salem's ability to accommodate future employment needs. The RD zone is intended for household living and allows only very limited commercial uses. Similarly, the RS zone allows primarily residential uses and limited commercial uses. Thus, the proposed zone change on the properties in Map 171 does not change the properties' ability to support economic activity or the prosperity of Salem's residents. The RD zone is proposed to be eliminated concurrently with this proposed zone change.

PS to RS

The PS zone is not considered employment land in the EOA, so rezoning it to another non-employment zone, RS, does not decrease Salem's ability to accommodate future employment needs. Specifically, the PS and RS zones both allow limited commercial uses. The proposed zone change from PS to RS on the property in Map 171 thus does not detract from opportunities for economic activity or the prosperity of Salem's residents.

Map 172

RA to PA

The RA zone is not considered employment land in the EOA, so rezoning it to another non-employment zone, PA, does not decrease Salem's ability to accommodate future employment needs. The PA zone allows parks, open space, and recreation uses. The property in Map 172 proposed for a zone change from RA to PA is a City-owned park – Eola Ridge Park, and the City intends to maintain it as such. Therefore, the proposed zone change from RA to PA will not affect the potential of these lands to provide economic opportunities in Salem.

RS to PA
The RS zone is intended for household living and is not considered employment land in the EOA, so rezoning it to another non-employment zone, PA, does not decrease Salem's ability to accommodate future employment needs. The RS zone only allows very limited commercial uses. The PA zone allows parks, open space, and recreation uses. The properties in Map 172 proposed for a zone change from RS to PA are a City-owned park, and the City intends to maintain it as such. Therefore, the proposed zone change from RS to PA does not affect the potential of these lands to provide economic opportunities in Salem.

Map 173
This map was intentionally removed, as the proposed change on tax lot 3094 Gehlar Road NW has been removed as recommended by the Planning Commission.

Map 174
RS to PE
The RS zone is not considered employment land in the EOA, so rezoning it to another non-employment zone, PE, does not decrease Salem's ability to accommodate future employment needs. The portion of property proposed to be rezoned to PE in Map 174 is part of a public school campus, so changing the zoning to PE better aligns with the existing use. The property is owned by the Salem-Keizer School District and is unlikely to be redeveloped into a different use. Thus, the proposed zone change does not effectively change the potential of these lands to be provide employment opportunities in Salem.

RM-II to PE
The RM-II zone is intended for household living and is not considered employment land in the EOA, so rezoning it to another non-employment zone, PE, does not decrease Salem's ability to accommodate future employment needs. The RM-II zone only allows very limited commercial uses like beauty salons. The properties on Map174 are developed with a public school, so changing the zoning to PE better aligns with the existing use. The properties are owned by the Salem-Keizer School District and are unlikely to be redeveloped into a different use. The proposed zone change thus does not effectively change the potential of these lands to be provide employment opportunities in Salem.

PA to PE
The PA zone is not considered employment land in the EOA, so rezoning it to another non-employment zone, the PE zone, does not decrease Salem's ability to accommodate future employment needs. The PE zone allows educational services and education-supporting uses, like day care, basic education, and post-secondary and adult education. It also allows limited commercial uses, like distance learning services. The property in Map 174 proposed for a zone change from PA to PE is currently recreational space serving a school campus, and it is owned by the Salem-Keizer School District. Therefore, the proposed zone change aligns the zoning with the existing use. The properties are also unlikely to be developed into a different use, and the school is expected to continue providing employment opportunities in Salem. For these reasons, the zone change from PA to PE will not affect the potential of these lands to provide economic opportunities in Salem.

Map 175

RS to NH

The RS zone is intended for household living uses and is not considered employment land in the EOA. The NH zone allows a variety of small-scale, neighborhood-serving commercial uses, including eating and drinking establishments, some types of retail sales and personal services, and some types of indoor commercial entertainment. As identified in the EOA, there is a projected deficit of land for commercial uses in Salem. The proposed zone change from RS to NH will help address this deficit by allowing the properties in Map 175 to be reused or redeveloped with a range of commercial uses. The EOA specifically recommends identifying nodes for retail development that can serve surrounding neighborhoods as a way to address the projected deficit of commercial land. This proposed zone change implements that recommendation.

Map 176

RD to RS

The RD zone is not considered employment land in the EOA, so rezoning it to another non-employment zone, RS, does not decrease Salem's ability to accommodate future employment needs. The RD and RS zones primarily allow residential uses and allow very limited commercial uses. Thus, the proposed zone change on the properties in Map 176 does not change the properties' ability to support economic activity or the prosperity of Salem's residents. The RD zone is proposed to be eliminated concurrently with this proposed zone change.

RM-II to RS

The RM-II zone is not considered employment land in the EOA, so rezoning it to another non-employment zone, RS, does not decrease Salem's ability to accommodate future employment needs. Specifically, the RM-II zone allows limited commercial uses. The RS zone also allows limited commercial uses, though the primary use is household living like the RM-II zone. The proposed zone change on the properties in Map 176 thus does not change the properties' ability to support economic activity or the prosperity of Salem's residents.

Map 177

RA to PA

The RA zone is not considered employment land in the EOA, so rezoning it to another non-employment zone, PA, does not decrease Salem's ability to accommodate future employment needs. The PA zone allows parks, open space, and recreation uses. The properties in Map 177 proposed for a zone change from RA to PA are part of City-owned parks and open space, and the City intends to maintain them as such. Therefore, the proposed zone change from RA to PA will not affect the potential of these lands to provide economic opportunities in Salem.

RS to PA

The RS zone is intended for household living and is not considered employment land in the EOA, so rezoning it to another non-employment zone does not decrease Salem's ability to accommodate future employment needs. The RS zone only allows very limited commercial uses like beauty salons. The PA zone allows parks, open space, and recreation uses. The properties in Map 177 proposed for a zone change from RS to PA are City-owned parks and open space, and

the City intends to maintain them as such. Therefore, the proposed zone change from RS to PA does not affect the potential of these lands to provide economic opportunities in Salem.

Map 178

RA to CR

The RA zone is intended for household living and agricultural uses. It prohibits most commercial uses. In contrast, the CR zone allows a variety of commercial uses, including offices, retail sales and services, and commercial entertainment. The proposed zone change from RA to CR on properties in Map 178 therefore increases the amount of land available for commercial development and thus helps address the projected deficit of commercial land identified in the EOA.

RS to CR

The RS zone is intended for residential uses and prohibits most commercial uses. In contrast, the CR zone allows a variety of commercial uses, including offices, retail sales and services, and commercial entertainment. The proposed zone change from RS to CR on properties in Map 178 therefore increases the amount of land available for commercial uses and thus helps address the projected deficit in commercial land identified in the EOA.

Map 179

RA to RM-II

The RA zone is not considered employment land in the EOA, so rezoning it to another non-employment zone, RM-II, does not decrease Salem's ability to accommodate future employment needs. The RA and RM-II zones allow very limited commercial uses. The proposed zone change on the property in Map 179 will thus not detract from opportunities for economic activity or the prosperity of Salem's residents.

Map 180

RS to NH

The RS zone is intended for household living uses and is not considered employment land in the EOA. The NH zone allows a variety of small-scale, neighborhood-serving commercial uses, including eating and drinking establishments, some types of retail sales and personal services, and some types of indoor commercial entertainment. As identified in the EOA, there is a projected deficit of land for commercial uses in Salem. The proposed zone change from RS to NH will help address this deficit by allowing the properties in Map 180 to be reused or redeveloped with a range of commercial uses. The EOA specifically recommends identifying nodes for retail development that can serve surrounding neighborhoods as a way to address the projected deficit of commercial land. This proposed zone change implements that recommendation.

Map 181

RD to MU-II

The RD zone is intended for household living and allows very limited commercial uses like membership sports and recreation clubs. The MU-II zone, on the other hand, allows a wide range of commercial uses, including retail sales and services, offices, and indoor commercial entertainment. As identified in the EOA, there is a projected deficit of land for commercial uses

in Salem. If the property in Map 181 redevelops in the future, the proposed zone change from RD to MU-II helps address this deficit by allowing a variety of commercial uses that are not currently allowed in the RD zone. The RD zone is proposed to be eliminated concurrently with this proposed zone change.

Map 182

RS to RM-II

The RS zone is not considered employment land in the EOA, so rezoning it to another non-employment zone, RM-II, does not decrease Salem's ability to accommodate future employment needs. The RS and RM-II zones allow very limited commercial uses. The proposed zone change on the properties in Map 182 thus does not detract from opportunities for economic activity or the prosperity of Salem's residents.

Map 183

RA to PA

The RA zone is not considered employment land in the EOA, so rezoning it to another non-employment zone, PA, does not decrease Salem's ability to accommodate future employment needs. The PA zone allows parks, open space, and recreation uses. The property in Map 183 proposed for a zone change from RA to PA is State-owned open space required for stormwater mitigation. Therefore, the proposed zone change from RA to PA will not affect the potential of these lands to provide economic opportunities in Salem.

RS to PA

The RS zone is intended for household living and is not considered employment land in the EOA, so rezoning it to another non-employment zone, PA, does not decrease Salem's ability to accommodate future employment needs. The RS zone only allows very limited commercial uses. The PA zone allows parks, open space, and recreation uses. The property in Map 183 proposed for a zone change from RS to PA is City-owned open space, and the City intends to maintain it as such. Therefore, the proposed zone change from RS to PA does not affect the potential of these lands to provide economic opportunities in Salem.

Map 184

RA to MU-I

The RA zone is intended for household living and agricultural uses and is not considered employment land in the EOA. The RA zone only allows very limited commercial uses. The MU-I zone, on the other hand, allows a wide range of commercial uses, including retail sales and services, offices, and indoor commercial entertainment. As identified in the EOA, there is a projected deficit of land for commercial uses in Salem. The proposed zone change from RA to MU-I thus helps address this deficit by allowing a variety of commercial uses on the property in Map 184 that are not currently allowed in the RA zone.

Map 185

RA to RM-II

The RA zone is not considered employment land in the EOA, so rezoning it to another non-employment zone, RM-II, does not decrease Salem's ability to accommodate future employment needs. The RA zone and RM-II zone allow very limited commercial uses. The proposed zone

change on the properties in Map 185 will thus not detract from opportunities for economic activity or the prosperity of Salem's residents.

Map 186

RA to PA

The RA zone is not considered employment land in the EOA, so rezoning it to another non-employment zone, PA, does not decrease Salem's ability to accommodate future employment needs. The PA zone allows parks, open space, and recreation uses. The property in Map 186 proposed for a zone change from RA to PA is a City-owned park, and the City intends to maintain and develop it as such. Therefore, the proposed zone change from RA to PA will not affect the potential of these lands to provide economic opportunities in Salem.

Map 187

RA to PA

The RA zone is not considered employment land in the EOA, so rezoning it to another non-employment zone, PA, does not decrease Salem's ability to accommodate future employment needs. The PA zone allows parks, open space, and recreation uses. The properties in Map 187 proposed for a zone change from RA to PA are City-owned parkland and open space, and the City intends to maintain and develop them as such. Therefore, the proposed zone change from RA to PA will not affect the potential of these lands to provide economic opportunities in Salem.

PE to PA

The PE zone is not considered employment land in the EOA, so rezoning it to another non-employment zone does not decrease Salem's ability to accommodate future employment needs. Specifically, the PE zone and PA zone prohibit most commercial uses. In addition, the property in Map 187 proposed for a zone change from PE to PA is already a City-owned park, and the City intends to maintain it as such. For this reason, the proposed zone change does not change Salem's ability to provide economic opportunities.

Map 188

This map was intentionally removed, as the proposed change on tax lot 073W17B00400 has been approved by City Council, and the proposed change on 2916 Orchard Heights Road NW has been revised based on the Planning Commission's recommendation and moved to Map 190.

Map 189

NCMU to MU-II

The Neighborhood Center Mixed-Use (NCMU) zone allows a range of commercial uses within the core of a master-planned neighborhood center, including retail sales and services, offices, and most types of indoor commercial entertainment. However, commercial uses are not allowed outside of the core of a master-planned neighborhood center or in areas that are not master-planned. The MU-II zone, on the other hand, allows a wide range of commercial uses, including retail sales and services, offices, and indoor commercial entertainment. As identified in the EOA, there is a projected deficit of land for commercial uses in Salem. The proposed zone change from NCMU to MU-II on the properties identified in Map 189 helps address this deficit by expanding the amount of land available for commercial uses. It also reduces barriers to commercial

development because no master planning would be required. The NCMU zone is proposed to be eliminated concurrently with this zone change.

Map 190

RA to MU-II

The RA zone is intended for household living and agricultural uses and is not considered employment land in the EOA. The RA zone only allows very limited commercial uses. The MU-II zone, on the other hand, allows a wide range of commercial uses, including retail sales and services, offices, and indoor commercial entertainment. As identified in the EOA, there is a projected deficit of land for commercial uses in Salem. The proposed zone change from RA to MU-II helps address this deficit by allowing a variety of commercial uses on the properties in Map 190 that are not currently allowed in the RA zone.

Map 191

This map was intentionally removed, as the proposed change is already adopted and effective due to Ordinance 13-21.

Map 192

RA to RS

The RA zone is not considered employment land in the EOA, so rezoning it to another non-employment zone, RS, does not decrease the amount of land for employment uses or Salem's ability to accommodate future employment needs. Specifically, the RA zone and RS zones allow very limited commercial uses. Thus, the proposed zone change on the property in Map 192 will not detract from opportunities for economic activity or the prosperity of Salem's residents.

Map 193

RA to RS

The RA zone is not considered employment land in the EOA, so rezoning it to another non-employment zone, RS, does not decrease the amount of land for employment uses or Salem's ability to accommodate future employment needs. Specifically, the RA and RS zones allow very limited commercial uses. Thus, the proposed zone change on the properties in Map 193 will not detract from opportunities for economic activity or the prosperity of Salem's residents.

Proposed Overlay Zone Changes

The maps referenced below are **included at the end of this exhibit.**

Map 1

Compact Development Overlay Zone

The Compact Development Overlay Zone was established to allow up to three residential units on properties that are zoned RS in areas where it was applied. Neither the Compact Development Overlay Zone nor the underlying RS zone are intended for employment in EOA. The overlay zone does not increase opportunities for commercial uses, a need identified in the EOA, and the base zone, RS, allows only very limited commercial uses. Therefore, removing the Compact Development Overlay Zone on properties in Map 1 does not affect Salem's ability to provide for its employment needs.

Patterson Street Corridor Overlay Zone
The Patterson Street Corridor Overlay Zone establishes development standards to promote mixed-use neighborhood-scale development. The properties in Map 1 where the Patterson Street Corridor Overlay Zone is proposed to be removed are concurrently proposed to be rezoned to the Edgewater/Second Street Mixed-Use Corridor (ESMU) zone. The ESMU zone allows a wider a range of commercial uses than the Commercial Office (CO) zone, including retail sales and services, offices, and indoor commercial entertainment and includes standards for pedestrian access and neighborhood-scale development similar to those found in the Patterson Street Corridor Overlay Zone. Because the purpose of the overlay zone can be accomplished with the proposed base zoning, ESMU, the Patterson Street Corridor Overlay Zone is no longer necessary, and removing it does not decrease the amount of land available for employment uses or detract from Salem's ability to provide for its employment needs.

West Salem General Industrial Overlay Zone
The West Salem General Industrial Overlay Zone has been applied to properties that are zoned General Industrial (IG). The IG zone allows some commercial uses, including limited retail sales and services, offices, motor vehicle sales and services, and commercial entertainment. The West Salem General Industrial Overlay Zone expands the uses allowed on these properties to include additional retail sales and services uses and commercial entertainment. The properties in Map 1 where the West Salem General Industrial Overlay Zone is proposed to be removed are concurrently proposed for zone changes. The properties are proposed to change to Mixed-Use I (MU-I) or Mixed-Use III (MU-III). The MU-I and MU-III zones allow a wide range of commercial uses, including retail sales and services, offices, and indoor commercial entertainment. Therefore, removing the West Salem General Industrial Overlay Zone will not reduce the amount of land available for commercial development, a need identified in the EOA.

Wallace Road Corridor Overlay Zone
The Wallace Road Corridor Overlay Zone establishes development standards that promote pedestrian access and enhance the appearance of development along Wallace Road. It does not change the uses that are allowed on the properties where it is applied on Map 1. The base zoning of the properties is General Commercial (CG), which allows a range of commercial uses. The overlay zone does, however, require design review, which is an additional land use application for development. Concurrently with the proposed repeal of the overlay zone, the properties on Map 1 in the overlay zone are proposed to be rezoned to MU-I and MU-III. These mixed-use zones allow a wide range of commercial uses, including retail sales and services, offices, and commercial entertainment. They also have design standards to promote pedestrian access and encourage attractive development, but design review is not required. This could help spur commercial and mixed-use redevelopment in this area, as recommended in the EOA. The proposed repeal of the overlay zone therefore does not decrease the amount of land available for employment uses in Salem or detract from Salem's ability to provide for its employment needs.

Map 2

Walker School Residential Area Overlay Zone
The Walker School Residential Area Overlay Zone establishes additional development standards for multiple family development and compact residential development to promote compatibility with existing single-family dwellings in the overlay. Neither the Walker School Residential Area

Overlay Zone nor the underlying residential and public zones are intended for employment in the EOA. The overlay zone does not increase opportunities for commercial uses, a need identified in the EOA, and the base zones allow only very limited commercial uses. Therefore, removing the Walker School Residential Area Overlay Zone on properties in Map 2 does not decrease the amount of land available for employment uses or affect Salem's ability to provide for its employment needs.

Map 3

South Gateway Overlay Zone

The South Gateway Overlay Zone was established to enhance the area within its boundaries as a southern gateway into Salem by restricting some auto-oriented uses such as motor vehicle, trailer, and manufactured dwelling sales and services and by prohibiting outdoor storage within 50 feet of Commercial Street SE. These uses are already prohibited in residential zones within this overlay zone. The commercial and Industrial Commercial (IC) zoned properties within this overlay are concurrently proposed for a zone change to either MU-I or MU-III. The MU-I and MU-III zones restrict the similar uses as the South Gateway Overlay Zone, while continuing to allow a range of other commercial uses on these properties, including retail sales and services, offices, and commercial entertainment. The MU-III zone also requires screening for outdoor storage within 50 feet of public rights of way. Additionally, these mixed-use zones include design standards to help create an attractive pedestrian-oriented gateway to the city. For these reasons, the South Gateway Overlay Zone is no longer necessary, and removing it will not detract from Salem's ability to meet its employment needs.

Map 4

22nd and Electric Overlay Zone

The purpose of the 22nd and Electric Overlay Zone is to allow the continuation of existing single family and two family uses on IG zoned properties within the vicinity of 22nd Street SE and Electric Street SE until such time those uses are converted to uses other than single family and two family. However, subsequent to the creation of this overlay zone, the IG zone was updated, and it now considers existing single-family and two family uses to be continued uses, which means they can be enlarged, altered, or rebuilt without losing their status as a continued use. Therefore, this overlay is no longer needed. Removing the 22nd and Electric Overlay Zone overlay zone from properties in Map 4 does not reduce the amount of land available for employment uses and does not limit existing or future commercial and industrial uses on these properties. Thus, it does not reduce Salem's ability to meet its future employment needs.

Map 5

Compact Development Overlay Zone

The Compact Development Overlay Zone was established to allow up to three residential units on properties that are zoned RS in areas where it was applied. Neither the Compact Development Overlay Zone nor the underlying RS zone are intended for employment in EOA. The overlay zone does not increase opportunities for commercial uses, a need identified in the EOA, and the base zone, RS, allows only very limited commercial uses. Therefore, removing the Compact Development Overlay Zone on properties in Map 5 does not affect Salem's ability to provide for its employment needs.

Mixed-Use Overlay Zone
The Mixed-Use Overlay Zone establishes additional uses in areas where it is applied. Specifically, it allows residential uses outright on properties zoned CR in Map 5. The Mixed-Use Overlay Zone also establishes a minimum density for exclusively residential development. These properties were developed in line with these requirements. Because this overlay zone does not affect the potential for commercial uses on properties where it is applied, removing it from the properties in Map 5 does not affect Salem's ability to meet its employment needs. Additionally, this property is concurrently proposed for a zone change to MU-R, which continues to allow a wide range of commercial uses, a need identified in the EOA.

Salem Hospital Overlay Zone
The purpose of the Salem Hospital Overlay Zone is to allow medical centers/hospitals to exceed the maximum height limit of the underlying zone, the Public and Private Health Services (PH) zone. The current maximum height in the PH zone is 70 feet, and the maximum height allowed by the Salem Hospital Overlay Zone for medical centers and hospitals is 120 feet. However, this height exception is proposed to be incorporated into the PH zone concurrently with the proposal to eliminate this overlay zone. Therefore, removing this overlay zone on these properties does not limit future development potential on these properties or the employment opportunities afforded by health services uses in the PH zone.

Map 6
This map was intentionally removed, as the proposed change is already adopted and effective due to Ordinance 13-21.

Map 7
Broadway/High Street Housing Overlay Zone
The Broadway/High Street Housing Overlay Zone establishes additional uses in areas where it is applied, including additional commercial uses when they are within a mixed-use development. The Broadway/High Street Housing Overlay Zone is applied to properties that are zoned CO, which limits some commercial uses, like retail sales and services. Simultaneously with the proposal to repeal the Broadway/High Street Housing Overlay Zone from properties in Map 7, these properties are proposed to be rezoned to MU-I. The MU-I zone allows a wide range of commercial uses, including retail sales and services, offices, and indoor commercial entertainment. Therefore, removing the Broadway/High Street Housing Overlay Zone and rezoning these properties to MU-I broadens the range of commercial uses permitted on these properties. This helps to address the need identified in the EOA for additional opportunities for commercial development in the future.

Broadway/High Street Retail Overlay Zone
The Broadway/High Street Retail Overlay Zone allows additional uses like multifamily housing and prohibits uses like those with a drive-through. It also establishes design standards to promote a pedestrian-oriented mixed-use residential and commercial district. It is applied to areas that are zoned CR. The properties in Map 7 where the Broadway/High Street Retail Overlay Zone is proposed to be removed are concurrently proposed to be rezoned to MU-I. The MU-I zone, like the CR zone, allows a wide range of commercial uses, including retail sales and services, offices, and indoor commercial entertainment, in addition to the same residential uses as the

Broadway/High Street Retail Overlay Zone. The MU-I zone also has pedestrian-oriented design standards, but it does not require a design review land use process, thereby eliminating this potential barrier to future commercial development. The proposed repeal of the overlay zone therefore supports future development and redevelopment into commercial uses, an identified need in the EOA, and does not decrease the amount of land available for employment uses.

Broadway/High Street Transition Overlay Zone
The Broadway/High Street Transition Overlay Zone allows additional uses in areas where it is applied, including additional commercial uses in mixed-use developments in areas zoned CO. (The CO zone allows offices but limited other retail and commercial uses.) Concurrently with the proposal to remove the Broadway/High Street Transition Overlay Zone from properties in Map 7, these properties are proposed to be rezoned to MU-II. The MU-II zone allows a wide range of commercial uses, including retail sales and services, offices, and indoor commercial entertainment, and it does not only allow those uses as part of mixed-use developments. Therefore, removing the Broadway/High Street Transition Overlay Zone and rezoning these properties to MU-II broadens the range of commercial uses allowed on properties that are currently zoned CO. The EOA identified a need for more land to accommodate commercial uses in the future. The proposed changes therefore help to address this need by expanding the range of commercial uses while maintaining the amount of commercial land available for development or redevelopment. Additionally, development within the Broadway/High Street Transition Overlay Zone requires a design review land use process. The MU-II zone does not require a design review land use process, so the proposed changes reduce a barrier to future commercial development or redevelopment in this area.

Commercial/High Density Residential Overlay Zone
The Commercial/High Density Residential Overlay Zone aims to accommodate commercial, office, and small warehouse uses, while promoting high density residential development. This overlay zone has been applied to areas in Map 7 that are currently zoned Multiple Family High-Rise Residential (RH) and CG. In the areas zoned RH, the overlay allows additional commercial uses. In the areas zoned CG, the overlay allows additional residential uses by right, but it restricts some commercial uses. Concurrently with the proposal to remove the Commercial/High Density Residential Overlay Zone from properties in Map 7, these properties are proposed to be rezoned to MU-I. The MU-I zone allows a wide range of commercial uses, including retail sales and services, offices, and indoor commercial entertainment. Therefore, a range of commercial uses will continue to be allowed on the properties, helping address a need identified in the HNA.

Compact Development Overlay Zone
The Compact Development Overlay Zone was established to allow up to three residential units on properties that are zoned RS in areas where it was applied. Neither the Compact Development Overlay Zone nor the underlying RS zone are intended for employment in EOA. The overlay zone does not increase opportunities for commercial uses, a need identified in the EOA, and the base zone, RS, allows only very limited commercial uses. Therefore, removing the Compact Development Overlay Zone on properties in Map 7 does not affect Salem’s ability to provide for its employment needs.

Riverfront High Density Residential Overlay Zone
The Riverfront High Density Residential Overlay Zone establishes additional permitted commercial uses on properties within its boundaries that are currently zoned RH, including retail sales and services, and offices. This overlay also requires a design review land use process to ensure that development is pedestrian friendly and takes advantage of its proximity to the Willamette River. The properties in Map 7 that are proposed to have the Riverfront High Density Residential Overlay Zone removed are concurrently proposed to be rezoned to the Mixed Use – Riverfront (MU-R) zone. The MU-R zone allows a range of commercial uses similar to those allowed by the Riverfront High Density Residential Overlay Zone. Therefore, the proposed elimination of the overlay zone and replacement with the MU-R zone does not decrease the amount of land available for employment uses. The MU-R zone also includes similar design standards to the Riverfront High Density Residential Overlay Zone to promote walkability and access to the Willamette River. However, the MU-R zone does not require a design review land use process. Thus, the proposed zone change and elimination of the overlay reduce a barrier to future commercial development or redevelopment in this area.

Riverfront Overlay Zone
The Riverfront Overlay Zone aims to promote a mixed-use residential and commercial district with an emphasis on office development and pedestrian access to and along the Willamette River. The Riverfront Overlay Zone is applied to properties that are currently zoned CB and CO. The CB zone allows a wide range of commercial uses, but the CO zone limits retail sales and services. Concurrently with the proposed removal of the Riverfront Overlay Zone on properties in Map 7, the properties currently zoned CO are proposed to be rezoned to either CB or MU-R. These zones both allow a wider range of commercial uses than the CO zone, including retail sales and services and offices. Therefore, the proposed elimination of the overlay zone and replacement with the CB and MU-R zones broadens the variety of commercial uses allowed on the properties, which is a need identified in the EOA, and it does not decrease the amount of land available for employment uses. The existing overlay zone also has development standards that are applied through a design review land use process. The MU-R and CB zones have similar design standards ensure pedestrian-friendly development, but they do not require a design review land use process for development. Therefore, the proposed removal of the Riverfront Overlay Zone and concurrent zone changes will reduce a potential barrier to commercial development or redevelopment.

Map 8

Northgate Mixed-Use Overlay Zone
The Northgate Mixed-Use Overlay Zone aims to encourage pedestrian-friendly mixed-use development by allowing residential uses outright when they are part of mixed-use developments. The overlay also applies design standards through a design review land use process. The Northgate Mixed-Use Overlay is applied to properties that are zoned CR, which allows a range of commercial uses. Concurrently with the proposed removal of the Northgate Mixed-Use Overlay Zone on properties in Map 8, these properties are also proposed for a zone change to MU-III. The MU-III zone allows a variety of commercial uses similar to the CR zone, so the proposed removal of the overlay zone and zone change does not decrease the amount of land available for employment uses. In addition, the MU-III zone encourages pedestrian-friendly development but does not require a design review land use process. Therefore, the proposed

removal of the overlay zone and zone change reduce a barrier to commercial redevelopment on these properties, which are largely developed with commercial uses.

Pine Street Mixed-Use Overlay Zone
The Pine Street Mixed-Use Overlay Zone aims to encourage pedestrian-friendly mixed-use development by allowing residential uses more broadly in areas that are currently zoned CG and IC. The overlay also applies pedestrian-friendly design standards through a design review land use process. Concurrently with the proposed removal of the Pine Street Mixed-Use Overlay Zone, the properties in Map 8 are also proposed for a zone change to either MU-I or PA. The properties proposed for a zone change to PA are City-owned and are developed with recreational uses that serve the community. The City does not intend to redevelop these properties. Therefore, the proposed zone change to PA does not affect Salem's ability to provide for its future employment needs. The properties proposed for a zone change to MU-I will continue to accommodate a variety of commercial uses, which is an identified need in the EOA. The MU-I limited industrial uses, but the EOA found that there is a projected surplus of industrial land in Salem, so the proposed changes will not detract from Salem's ability to meet its future employment needs overall. In addition, the Pine Street Mixed-Use Overlay Zone applies design standards through a design review land use process, while the MU-I does so without the additional process. This reduces a barrier to commercial development or redevelopment in this area that is currently largely developed with commercial uses.

Portland/Fairgrounds Road Overlay Zone
The Portland/Fairgrounds Road Overlay Zone was established to enhance the area within its boundaries as a northern gateway into Salem by restricting motor vehicle, trailer, and manufactured dwelling sales and services uses, drive-throughs, and outside storage of equipment. The overlay also requires a design review land use process to ensure development is pedestrian friendly. The areas in Map 8 where the Portland/Fairgrounds Road Overlay Zone is proposed to be removed are primarily commercially zoned and are largely developed with commercial uses. Much of this area is simultaneously proposed to be rezoned to MU-III, which allows a variety of commercial uses, including retail sales and services, offices, and commercial entertainment. The proposed removal of the overlay zone and zone change does not decrease the amount of land available for employment uses. In addition, the MU-III zone includes pedestrian-oriented design standards but does so without the additional process. This reduces a barrier to commercial development or redevelopment in this area.

Map 9

Compact Development Overlay Zone
The Compact Development Overlay Zone was established to allow up to three residential units on properties that are zoned RS in areas where it was applied. Neither the Compact Development Overlay Zone nor the underlying RS zone are intended for employment in EOA. The overlay zone does not increase opportunities for commercial uses, a need identified in the EOA, and the base zone, RS, allows only very limited commercial uses. Therefore, removing the Compact Development Overlay Zone on properties in Map 9 does not affect Salem's ability to provide for its employment needs.

Map 10

State Street Overlay Zone

The State Street Overlay Zone establishes additional permitted office and specialty service uses that are compatible with the uses in the surrounding corridor. This overlay is applied to properties that are currently zoned Industrial Park (IP), which allows limited commercial uses. As identified in the EOA, there is a need for additional commercial land in Salem. The properties in Map 10 where the State Street Overlay Zone is proposed to be removed are concurrently proposed for a zone change from IP to IC. The IC zone allows a range of commercial uses beyond what is currently allowed by the IP zone with the State Street Overlay zone. This includes additional retail sales uses, personal services, and commercial entertainment. Therefore, the proposed changes on these properties increase the range of commercial uses allowed if the properties redevelop or if infill development takes place. Thus, the proposed changes, including removing the State Street Overlay Zone, address the need for commercial land identified in the EOA.

Goal 10: Housing

To provide for the housing needs of citizens of the state.

The Salem Housing Needs Analysis (HNA) was intended to comply with Goal 10 and the associated administrative rules that were in place when it was prepared and completed. The HNA determined that there is a projected 207-acre deficit of land for multifamily housing (2,876 units) in Salem's portion of the Urban Growth Boundary (UGB) over the next 20 years. The HNA recommended meeting that need in several ways, including lowering barriers to multifamily development, redesignating and rezoning land for multifamily housing, and increasing redevelopment activity and mixed-use development.

The proposed zone changes, which are described below in detail, largely aim to meet Salem's housing needs identified in the HNA by implementing its recommendations. They do so by rezoning land to multifamily zones, which increases the amount of land for multifamily housing. The proposed zone changes also aim to increase the amount of land zoned mixed use, including Mixed Use-I, Mixed Use-II, and Mixed Use-III. These zones allow multifamily housing outright, which increases the amount of land available for multifamily housing or lowers barriers to multifamily housing development. Overall, the proposed zone changes increase the amount of land available for housing and meet the housing needs projected in the HNA.

The maps referenced below are **included at the end of this exhibit.**

Map 1

Public Amusement (PA) to Public and Private Educational Services (PE)

The PA and PE zones prohibit virtually all residential uses. Neither zone is identified as residential land in the HNA, so the proposed zone change from PA to PE on the portion of the property in Map 1 does not decrease the amount of land available for housing in Salem. Additionally, this property is developed with a school campus and is owned by the Salem-Keizer School District. Therefore, this zone change is proposed to align the zoning with the existing use, and the property is unlikely to be developed into a different use.

Map 2

Single-Family Residential (RS) to Multiple Family Residential - I (RM-I)

The RS zone allows single-family and middle housing uses but prohibits multifamily housing (except cottage clusters). (Middle housing means townhouses, two family uses, three family uses, four family uses, and cottage clusters.) The RM-I zone, on the other hand, allows multifamily housing in addition to single-family housing and middle housing. The proposed zone change on the properties in Map 2 therefore increases the amount of land that can accommodate multifamily housing in Salem, helping address the projected deficit of multifamily land identified in the HNA. In addition, the RM-I zone requires a minimum density of 8 dwelling units per acre. Rezoning this RS land to RM-I therefore increases the amount of future housing that that would be required if the properties were developed or redeveloped. Finally, these properties are designated Multiple Family Residential (MF) on the Comprehensive Plan Map. The RM-I zone is identified in the Salem Area Comprehensive Plan as one of the zones that implements the MF land use designation, and RS is not. Therefore, this zone change is proposed to align the zoning with the Comprehensive Plan Map designation.

Map 3

RS to PA

The RS zone allows single family and middle housing uses but prohibits multifamily housing (except cottage clusters). The PA zone only allows very limited residential uses. The property in Map 3 proposed for a zone change from RS to PA is City-owned parkland, and the City intends to develop and maintain it as such. For this reason, the proposed zone change from RS to PA does not effectively decrease the amount of land available for housing in Salem and does not impact opportunities to provide housing in Salem. In addition, the HNA determined that there is a projected surplus of land designated Single-Family Residential (SF) and Developing Residential (DR), which is implemented by the RS and Residential Agriculture (RA) zones.

Map 4

RS to RA

The RS zone allows single-family and middle housing uses. The RA zone allows the same residential uses as the RS zone. The proposed zone change from RS to RA on Map 4 therefore does not decrease the amount of land available for housing. In addition, the portion of the property proposed for a zone change is part of a larger split-zoned property, the rest of which is zoned RA. The Salem Comprehensive Plan Map designation is DR. Therefore, the proposed zone change applies one consistent zone to the property and continues to align the zoning with the comprehensive plan designation.

Map 5

RA to PE

The RA zone allows single family and middle housing uses. The PE zone only allows very limited residential uses. The property on Map 5 proposed for a zone change PE is an undeveloped portion of a school campus, so changing the zoning to PE better aligns with this use. Additionally, the Salem Comprehensive Plan map designates this property as CSE. The PE zone is listed in the Comprehensive Plan as a zone that implements the CSE designation, while the RA zone does not. Therefore, the proposed zone change aligns the zoning with the comprehensive plan designation. The proposed zone change thus does not effectively change the

potential of these lands to be provide housing opportunities in Salem. In addition, the HNA determined that there is a projected surplus of land designated SF and DR, which is implemented by the RS and RA zones. Other lands in Salem are also concurrently being proposed for residential zoning that will allow Salem to meet its housing needs.

Map 6

RA to Commercial Office (CO)

The RA zone allows single family and middle housing but prohibits multifamily uses (except cottage clusters). In contrast, the CO zone, while not considered residential land in the HNA, allows multiple family uses in addition to single family and middle housing. The proposed zone change from RA to CO on the properties in Map 6 thus increases the amount of land available for multifamily housing, which is identified as a projected need in the HNA.

Map 7

RA to Multiple Family Residential – II (RM-II)

The property proposed to be rezoned from RA to RM-II is part of a manufactured home park, the rest of which is zoned RM-II. The Comprehensive Plan Map designation is Multi-Family Residential (MF). The proposed zone change from RA to RM-II on Map 7 therefore aligns the zoning with the existing Comprehensive Plan Map designation and existing use. Generally, the RA zone allows single-family and middle housing uses but prohibits multifamily housing (except cottage clusters). The RM-II zone allows single-family housing, middle housing, and multifamily housing. If the property were to redevelop, the proposed zone change to RM-II would increase the amount of land that could accommodate multifamily housing, helping address the projected deficit of multifamily land identified in the HNA.

Retail Commercial (CR) to RM-II

The portion of the property in Map 7 that is proposed for a zone change from CR to RM-II is part of a multifamily housing development, and the rest of the property is currently zoned RM-II. The entire property is designated MF on the Comprehensive Plan Map. The proposed zone change therefore aligns the zoning with the existing use and existing Comprehensive Plan Map designation, and it applies one consistent zone to the property. The property is also considered developed in Salem's buildable lands inventory, so the proposed zone change does not impact the amount of buildable residential land in Salem. Generally, the RM-II zone allows multifamily housing outright, compared to through a conditional use permit in the CR zone, so the proposed zone reduces a barrier to future multifamily development.

Map 8

Industrial Commercial (IC) to CR

The IC zone allows three and four family development as special uses and single family, duplex, and multiple family development as conditional uses. The CR zone also allows three and four family development as special uses and multiple family development as a conditional use. As a result of the proposed zone change from IC to CR, the properties in Map 8 will continue to allow multifamily housing, a projected need identified in the HNA. The proposed change thus does not negatively impact Salem's ability to meet its housing needs.

Map 9

RS to PA

The RS zone allows single family and middle housing uses but prohibits multifamily housing (except cottage clusters). The PA zone only allows very limited residential uses. The property in Map 9 proposed for a zone change from RA to PA is a City-owned park, and the City intends to maintain it as a park. The property is also not considered buildable residential land in the HNA, so the proposed zone change does not decrease the amount of buildable land for housing in Salem.

Map 10

RA to Mixed Use – III (MU-III)

The RA zone allows single family and middle housing uses but prohibits multifamily uses (except cottage clusters). The MU-III zone, on the other hand, allows three, four, and multiple family uses, as well as townhouses. The proposed zone change from RA to MU-III on the property in Map 10 thus increases the amount of land that can accommodate multifamily housing, helping address the projected deficit of multifamily land identified in the HNA. Exclusively residential development in the MU-III zone must also meet a minimum density of 15 dwelling units per acre. This minimum density standard – which does not exist in the RA zone – will increase the amount of future housing that would be required if the property develops.

General Commercial (CG) to MU-III

The CG zone allows multifamily housing through a conditional use permit, which includes a public hearing process. As a result of the proposed zone change to MU-III, multifamily housing will be allowed outright on the property in Map 10. This reduces barriers to multifamily development, as recommended in the HNA. In addition, off-street parking is not required for any use in the MU-III zone that is part of a development that includes multifamily housing if it is within ¼ mile of Cherriots Core Network – these properties fall within that distance. This encourages infill housing development on these properties, which are developed with commercial uses today; housing can be built on parts of the properties that were previously dedicated to parking spaces because the spaces would no longer be required. The proposed zone change therefore encourages multifamily housing development and does not decrease the amount of land that can accommodate housing.

CR to MU-III

The CR zone allows multifamily housing through a conditional use permit, which includes a public hearing process. The MU-III zone also allows multifamily housing, but it is allowed outright. This reduces barriers to multifamily development on the properties proposed for the zone change to MU-III in Map 10, as recommended in the HNA. In addition, off-street parking is not required for any use in the MU-III zone as long as the property is within ¼ mile of Cherriots Core Network – these properties fall within that distance – and is developed with multifamily housing. This encourages infill housing development on these properties, which are developed with commercial uses today; housing can be built on parts of the properties that were previously dedicated to parking spaces because the spaces would no longer be required. Furthermore, the MU-III zone allow these properties, if redeveloped, to potentially accommodate more housing because the maximum allowed height is 70 feet, as opposed to 50 feet in the CR zone. The MU-III zone also requires a minimum of 15 dwelling units per acre for exclusive residential

developments, while the CR zone does not prescribe a minimum density. The MU-III zone thus helps ensure more units are provided if these properties are redeveloped into housing. The proposed zone change therefore encourages multifamily housing development and does not decrease the amount of land that can accommodate housing.

Map 11

RA to General Industrial (IG)

The RA zone allows single family and middle housing uses. The IG zone only allows very limited residential uses. The properties in Map 11 proposed for a zone change from RA to IG are designated Industrial (IND) on the Comprehensive Plan Map. The IG zone is identified in the Salem Area Comprehensive Plan as one of the zones that implements the IND land use designation, and RA is not. Therefore, this zone change is proposed to align the zoning with the Comprehensive Plan Map designation. These properties, while developed with houses, are adjacent to other IG-zoned lands, and industrial uses are the predominant uses in the vicinity. Existing single-family uses are continued uses in the IG zone, so the houses can remain and be rebuilt. In addition, other lands in Salem are concurrently being proposed for zoning intended for household living uses, which will allow Salem to meet its housing needs.

Map 12

IC to CR

The IC zone allows three and four family development as special uses and single family, duplex, and multiple family development as conditional uses. The CR zone also allows three and four family development as special uses and multiple family development as a conditional use. As a result of the proposed zone change from IC to CR, the properties in Map 12 will continue to allow multifamily housing through a conditional use permit, and multifamily housing is a projected need identified in the HNA. The proposed change thus does not negatively impact Salem's ability to meet its housing needs.

Map 13

Industrial Business Campus (IBC) to Mixed Use – II (MU-II)

The IBC zone prohibits residential uses. The MU-II zone, on the other hand, allows three, four, and multiple family uses, as well as townhouses. As a result of the proposed zone change from IBC to MU-II, multifamily housing is allowed outright on the properties in Map 13. This helps meet Salem's housing needs by increasing the amount of land available for multifamily housing. The HNA determined that Salem has a projected deficit of land for multifamily housing, so the proposed zone change helps address that deficit.

Map 14

RM-II to PA

The RM-II zone allows single family housing, middle housing, and multifamily housing. The PA zone only allows very limited residential uses. The portion of the property in Map 14 proposed for a zone change from RM-II to PA is a City-owned park, and the City intends to maintain it as such. Additionally, this property is currently split-zoned with the rest of it already zoned PA, so the proposed zone change unifies the zoning on the property to align with its use. The property is also not considered buildable land in the HNA, so the proposed zone change does not decrease the amount of buildable land available for housing in Salem. In addition, concurrently with this

proposed zone change, other areas are proposed to be rezoned to multifamily zones to increase the amount of land available for multifamily housing, a projected need identified in the HNA. These other proposed zone changes will meet the projected multifamily housing need identified in the HNA.

Map 15

RA to RM-II

The RA zone allows single-family and middle housing uses but prohibits multifamily housing (except cottage clusters). The RM-II zone allows single-family housing, middle housing, and multifamily housing. The proposed zone change on the property in Map 15 therefore increases the amount of land that can accommodate multifamily housing in Salem, helping address the projected deficit of multifamily land identified in the HNA.

Public and Private Cemeteries (PC) to RM-II

The PC zone prohibits virtually all residential uses. The RM-II zone allows single family, middle housing, and multifamily housing. The properties in 15 proposed for a zone change from PC to RM-II are currently designated MF on the Salem Comprehensive Plan Map. The RM-II zone implements the MF comprehensive plan designation and the PC zone does not. Therefore, the proposed zone change aligns the zoning with the Comprehensive Plan designation. The portions of the properties proposed to become RM-II are developed with religious assembly and residential uses. Religious assembly is a permitted use in the RM-II zone, but not by the PC zone. Therefore, the proposed zone change also aligns the zoning with the existing use. If this property ever redevelops, the RM-II zone allows a much wider range of residential uses, including multifamily residential uses, a need identified in the HNA.

Map 16

IG to IC

The IG zone allows very limited single-family uses but prohibits middle housing and multifamily housing. The IC zone allows single-family, two-family, and multifamily development as conditional uses. It also allows three and four family uses as special uses. The property in Map 16 is designated Industrial Commercial on the Salem Comprehensive Plan Map. The updated Comprehensive Plan states that the IC zone implements this land use designation, and the IG zone does not. Therefore, this proposed zone change aligns the zoning with the existing Comprehensive Plan Map designation. The small property is not considered buildable land in the HNA, so the proposed zone change does not decrease the amount of land available for housing.

Map 17

CO to MU-III

The CO zone allows single-family, middle housing, and multiple family uses. The MU-III zone allows three, four, and multiple family uses, as well as townhouses. As a result of the proposed zone change from CO to MU-III, the properties in Map 17 will thus continue to accommodate multifamily housing, a projected need identified in the HNA. The MU-III zone also has a minimum dwelling unit density of 15 dwelling units per acre for exclusively residential development. The CO zone has no minimum density, so more units will be required to be built in exclusively residential developments after the proposed zone change than would otherwise be required in the CO zone.

CR to MU-III
The CR zone allows multifamily housing through a conditional use permit, which includes a public hearing process. The MU-III zone also allows multifamily housing, but it is allowed outright. This reduces barriers to multifamily development on the properties proposed for the zone change to MU-III in Map 17, as recommended in the HNA. In addition, off-street parking is not required for any use in the MU-III zone as long as the property is within ¼ mile of Cherriots Core Network – these properties fall within that distance – and is developed with multifamily housing. This encourages infill housing development on these properties, which are largely developed with commercial uses today; housing can be built on parts of the properties that were previously dedicated to parking spaces because the spaces would no longer be required. Furthermore, the MU-III zone allow these properties, if redeveloped, to potentially accommodate more housing because the maximum allowed height is 70 feet, as opposed to 50 feet in the CR zone. The MU-III zone also requires a minimum of 15 dwelling units per acre for exclusive residential developments, while the CR zone does not prescribe a minimum density. The MU-III zone thus helps ensure more units are provided if these properties are redeveloped into housing. The proposed zone change therefore encourages multifamily housing development and does not decrease the amount of land that can accommodate housing.

RM-II to MU-III
The RM-II zone allows single family housing, middle housing, and multifamily housing. The MU-III zone allows three, four, and multiple family uses, as well as townhouses. The proposed zone change from RM-II to MU-III on the properties in Map 17 maintains the amount of land available for multifamily housing, a projected need identified in the HNA. Exclusively residential development in the MU-III zone is subject to a minimum density of 15 dwelling units per acre, which is the same as the RM-II zone. The MU-III zone, however, does not have a maximum density, whereas the RM-II zone has a maximum density of 31 dwelling units per acre. Therefore, the MU-III zone allows denser multifamily development if these properties develop or redevelop in the future.

IG to MU-III
The IG zone allows very limited single-family uses but prohibits middle housing and multifamily housing. The MU-III zone allows three, four, and multiple family uses, as well as townhouses, and it allows single and two family uses as part of a mixed-use building. As a result of the proposed zone change from IG to MU-III, multifamily housing will be allowed outright on the property in Map 17. This helps meet Salem's housing needs by increasing the amount of land available for multifamily housing. The HNA determined that Salem has a projected deficit of land for multifamily housing, so the proposed zone change helps address that deficit.

RS to MU-III
The RS zone allows single family and middle housing uses but prohibits multifamily uses (except cottage clusters). The MU-III zone, on the other hand, allows three, four, and multiple family uses, as well as townhouses. The proposed zone change from RS to MU-III on the properties in Map 17 thus increases the amount of land that can accommodate multifamily housing, a projected need identified in the HNA.

Map 18

RS to PE

The RS zone allows single family and middle housing uses but prohibits multifamily housing (except cottage clusters). The PE zone only allows very limited residential uses. The property in Map 18 proposed for a zone change from RS to PE is developed with a public school and is, therefore, unlikely to be redeveloped into other uses. The proposed zone change thus does not effectively change the potential of these lands to be provide housing in Salem. In addition, the HNA determined that there is a projected surplus of land designated SF and DR, which is implemented by the RA and RS zones. Other lands in Salem are also concurrently being proposed for residential zoning that will allow Salem to meet its housing needs.

CR to PE

Although not considered residential land in the HNA, the CR zone allows three and four family development and multiple family development as a conditional use. The PE zone allows only very limited residential uses. The properties on Map 18 are developed with a public school and are therefore unlikely to be redeveloped into other uses. Changing the zoning to PE better aligns with the existing use. The proposed zone change does not effectively change the potential of these lands to be provide housing in Salem. In addition, other lands in Salem are concurrently being proposed for residential zoning that will allow Salem to meet its housing needs.

Map 19

CR to IG

The portion of the property proposed for a zone change from CR to IG in Map 19 is part of a larger split-zoned property, the majority of which is zoned IG. It is developed with industrial uses, and it is designated Industrial on the Salem Comprehensive Plan Map. The Salem Area Comprehensive Plan indicates that IG is one of the zones that implements the Industrial comprehensive plan designation and CR is not. Therefore, the proposed zone change would align the zoning with the comprehensive plan designation and the existing development. This property is also considered developed in the BLI, so although the IG zone limits residential uses, it does not decrease the amount of buildable land for multifamily housing in Salem, a need identified in the HNA. Additionally, other land is concurrently proposed to be rezoned to multi-family residential zones, which will allow Salem to meet its future housing needs.

Map 20

IG to PA

The IG zone allows only very limited residential uses. The PA zone also only allows very limited residential uses. Because neither zone is considered residential land in the HNA, the proposed zone change from IG to PA on the property in Map 20 does not decrease the amount of land available for housing or impact Salem's ability to provide for the housing needs of its residents. In addition, the property is owned by the City and is dedicated to parkland and open space. The City intends to maintain it as open space, and the property is constrained by two bodies of water. It is therefore unlikely to be redeveloped into a different use. Additionally, other lands in Salem are concurrently being proposed for residential zoning that will allow Salem to meet its housing needs.

IC to PA
The IC zone allows three and four family development as special uses and single family, duplex, and multiple family development as conditional uses. The PA zone only allows very limited residential uses. Because neither zone is considered residential land in the HNA, the proposed zone change from IC to PA on the small portion of the property in Map 20 does not decrease the amount of land available for housing or impact Salem's ability to provide for the housing needs of its residents. In addition, the property is owned by the City and is dedicated to parkland and open space. The City intends to maintain it as open space, and the property is constrained by two bodies of water. It is therefore unlikely to be redeveloped into a different use. Additionally, other lands in Salem are concurrently being proposed for residential zoning that will allow Salem to meet its housing needs.

Map 21
Duplex Residential (RD) to RS
The RD zone allows single family and middle housing uses. The RS zone, with the implementation of HB 2001, allows the same residential uses as the RD zone, including two family uses in addition to other middle housing types. The RD zone is proposed to be eliminated concurrently with this proposed zone change. In addition, the properties in Map 21 are developed with housing. The proposed zone change from RD to RS therefore does not affect or decrease the properties' capacity to accommodate housing in the future through infill or redevelopment.

Map 22
CO to MU-III
The CO zone allows single-family, middle housing, and multiple family uses. The MU-III zone allows three, four, and multiple family uses, as well as townhouses. As a result of the proposed zone change from CO to MU-III, the property in Map 22 will thus continue to accommodate multifamily housing, a projected need identified in the HNA. The MU-III zone also has a minimum dwelling unit density of 15 dwelling units per acre for exclusively residential development. The CO zone has no minimum density, so more units would be required to be built if this property were redeveloped with exclusively residential development after the proposed zone change than would otherwise be required in the CO zone.

CR to MU-III
The CR zone allows multifamily housing through a conditional use permit, which includes a public hearing process. The MU-III zone also allows multifamily housing, but it is allowed outright. This reduces barriers to multifamily development on the properties proposed for the zone change to MU-III in Map 22, as recommended in the HNA. In addition, off-street parking is not required for any use in the MU-III zone as long as the property is within ¼ mile of Cherriots Core Network – these properties fall within that distance – and is developed with multifamily housing. This encourages infill housing development on these properties, many of which are developed with commercial uses today; housing can be built on parts of the properties that were previously dedicated to parking spaces because the spaces would no longer be required. Furthermore, the MU-III zone allows these properties, if redeveloped, to potentially accommodate more housing because the maximum allowed height is 70 feet, as opposed to 50 feet in the CR zone. The MU-III zone also requires a minimum of 15 dwelling units per acre for exclusive residential developments, while the CR zone does not prescribe a minimum density.

The MU-III zone thus helps ensure more units are provided if these properties are redeveloped into housing. The proposed zone change therefore encourages multifamily housing development and does not decrease the amount of land that can accommodate housing.

RM-II to MU-III
The RM-II zone allows single family housing, middle housing, and multifamily housing. The MU-III zone allows three, four, and multiple family uses, as well as townhouses. The proposed zone change from RM-II to MU-III on the properties in Map 22 maintains the amount of land available for multifamily housing, a projected need identified in the HNA. Exclusively residential development in the MU-III zone is subject to a minimum density of 15 dwelling units per acre, which is the same as the RM-II zone. The MU-III zone, however, does not have a maximum density, whereas the RM-II zone has a maximum density of 31 dwelling units per acre. Therefore, the MU-III zone allows denser multifamily development if this property redevelops in the future.

CG to MU-III
The CG zone allows multifamily housing through a conditional use permit, which includes a public hearing process. As a result of the proposed zone change to MU-III, multifamily housing is allowed outright on the properties in Map 22. This reduces barriers to multifamily development, as recommended in the HNA. In addition, off-street parking is not required for any use in the MU-III zone that is part of a development that includes multifamily housing if it is within ¼ mile of Cherriots Core Network – these properties fall within that distance. This encourages infill housing development on these properties, which are largely developed today with commercial uses; housing can be built on parts of the properties that were previously dedicated to parking spaces because the spaces would no longer be required. The MU-III zone also requires a minimum of 15 dwelling units per acre for exclusive residential developments, while the CG zone does not prescribe a minimum density. The MU-III zone thus helps ensure more units are provided if these properties are redeveloped into housing. The proposed zone change therefore encourages multifamily housing development and does not decrease the amount of land that can accommodate housing.

IC to MU-III
The IC zone allows three and four family development as special uses and single family, duplex, and multiple family development as conditional uses. The MU-III zone allows three, four, and multiple family uses, as well as townhouses, and it allows single and two family uses as part of a mixed-use building. As a result of the proposed zone change, multifamily housing is allowed outright on the properties identified in Map 22, rather than through a conditional use permit. This reduces barriers to multifamily development, as recommended in the HNA. Additionally, the MU-III zone has a minimum dwelling unit density of 15 dwelling units per acre for exclusively residential development. The IC zone has no minimum density, so more units are required to be built in exclusively residential developments after the proposed zone change than would otherwise be required in the IC zone.

Map 23

IC to CG

The IC zone allows three and four family development as special uses and single family, duplex, and multiple family development as conditional uses. The CG zone allows three and four family development as special uses and multiple family development as a conditional use. As a result of the proposed zone change from IC to CG, the properties in Map 23 continue to allow multifamily housing, a projected need identified in the HNA. The proposed change thus does not negatively impact Salem's ability to meet its housing needs. In addition, the property proposed for the zone change on Map 23 is split zoned IC and CG and is designated COM on the Comprehensive Plan Map. Therefore, the proposed zone change aligns the zoning with the existing designation and applies one consistent zone to the property.

Map 24

CG to IG

The CG zone allows three and four family development as special uses and multiple family development as a conditional use. The IG zone allows very limited single-family uses but prohibits middle housing and multifamily housing. The property proposed for a zone change from CG to IG in Map 24 is part of a larger development site, the majority of which is zoned IG. The site is developed with industrial uses, and this property is designated Industrial on the Salem Comprehensive Plan Map. The Salem Area Comprehensive Plan indicates that IG is one of the zones that implements the Industrial comprehensive plan designation and CG is not. Therefore, the proposed zone change would align the zoning with the comprehensive plan designation and the existing development. This property is also considered developed in the BLI, so although the IG zone limits residential uses, it does not decrease the amount of buildable land for multi-family development in Salem, a need identified in the HNA. Additionally, other land is concurrently proposed to be rezoned to multi-family residential zones, which will allow Salem to meet its future housing needs.

RS to IG

The RS zone allows single family and middle housing but prohibits multifamily uses (except cottage clusters). The IG zone only allows very limited residential uses. The properties in Map 24 proposed for a zone change from RS to IG are designated Industrial (IND) on the Comprehensive Plan Map. The IG zone is identified in the Salem Area Comprehensive Plan as one of the zones that implements the IND land use designation, and RS is not. Therefore, this zone change is proposed to align with the Comprehensive Plan Map designation. One of the properties is developed with housing, which is a continued use in the RS zone, which means it can remain and be rebuilt. In addition, other lands in Salem are concurrently being proposed for zoning intended for household living uses, which will allow Salem to meet its housing needs.

Map 25

RS to MU-III

The RS zone allows single family and middle housing uses but prohibits multifamily uses (except cottage clusters). The MU-III zone, on the other hand, allows three, four, and multiple family uses, as well as townhouses. The proposed zone change from RS to MU-III on the properties in Map 25 thus increases the amount of land that can accommodate multifamily housing, a projected need identified in the HNA if these properties are further developed or

redevelop in the future. Exclusively residential development in the MU-III zone must also meet a minimum density of 15 dwelling units per acre. This minimum density standard – which does not exist in the RS zone – increases the amount of future housing that would be required if the properties are redeveloped. Additionally, one of these properties is split-zoned between CR, CG, and RS, so the proposed change will unify the zoning on this property.

CR to MU-III
The CR zone allows multifamily housing through a conditional use permit, which includes a public hearing process. The MU-III zone also allows multifamily housing, but it is allowed outright. This reduces barriers to multifamily development on the properties proposed for the zone change to MU-III in Map 25, as recommended in the HNA. This encourages infill housing development on these properties, which are largely developed with commercial uses today. Furthermore, the MU-III zone allows these properties, if redeveloped, to potentially accommodate more housing because the maximum allowed height is 70 feet, as opposed to 50 feet in the CR zone. The MU-III zone also requires a minimum of 15 dwelling units per acre for exclusive residential developments, while the CR zone does not prescribe a minimum density. The MU-III zone thus helps ensure more units are provided if these properties are redeveloped into housing. The proposed zone change therefore encourages multifamily housing development and does not decrease the amount of land that can accommodate housing.

CG to MU-III
The CG zone allows multifamily housing through a conditional use permit, which includes a public hearing process. As a result of the proposed zone change to MU-III, multifamily housing is allowed outright on the properties in Map 25. This reduces barriers to multifamily development, as recommended in the HNA. The MU-III zone also requires a minimum of 15 dwelling units per acre for exclusive residential developments, while the CG zone does not prescribe a minimum density. The MU-III zone thus helps ensure more units are provided if these properties are redeveloped into housing. The proposed zone change therefore encourages multifamily housing development and does not decrease the amount of land that can accommodate housing.

Industrial Park (IP) to MU-III
The IP zone allows only very limited residential uses. The MU-III zone allows three, four, and multiple family uses, as well as townhouses, and it allows single and two family uses as part of a mixed-use building. As a result of the proposed zone change from IP to MU-III, multifamily housing is allowed outright on the properties in Map 25. This helps meet Salem's housing needs by increasing the amount of land available for multifamily housing. The HNA determined that Salem has a projected deficit of land for multifamily housing, so the proposed zone change helps address that deficit.

Map 26
RS to PA
The RS zone allows single family and middle housing uses but prohibits multifamily housing (except cottage clusters). The PA zone only allows very limited residential uses. The properties in Map 26 proposed for a zone change from RA to PA are City-owned parkland or are part of the Oregon State Fairgrounds. The City intends to maintain its park as such. The lands under

ownership of the Oregon State Fairgrounds are unlikely to be redeveloped into a different use than what is allowed under the PA zoning. Therefore, the proposed zone change from RS to PA aligns the zoning with the existing use of these properties. For this reason, the proposed zone change from RA to PA will not impact opportunities to provide housing in Salem. In addition, the property owned by the Oregon State Fairgrounds is designated POS, which is implemented by the PA zone but not the RS zone. The proposed zone change therefore aligns the zoning with the existing Comprehensive Plan Map designation.

Map 27

IG to RM-II

The IG zone allows very limited single-family uses but prohibits middle housing and multifamily housing. The RM-II zone allows single family housing, middle housing, and multifamily housing. As a result of the proposed zone change from IG to RM-II, multifamily housing will be allowed outright on the properties in Map 27. This helps meet Salem's housing needs by increasing the amount of land available for multifamily housing if this property redevelops. The HNA determined that Salem has a projected deficit of land for multifamily housing, so the proposed zone change helps address that deficit.

RA to RM-II

The RA zone allows single-family and middle housing uses but prohibits multifamily housing (except cottage clusters). The RM-II zone allows single-family housing, middle housing, and multifamily housing. The proposed zone change on the property in Map 27 therefore increases the amount of land that can accommodate multifamily housing in Salem, helping address the projected deficit of multifamily land identified in the HNA.

Map 28

CR to Mixed Use – I (MU-I)

The CR zone allows three and four family development and multiple family development as a conditional use. The MU-I zone allows three, four, and multiple family uses, as well as townhouses. As a result of the proposed zone change, multifamily housing is allowed outright on the properties identified in Map 28 rather than through a required conditional use permit in the CR zone. This reduces a barrier to multifamily development, as recommended in the HNA. Additionally, the MU-I zone has a minimum dwelling unit density of 15 dwelling units per acre for exclusively residential development. The CR zone has no minimum density, so more units are required to be built in exclusively residential developments after the proposed zone change than would otherwise be required in the CR zone. Furthermore, the maximum allowed height in the MU-I zone is 65 feet, as opposed to 50 feet in the CR zone, which increases the amount of housing that could potentially be built on these properties.

Map 29

RD to RS

The RD zone allows single family and middle housing uses. The RS zone, with the implementation of HB 2001, allows the same residential uses as the RD zone, including two family uses in addition to other middle housing types. The RD zone is, therefore, proposed to be eliminated concurrently with this proposed zone change. The properties in Map 29 are also developed with housing. The proposed zone change from RD to RS thus does not affect or

decrease the properties' capacity to accommodate housing in the future through infill or redevelopment.

RA to RS
The RA zone allows agricultural uses, single family uses, and middle housing uses. The RS zone allows the same residential uses, so rezoning the properties in Map 29 does not decrease the amount of land for housing or reduce the lands' capacity to accommodate housing.

Map 30
RA to PE
The RA zone allows single family and middle housing uses. The PE zone only allows very limited residential uses. The properties on Map 30 proposed for a zone change from RA to PE are part of a public school campus, so changing the zoning to PE better aligns with the existing use, and they are unlikely to be redeveloped into a different use. The proposed zone change thus does not effectively change the potential of these lands to be provide housing opportunities in Salem. Additionally, other lands in Salem are concurrently being proposed for residential zoning that will help Salem to meet its housing needs.

Map 31
RM-I to MU-III
The Multiple Family Residential (RM-I) zone allows single family housing, middle housing, and multifamily housing. The MU-III zone allows three, four, and multiple family uses, as well as townhouses. The proposed zone change from RM-I to MU-III on the property in Map 31 maintains the amount of land available for multifamily housing, a projected need identified in the HNA. Exclusively residential development in the MU-III zone is subject to a minimum density of 15 dwelling units per acre, while the minimum density in the RM-I zone, under the concurrent code amendment, is only 11 dwelling unit per acre. The MU-III zone also does not have a maximum density, whereas the RM-I zone has a maximum density of 17 dwelling units per acre. Therefore, the MU-III zone allows denser multifamily development if infill or redevelopment takes place on this property in the future.

RM-II to MU-III
The RM-II zone allows single family housing, middle housing, and multifamily housing. The MU-III zone allows three, four, and multiple family uses, as well as townhouses. The proposed zone change from RM-II to MU-III on the properties in Map 31 maintains the amount of land available for multifamily housing, a projected need identified in the HNA. Exclusively residential development in the MU-III zone is subject to a minimum density of 15 dwelling units per acre, which is the same as the RM-II zone. The MU-III zone, however, does not have a maximum density, whereas the RM-II zone has a maximum density of 31 dwelling units per acre. Therefore, the MU-III zone allows denser multifamily development if these properties redevelop in the future.

CO to MU-III
The CO zone allows single-family, middle housing, and multiple family uses. The MU-III zone allows three, four, and multiple family uses, as well as townhouses. As a result of the proposed zone change from CO to MU-III, the properties in Map 31 will thus continue to accommodate

multifamily housing, a projected need identified in the HNA. The MU-III zone also has a minimum dwelling unit density of 15 dwelling units per acre for exclusively residential development. The CO zone has no minimum density, so more units are required to be built in exclusively residential developments after the proposed zone change than would otherwise be required in the CO zone.

CR to MU-III
The CR zone allows multifamily housing through a conditional use permit, which includes a public hearing process. The MU-III zone also allows multifamily housing, but it is allowed outright. This reduces barriers to multifamily development on the properties proposed for the zone change to MU-III in Map 31, as recommended in the HNA. In addition, off-street parking is not required for any use in the MU-III zone as long as the property is within ¼ mile of Cherriots Core Network – these properties fall within that distance – and is developed with multifamily housing. This encourages infill housing development on these properties, which are largely developed with commercial uses today; housing can be built on parts of the properties that were previously dedicated to parking spaces because the spaces would no longer be required. Furthermore, the MU-III zone allows these properties, if redeveloped, to potentially accommodate more housing because the maximum allowed height is 70 feet, as opposed to 50 feet in the CR zone. The MU-III zone also requires a minimum of 15 dwelling units per acre for exclusive residential developments, while the CR zone does not prescribe a minimum density. The MU-III zone thus helps ensure more units are provided if these properties are redeveloped into housing. The proposed zone change therefore encourages multifamily housing development and does not decrease the amount of land that can accommodate housing.

Map 32
RA to RM-II
The RA zone allows single-family and middle housing uses. It does not allow multifamily housing (except cottage clusters). The RM-II zone allows single-family housing, middle housing, and multifamily housing. The proposed zone change on the properties in Map 32 therefore increases the amount of land that can accommodate multifamily housing through infill or redevelopment, helping address the projected deficit of multifamily land identified in the HNA. In addition, the RA zone does not have a minimum density, while the RM-II zone requires a minimum density of 15 dwelling units per acre. Rezoning this RA land to RM-II therefore increases the amount of future housing that would be required if the properties are redeveloped. Additionally, these properties are designated MF on the Salem Comprehensive Plan Map. The Comprehensive Plan indicates that the RM-II zone implements the MF designation, while the RA zone does not, so the proposed zone change aligns the zoning with the comprehensive plan designation.

RS to RM-II
The RS zone allows single-family and middle housing uses but prohibits multifamily housing (except cottage clusters). The RM-II zone, on the other hand, allows multifamily housing in addition to single-family housing and middle housing. The proposed zone change on the properties in Map 32 therefore increases the amount of land that can accommodate multifamily housing through infill or redevelopment, helping address the projected deficit of multifamily land identified in the HNA. Additionally, these properties are designated MF on the Salem

Comprehensive Plan Map. The Comprehensive Plan indicates that the RM-II zone implements the MF designation, while the RA zone does not, so the proposed zone change aligns the zoning with the comprehensive plan designation.

CO to RM-II
The portion of the property in Map 32 that is proposed for a zone change from CO to RM-II is part of a larger split-zoned property that is already developed with multifamily housing. The area proposed for this zone change is also designated Multiple Family Residential on the Salem Comprehensive Plan Map. The Salem Area Comprehensive Plan indicates that the RM-II zone is one of the zones that implements the Multiple Family Residential comprehensive plan designation, while the CO zone is not. Therefore, this zone change is proposed to align the zoning with the comprehensive plan designation and the existing use. In addition, this area is considered developed in Salem's buildable lands inventory, so the proposed zone change does not impact the amount of buildable residential land in available in Salem.

CR to RM-II
The CR zone allows three and four family development and multiple family development as a conditional use. The RM-II zone allows single family housing, middle housing, and multifamily housing. Additional land for multifamily housing is a projected need identified in the HNA. The proposed zone change from CR to RM-II on the properties in Map 32 allows multifamily housing outright, rather than requiring a conditional use permit in the CR zone. This reduces a barrier to multifamily development, as recommended in the HNA. This land is also already developed with multifamily housing, so the proposed zone change aligns with the existing use.

Map 33
RA to Neighborhood Hub (NH)
The RA zone allows single family and middle housing uses. The NH zone allows the same residential uses. Therefore, the proposed zone change from RA to NH on the properties in Map 33 will not decrease the amount of land available for housing.

RS to NH
The RS zone allows single family and middle housing. The NH zone allows the same residential uses. Therefore, the proposed zone change from RS to NH on the properties in Map 33 does not decrease the ability of these properties to accommodate housing.

Map 34
RA to PA
The RA zone allows single family and middle housing uses. The PA zone only allows very limited residential uses. The properties in Map 34 proposed for a zone change from RA to PA, however, are City-owned parkland, and the City intends to maintain and further develop them as parks. Therefore, the proposed zone change from RA to PA will not impact opportunities to provide housing in Salem.

Map 35

RA to RM-I

The RA zone allows single-family and middle housing uses but prohibits multifamily housing (except cottage clusters). The RM-I zone allows multifamily housing outright in addition to single-family housing and middle housing. The proposed zone change on the properties in Map 35 therefore increases the amount of land that can accommodate multifamily housing in Salem, helping address the projected deficit of multifamily land identified in the HNA. In addition, the RA zone does not have a minimum density, while the RM-I zone, under the concurrent code amendment, requires a minimum density of 11 dwelling units per acre. Rezoning this RA land to RM-I therefore increases the amount of future housing that would be required if the properties are further developed.

RS to RM-I

The RS zone allows single-family and middle housing uses but prohibits multifamily housing (except cottage clusters). The RM-I zone, on the other hand, allows multifamily housing in addition to single-family housing and middle housing. The proposed zone change on the property in Map 35 therefore increases the amount of land that can accommodate multifamily housing in Salem if redeveloped, helping address the projected deficit of multifamily land identified in the HNA. In addition, the RM-I zone requires a minimum density of 11 dwelling units per acre. Rezoning this RS land to RM-I therefore increases the amount of future housing that that would be required if the property were redeveloped. Finally, these properties are designated MF on the Comprehensive Plan Map. The RM-I zone is identified in the Salem Area Comprehensive Plan as one of the zones that implements the MF land use designation, and RS is not. Therefore, this zone change is proposed to align with the Comprehensive Plan Map designation.

Map 36

RA to RS

The RA zone allows agricultural uses, single family uses, and middle housing uses. The RS zone allows the same residential uses, so rezoning the properties in Map 36 does not reduce the lands' capacity to accommodate housing.

Map 37

RM-II to MU-III

The RM-II zone allows single family housing, middle housing, and multifamily housing. The MU-III zone allows three, four, and multiple family uses, as well as townhouses. The proposed zone change from RM-II to MU-III on the properties in Map 37 maintains the amount of land available for multifamily housing, a projected need identified in the HNA. Exclusively residential development in the MU-III zone is subject to a minimum density of 15 dwelling units per acre, which is the same as the RM-II zone. The MU-III zone, however, does not have a maximum density, whereas the RM-II zone has a maximum density of 31 dwelling units per acre. Therefore, the MU-III zone allows denser multifamily development if these properties redevelop in the future.

CO to MU-III

The CO zone allows single-family, middle housing, and multiple family uses. The MU-III zone allows three, four, and multiple family uses, as well as townhouses. As a result of the proposed

zone change from CO to MU-III, the properties in Map 37 thus continue to accommodate multifamily housing, a projected need identified in the HNA. The MU-III zone also has a minimum dwelling unit density of 15 dwelling units per acre for exclusively residential development. The CO zone has no minimum density, so more units would be required if these properties ever redevelop with exclusively residential developments after the proposed zone change than would otherwise be required in the CO zone.

CR to MU-III
The CR zone allows multifamily housing through a conditional use permit, which includes a public hearing process. The MU-III zone also allow multifamily housing, but it is allowed outright. This reduces barriers to multifamily development on the properties proposed for the zone change to MU-III in Map 37, as recommended in the HNA. In addition, off-street parking is not required for any use in the MU-III zone as long as the property is within ¼ mile of Cherriots Core Network – these properties fall within that distance – and is developed with multifamily housing. This encourages infill housing development on these properties, which are largely developed today with commercial uses; housing can be built on parts of the properties that were previously dedicated to parking spaces because the spaces would no longer be required. Furthermore, the MU-III zone allow these properties, if redeveloped, to potentially accommodate more housing because the maximum allowed height is 70 feet, as opposed to 50 feet in the CR zone. The MU-III zone also requires a minimum of 15 dwelling units per acre for exclusive residential developments, while the CR zone does not prescribe a minimum density. The MU-III zone thus helps ensure more units are provided if these properties are redeveloped into housing. The proposed zone change therefore encourages multifamily housing development and does not decrease the amount of land that can accommodate housing.

Map 38
RS to NH
The RS zone allows single family and middle housing. The NH zone allows the same residential uses. Therefore, the proposed zone change from RS to NH on the properties in Map 39 does not decrease the ability of these properties to accommodate housing.

Map 39
RA to PA
The RA zone allows single family and middle housing uses. The PA zone only allows very limited residential uses. The property in Map 39 proposed for a zone change from RA to PA, however, is a City-owned park, and the City intends to maintain it as such. The property is also not considered buildable land in the HNA, so the proposed zone change does not decrease the amount of buildable land for housing in Salem.

RM-II to PA
The RM-II zone allows single family housing, middle housing, and multifamily housing. The PA zone only allows very limited residential uses. The properties in Map 39 proposed for a zone change from RM-II to PA are part of a City-owned park, and the City intends to maintain them as a park. The properties are also not considered buildable land in the HNA, so the proposed zone change does not decrease the amount of buildable residential land in Salem.

Map 40

RS to MU-III

The RS zone allows single family and middle housing uses but prohibits multifamily uses (except cottage clusters). The MU-III zone, on the other hand, allows three, four, and multiple family uses, as well as townhouses. The proposed zone change from RS to MU-III on the properties in Map 40 thus increases the amount of land that can accommodate multifamily housing, a projected need identified in the HNA.

CO to MU-III

The CO zone allows single-family, middle housing, and multiple family uses. The MU-III zone allows three, four, and multiple family uses, as well as townhouses. As a result of the proposed zone change from CO to MU-III, the properties in Map 40 will thus continue to accommodate multifamily housing, a projected need identified in the HNA. The MU-III zone also has a minimum dwelling unit density of 15 dwelling units per acre for exclusively residential development. The CO zone has no minimum density, so more units are required to be built in exclusively residential developments after the proposed zone change than would otherwise be required in the CO zone.

CR to MU-III

The CR zone allows multifamily housing through a conditional use permit, which includes a public hearing process. The MU-III zone also allows multifamily housing, but it is allowed outright. This reduces barriers to multifamily development on the properties proposed for the zone change to MU-III in Map 40, as recommended in the HNA. In addition, off-street parking is not required for any use in the MU-III zone as long as the property is within ¼ mile of Cherriots Core Network – these properties fall within that distance – and is developed with multifamily housing. This encourages infill housing development on these properties, which are largely developed with commercial uses today; housing can be built on parts of the properties that were previously dedicated to parking spaces because the spaces would no longer be required. Furthermore, the MU-III zone allows these properties, if redeveloped, to potentially accommodate more housing because the maximum allowed height is 70 feet, as opposed to 50 feet in the CR zone. The MU-III zone also requires a minimum of 15 dwelling units per acre for exclusive residential developments, while the CR zone does not prescribe a minimum density. The MU-III zone thus helps ensure more units are provided if these properties are redeveloped into housing. The proposed zone change therefore encourages multifamily housing development and does not decrease the amount of land that can accommodate housing.

CG to MU-III

The CG zone allows multifamily housing through a conditional use permit, which includes a public hearing process. As a result of the proposed zone change to MU-III, multifamily housing would be allowed outright on the property in Map 40. This reduces barriers to multifamily development, as recommended in the HNA. In addition, off-street parking is not required for any use in the MU-III zone that is part of a development that includes multifamily housing if it is within ¼ mile of Cherriots Core Network – these properties fall within that distance. This encourages higher density housing development on this property if it redevelops. The MU-III zone also requires a minimum of 15 dwelling units per acre for exclusive residential developments, while the CG zone does not prescribe a minimum density. The MU-III zone thus

helps ensure more units are provided if this property is redeveloped into housing. The proposed zone change therefore encourages multifamily housing development and does not decrease the amount of land that can accommodate housing.

IC to MU-III
The IC zone allows three and four family development as special uses and single family, duplex, and multiple family development as conditional uses. The MU-III zone allows three, four, and multiple family uses, as well as townhouses, and it allows single and two family uses as part of a mixed-use building. As a result of the proposed zone change, multifamily housing is allowed outright on the properties identified in Map 40, rather than through a conditional use permit. This reduces barriers to multifamily development, as recommended in the HNA. Additionally, the MU-III zone has a minimum dwelling unit density of 15 dwelling units per acre for exclusively residential development. The IC zone has no minimum density, so more units are required to be built in exclusively residential developments after the proposed zone change than would otherwise be required in the IC zone.

Public Service (PS) to MU-III
The PS zone prohibits virtually all residential uses. The MU-III zone, on the other hand, allows three, four, and multiple family uses, as well as townhouses, and it allows single and two family uses as part of a mixed-use building. As a result of the proposed zone change from PS to MU-III, a greater range of residential uses are allowed on property in Map 40, including multifamily housing. This helps meet Salem's housing needs by increasing the amount of land that could accommodate multifamily housing if the property is redeveloped. The HNA determined that Salem has a projected deficit of land for multifamily housing.

Map 41
RM-II to RS
The RM-II zone allows single family housing, middle housing, and multifamily housing. The RS zone allows single family and middle housing. It does not allow multifamily housing (except cottage clusters). The property proposed for a zone change from RM-II to RS in Map 41 is developed with a single family house and is split-zoned between RS and RM-II zoning. The proposed zone change is intended to align the zoning with the existing Comprehensive Plan Map designation, which is MF, and also eliminate the split-zoning on the property. The property is not considered buildable land in the HNA, so the proposed zone change does not decrease the amount of buildable land for housing in Salem. In addition, concurrently with this proposed zone change, other areas are proposed to be rezoned to allow for multifamily housing, a projected need identified in the HNA. These other proposed zone changes will meet the projected multifamily housing need identified in the HNA.

RD to RS
The RD zone allows single family and middle housing uses. The RS zone, with the implementation of HB 2001, allows the same residential uses as the RD zone, including two family uses in addition to other middle housing types. The RD zone is, therefore, proposed to be eliminated concurrently with this proposed zone change. In addition, the properties in Map 41 are developed with housing. The proposed zone change from RD to RS thus does not affect or

decrease the properties' capacity to accommodate housing in the future through infill or redevelopment.

Map 42

RS to RM-II

The RS zone allows single-family and middle housing uses but prohibits multifamily housing (except cottage clusters). The RM-II zone, on the other hand, allows multifamily housing in addition to single-family housing and middle housing. The proposed zone change on the properties in Map 42 therefore increases the amount of land that can accommodate multifamily housing in Salem, helping address the projected deficit of multifamily land identified in the HNA. In addition, these properties are designated MF on the Comprehensive Plan Map. The RM-II zone is identified in the Salem Area Comprehensive Plan as one of the zones that implements the MF land use designation, and RS is not. Therefore, this zone change aligns the zoning with the Comprehensive Plan Map designation.

Map 43

RS to NH

The RS zone allows single family and middle housing. The NH zone allows the same residential uses. Therefore, the proposed zone change from RS to NH on the properties in Map 43 does not decrease the ability of these properties to accommodate housing or the amount of land available for housing in Salem.

RM-II to NH

The RM-II zone allows single family housing, middle housing, and multifamily housing. The NH zone allows single family and middle housing. While multifamily housing is not allowed in the NH zone, the properties proposed for the zone change from RM-II to NH in Map 43 are relatively small and are currently developed with a church and a single-family house. The properties are not considered buildable land in the HNA, so the proposed zone change does not decrease the amount of buildable land available for multifamily housing. The proposed zone change also continues to allow for middle housing, which is included in the projected need for more multifamily housing identified in the HNA. In addition, other lands in Salem are being concurrently proposed for zoning intended for multifamily housing that will allow Salem to meet its housing needs.

Map 44

Public and Private Health Services (PH) to PA

The PH zone and PA zone prohibit virtually all residential uses. Neither zone is considered residential land in the HNA. Additionally, the properties in Map 44 proposed for a zone change from PE to PA are City-owned property that the City intends to develop into a park, the D Street Park. Therefore, the zone change from PH to PA does not decrease the amount of land available for housing or affect Salem's ability to provide for the housing needs of its residents.

RS to PA

The RS zone allows single family and middle housing uses but prohibits multifamily housing (except cottage clusters). The PA zone only allows very limited residential uses. The properties in Map 44 proposed for a zone change from RA to PA are City-owned parks, and the City intends to maintain them as parks. The properties are not considered buildable land in the HNA.

For this reason, the proposed zone change from RA to PA does not decrease the amount of land available for housing in Salem or impact opportunities to provide housing in Salem.

RD to PA
The RD zone allows single family and middle housing uses but prohibits multifamily housing (except cottage clusters). The PA zone only allows very limited residential uses. The properties in Map 44 proposed for a zone change from RD to PA are part of a City-owned park, and the City intends to maintain them as a park. The properties are not considered buildable land in the HNA. For this reason, the proposed zone change from RD to PA does not decrease the amount of land available for housing in Salem or impact opportunities to provide housing in Salem. The RD zone is also proposed to be eliminated concurrently with this proposed zone change.

Map 45

PH to MU-I
The PH zone allows only limited residential uses. The MU-I zone, on the other hand, allows three, four, and multiple family uses, as well as townhouses. As a result of the proposed zone change from PH to MU-I, multifamily housing is allowed outright on the properties in Map 45. This helps meet Salem's housing needs by increasing the amount of land available for multifamily housing. The HNA determined that Salem has a projected deficit of land for multifamily housing, so the proposed zone change helps address that deficit.

Map 46

RD to RS
The RD zone allows single family and middle housing uses. The RS zone, with the implementation of HB 2001, allows the same residential uses as the RD zone, including two family uses in addition to other middle housing types. The RD zone is, therefore, proposed to be eliminated concurrently with this proposed zone change. In addition, the properties in Map 46 are largely developed with housing. The proposed zone change from RD to RS thus does not affect or decrease the properties' capacity to accommodate housing in the future through infill or redevelopment.

RM-II to RS
The RM-II zone allows single family housing, middle housing, and multifamily housing. The RS zone allows single family and middle housing. It does not allow multifamily housing. The properties proposed for a zone change from RM-II to RS in Map 46 are developed with single family housing on relatively small parcels. These parcels are split-zoned RM-II and RS, and this zone change is proposed to eliminate the split-zoning and to align the zoning with the existing use. The properties are not considered buildable in the HNA, so the proposed zone change does not decrease the amount of buildable land available for housing in Salem. In addition, under the proposed zone change to RS, the properties could still accommodate housing at densities similar to the minimum density in the RM-II zone without the need to aggregate multiple parcels for the purpose of redevelopment. This additional density could be achieved through internal conversions of existing buildings or infill housing added to sites to create middle housing. Additionally, concurrently with this proposed zone change, other areas are proposed to be rezoned to allow for multifamily housing, a projected need identified in the HNA. These other proposed zone changes will meet the projected multifamily housing need identified in the HNA.

Multiple Family High-Rise Residential (RH) to RS
The RH zone allows single family housing, middle housing, and multifamily housing. The RS zone allows single family and middle housing but prohibits multifamily housing (except cottage clusters). The properties proposed for a zone change from RH to RS in Map 46 are developed with primarily single-family housing. The properties are not considered buildable in the HNA, so the proposed zone change does not decrease the amount of buildable land available for housing in Salem. Additionally, concurrently with this proposed zone change, other areas are proposed to be rezoned to allow for multifamily housing, a projected need identified in the HNA. These other proposed zone changes will meet the projected multifamily housing need identified in the HNA.

Map 47
RS to RM-II
The RS zone allows single-family and middle housing uses but prohibits multifamily housing (except cottage clusters). The RM-II zone, on the other hand, allows multifamily housing in addition to single-family housing and middle housing. The proposed zone change on the properties in Map 47 therefore increases the amount of land that can accommodate multifamily housing in Salem, helping address the projected deficit of multifamily land identified in the HNA. In addition, the RM-II zone requires a minimum density of 15 dwelling units per acre. Rezoning this RS land to RM-II therefore increases the amount of future housing that is required to be developed on these parcels if they redevelop in the future. Moreover, these properties are designated MF on the Comprehensive Plan Map. The RM-II zone is identified in the Salem Area Comprehensive Plan as one of the zones that implements the MF land use designation, and RS is not. Therefore, this zone change will align the zoning with the Comprehensive Plan Map designation.

RD to RM-II
The RD zone allows single family and middle housing uses but prohibits multifamily housing (except cottage clusters). Concurrently with this proposed zone change, the RD zone is proposed to be eliminated. The RM-II zone allows multifamily housing in addition to single family housing and middle housing. The proposed zone change on the properties in Map 47 therefore increases the amount of land that can accommodate multifamily housing in Salem, which is a projected need identified in the HNA.

RH to RM-II
The RH zone allows single family housing, middle housing, and multifamily housing. The RM-II zone also allows single family housing, middle housing, and multifamily housing. The proposed zone change on the properties identified in Map 47 thus does not decrease the amount of land available for multifamily housing, a projected need identified in the HNA.

Map 48
RS to MU-I
This proposed zone change from RS to MU-I on Map 48 is on a split-zoned property that is currently zoned RS and CR. This property is currently developed with a commercial use, and the proposed zone change would eliminate the split-zoning and align the zoning with the existing use. Generally, the RS zone allows single family and middle housing uses but prohibits multifamily uses (except cottage clusters). The MU-I zone, on the other hand, allows three, four,

and multiple family uses, as well as townhouses. The proposed zone change from RS to MU-I on the property in Map 48 thus allows the entire property in the future to potentially accommodate multifamily housing, a projected need identified in the HNA.

RM-II to MU-I
The RM-II zone allows single family housing, middle housing, and multifamily housing. The MU-I zone allows three, four, and multiple family uses, as well as townhouses. The proposed zone change from RM-II to MU-I on the properties in Map 48 maintains the amount of land available for multifamily housing, a projected need identified in the HNA. Exclusively residential development in the MU-I zone is also subject to a minimum density of 15 dwelling units per acre, which is the same as the RM-II zone. The MU-I zone, however, does not have a maximum density, whereas the RM-II zone has a maximum density of 31 dwelling units per acre. Therefore, the MU-I zone allows denser multifamily development if these properties redevelop in the future.

CO to MU-I
The CO zone allows single-family, middle housing, and multiple family uses. The MU-I zone allows three, four, and multiple family uses, as well as townhouses. As a result of the proposed zone change from CO to MU-I, the properties in Map 48 thus continue to accommodate multifamily housing, a projected need identified in the HNA. The MU-I zone also has a minimum dwelling unit density of 15 dwelling units per acre for exclusively residential development. The CO zone has no minimum density, so if these properties redevelop, more units would be required in exclusively residential developments after the proposed zone change than would otherwise be required in the CO zone. In addition, the CO zone requires multifamily development to go through a design review land use process. Under the proposed zone change to MU-I, design review will not be required for multifamily development. This lowers barriers to multifamily development as recommended in the HNA.

CR to MU-I
The CR zone allows three and four family development and multiple family development as a conditional use. The MU-I zone allows three, four, and multiple family uses, as well as townhouses. As a result of the proposed zone change, multifamily housing is allowed outright on the properties identified in Map 48 rather than through a required conditional use permit in the CR zone. This reduces a barrier to multifamily development, as recommended in the HNA. Additionally, the MU-I zone has a minimum dwelling unit density of 15 dwelling units per acre for exclusively residential development. The CR zone has no minimum density, so more units are required to be built in exclusively residential developments after the proposed zone change than would otherwise be required in the CR zone. Furthermore, the maximum allowed height in the MU-I zone is 65 feet, as opposed to 50 feet in the CR zone, which increases the amount of housing that could potentially be built on these properties.

Map 49

RH to Multiple Family Residential – III (RM-III)
The RH zone allows single family housing, middle housing, and multifamily housing. The proposed revisions to the zone – including renaming to RM-III zone – do not change the uses allowed. The properties are also not considered buildable land in the HNA. Therefore, the

proposed zone change on the properties in Map 49 does not decrease the amount of land available for multifamily housing, a projected need identified in the HNA. Additionally, the proposed revisions to the RH zone (e.g., the new RM-III zone) establish a minimum density of 28 dwelling units per acre, which did not exist previously. Therefore, if the properties redevelop into housing, the proposed change ensures a minimum number of dwelling units are developed.

Map 50

RM-II to PE

The RM-II zone allows single family housing, middle housing, and multifamily housing. The PE zone only allows very limited residential uses. The properties in Map 50 proposed for a zone change from RM-II to PE are already developed as part of a public school campus and are, therefore, unlikely to be redeveloped into other uses. The proposed zone change thus does not effectively change the potential of these lands to be provide housing in Salem. In addition, other lands in Salem are concurrently being proposed for residential zoning that will allow Salem to meet its housing needs.

PA to PE

The PA zone and PE zone prohibit virtually all residential uses. Neither zone is identified as residential land in the HNA, so the proposed zone change from PA to PE on properties in Map 50 does not decrease the amount of land available for housing. Additionally, these properties are developed with educational uses and are owned by the Salem-Keizer School District. Therefore, this zone change is proposed to align the zoning with the existing use, as the properties are unlikely to be developed into a different use. For these reasons, the proposed zone change does not have a negative impact on Salem's ability to provide for the housing needs of its residents.

Map 51

RS to RM-II

The RS zone allows single-family and middle housing uses but prohibits multifamily housing (except cottage clusters). The RM-II zone, on the other hand, allows multifamily housing in addition to single-family housing and middle housing. The property proposed for a zone change from RS to RM-II is developed. If the property redevelops in the future, the proposed zone change therefore increases the amount of land that can accommodate multifamily housing in Salem, helping address the projected deficit of multifamily land identified in the HNA. Additionally, these properties are designated MF on the Comprehensive Plan Map. The RM-II zone is identified in the Salem Area Comprehensive Plan as one of the zones that implements the MF land use designation, and RS is not. Therefore, this zone change is proposed to align the zoning with the Comprehensive Plan Map designation.

CR to RM-II

The CR zone allows three and four family development and multiple family development as a conditional use. The RM-II zone allows single family housing, middle housing, and multifamily housing. Additional land for multifamily housing is a projected need identified in the HNA. The proposed zone change from CR to RM-II on the properties in Map 51 allows multifamily housing outright, rather than requiring a conditional use permit in the CR zone. This reduces a barrier to multifamily development, as recommended in the HNA. This land is also already developed with housing, so the proposed zone change aligns with the existing use.

Map 52

RM-II to CO

The RM-II zone allows single family housing, middle housing, and multifamily housing. The CO zone, while not considered residential land in the HNA, allows single-family, duplex, three, four, and multiple family uses. The property proposed for a zone change from RM-II to CO in Map 52 therefore continues to allow multifamily housing outright on the property and does not decrease its ability to accommodate housing needs if it is redeveloped in the future. In addition, this property is designated COM on the Comprehensive Plan Map. The CO zone is identified in the Salem Area Comprehensive Plan as one of the zones that implements the COM land use designation, and RM-II is not. Therefore, this zone change is proposed to align the zoning with the Comprehensive Plan Map designation.

Map 53

RM-II to CR

The RM-II zone allows single family housing, middle housing, and multifamily housing. The CR zone allows three and four family development as special uses and multiple family development as a conditional use. The property proposed for the zone change to CR in Map 53 is developed with a commercial business that extends onto the adjacent property, which is currently zoned CR. The proposed CR zone therefore better aligns with the existing use. If the property were to redevelop under the proposed CR zone, it could be redeveloped with multifamily housing or as a mix of uses that includes multifamily housing, as such housing is allowed in the CR zone with a conditional use permit. This aligns with the HNA recommendation that Salem look to increase opportunities for redevelopment and mixed-use development to help address the projected deficit of multifamily land. Additionally, the CR zone does not have a maximum dwelling unit density or a maximum lot coverage, while the RM-II zone has a maximum dwelling unit density of 31 units per acre and a maximum lot coverage of 60 percent. Therefore, the proposed zone change to CR allows for potentially denser residential development if the property is redeveloped. In addition, other areas in Salem are proposed to be rezoned to allow for multifamily housing, and with those proposed changes, Salem will meet the projected multifamily housing need identified in the HNA.

Map 54

RM-II to MU-I

The RM-II zone allows single family housing, middle housing, and multifamily housing. The MU-I zone allows three, four, and multiple family uses, as well as townhouses. The proposed zone change from RM-II to MU-I on the property in Map 54 maintains the amount of land available for multifamily housing, a projected need identified in the HNA. Exclusively residential development in the MU-I zone is also subject to a minimum density of 15 dwelling units per acre, which is the same as the RM-II zone. The MU-I zone, however, does not have a maximum density, whereas the RM-II zone has a maximum density of 31 dwelling units per acre. Therefore, the MU-I zone allows denser multifamily development if this property redevelops in the future.

CR to MU-I
The CR zone allows three and four family development and multiple family development as a conditional use. The MU-I zone allows three, four, and multiple family uses, as well as townhouses. As a result of the proposed zone change, multifamily housing is allowed outright on the properties identified in Map 54 rather than through a required conditional use permit in the CR zone. This reduces a barrier to multifamily development, as recommended in the HNA. Additionally, the MU-I zone has a minimum dwelling unit density of 15 dwelling units per acre for exclusively residential development. The CR zone has no minimum density, so more units are required to be built in exclusively residential developments after the proposed zone change than would otherwise be required in the CR zone. Furthermore, the maximum allowed height in the MU-I zone is 65 feet, as opposed to 50 feet in the CR zone, which increases the amount of housing that could potentially be built on these properties.

CG to MU-I
The CG zone allows three and four family development as special uses and multiple family development as a conditional use. The MU-I zone allows three, four, and multiple family uses, as well as townhouses. As a result of the proposed zone change, the properties in Map 54 will allow multifamily uses outright rather than through a conditional use permit in the CG zone. This reduces barriers to multifamily development, as recommended in the HNA. Additionally, the MU-I zone has a minimum dwelling unit density of 15 dwelling units per acre for exclusively residential development. The CG zone has no minimum density, so more units are required to be built in exclusively residential developments after the proposed zone change than would otherwise be required in the CG zone.

IC to MU-I
The IC zone allows three and four family development as special uses and single family, duplex, and multiple family development as conditional uses. The MU-I zone allows three, four, and multiple family uses, as well as townhouses. As a result of the proposed zone change, multifamily housing is allowed outright on the properties in Map 54, rather than through a conditional use permit. This reduces barriers to multifamily development, as recommended in the HNA. Additionally, the MU-I zone has a minimum dwelling unit density of 15 dwelling units per acre for exclusively residential development. The IC zone has no minimum density, so the proposed zone change requires more units to be built in exclusively residential developments than would otherwise be required in the IC zone.

Map 55
CG to PA
The property proposed to be rezoned from CG to PA on MAP 55 is owned by the City of Salem and is developed with the City's senior center, Center 50+. The property is not considered buildable residential land in the HNA, and the property is unlikely to be redeveloped into another use, as the City intends to maintain it as a senior center. The proposed rezoning therefore does not effectively change the potential of this property to provide housing opportunities in Salem. In addition, concurrently with this proposed rezoning, other areas are proposed to be rezoned to mixed use and multifamily zones that allow multifamily housing, a projected need identified in the HNA. These other proposed zone changes will meet the projected multifamily housing need identified in the HNA.

PE to PA
The PE zone and PA zone prohibit nearly all residential uses. Neither zone is considered residential land in the HNA. Additionally, the portion of the property in Map 55 proposed for a zone change from PE to PA is part of a City-owned park, and the City does not plan to redevelop it into another use. Therefore, the proposed zone change does not affect Salem's ability to provide for the housing needs of its residents.

Map 56

RS to MU-II
The RS zone allows single family and middle housing uses but prohibits multifamily uses (except cottage clusters). The MU-II zone, on the other hand, allows three, four, and multiple family uses, as well as townhouses. The proposed zone change from RS to MU-II on the properties in Map 56 thus increases the amount of land that can accommodate multifamily housing, a projected need identified in the HNA.

RM-II to MU-II
The RM-II zone allows single family housing, middle housing, and multifamily housing. The MU-II zone allows three, four, and multiple family uses, as well as townhouses. The proposed zone change from RM-II to MU-II on the property in Map 56 maintains the amount of land available for multifamily housing, a projected need identified in the HNA. Exclusively residential development in the MU-II zone is also subject to a minimum density of 15 dwelling units per acre, which is the same as the RM-II zone. The MU-II zone, however, does not have a maximum density, whereas the RM-II zone has a maximum density of 31 dwelling units per acre. Therefore, the MU-II zone allows denser multifamily development if this property redevelops in the future.

CO to MU-II
The CO zone allows single-family, middle housing, and multiple family uses. The MU-II zone allows three, four, and multiple family uses, as well as townhouses. As a result of the proposed zone change from CO to MU-II, the properties in Map 56 thus continue to accommodate multifamily housing, a projected need identified in the HNA. In addition, the CO zone requires multifamily development to go through a design review land use process. Under the proposed zone change to MU-II, design review will not be required for multifamily development. This lowers barriers to multifamily development as recommended in the HNA.

CR to MU-II
The CR zone allows three and four family development and multiple family development as a conditional use. The MU-II zone allows three, four, and multiple family uses, as well as townhouses. As a result of the proposed zone change, multifamily housing is allowed outright on the properties identified in Map 56 rather than through a required conditional use permit in the CR zone. This reduces a barrier to multifamily development, as recommended in the HNA. Additionally, the MU-II zone has a minimum dwelling unit density of 15 dwelling units per acre for exclusively residential development. The CR zone has no minimum density, so more units are required to be built in exclusively residential developments after the proposed zone change than would otherwise be required in the CR zone.

CG to MU-II
The CG zone allows three and four family development as special uses and multiple family development as a conditional use. The MU-II zone allows three, four, and multiple family uses, as well as townhouses. As a result of the proposed zone change, the properties in Map 56 will allow multifamily uses outright rather than through a conditional use permit in the CG zone. This reduces barriers to multifamily development, as recommended in the HNA. Additionally, the MU-II zone has a minimum dwelling unit density of 15 dwelling units per acre for exclusively residential development. The CG zone has no minimum density, so more units are required to be built in exclusively residential developments after the proposed zone change than would otherwise be required in the CG zone.

Map 57
RS to NH
The RS zone allows single family and middle housing. The NH zone allows the same residential uses. Therefore, the proposed zone change from RS to NH on the properties in Map 57 does not decrease the ability of these properties to accommodate housing.

Map 58
RS to PE
The RS zone allows single family and middle housing uses but prohibits multifamily housing (except cottage clusters). The PE zone only allows very limited residential uses. The portion of the property in Map 58 proposed for a zone change from RS to PE is part of a public school campus and is, therefore, unlikely to be redeveloped into another use. The proposed zone change thus does not effectively change the potential of these lands to provide housing opportunities in Salem. In addition, other lands in Salem are concurrently being proposed for residential zoning that will allow Salem to meet its housing needs.

PA to PE
The PA zone and PE zone prohibit virtually all residential uses. Neither zone is identified as residential land in the HNA, so the proposed zone change from PA to PE on the property in Map 58 does not have a significant impact on Salem's ability to provide for the housing needs of its residents. Additionally, these properties are part of a school campus and are owned by the Salem-Keizer School District. Therefore, this zone change is proposed to align the zoning with the existing use. The properties are unlikely to be developed into a different use so, the proposed zone change does not have a significant impact on Salem's ability to provide for the housing needs of its residents.

Map 59
RS to MU-I
The RS zone allows single family and middle housing uses but prohibits multifamily uses (except cottage clusters). The MU-I zone, on the other hand, allows three, four, and multiple family uses, as well as townhouses. The proposed zone change from RS to MU-I on the properties in Map 59 thus increases the amount of land that can accommodate multifamily housing, a projected need identified in the HNA.

CR to MU-I
The CR zone allows three and four family development and multiple family development as a conditional use. The MU-I zone allows three, four, and multiple family uses, as well as townhouses. As a result of the proposed zone change, multifamily housing is allowed outright on the properties identified in Map 59 rather than through a required conditional use permit in the CR zone. This reduces a barrier to multifamily development, as recommended in the HNA. Additionally, the MU-I zone has a minimum dwelling unit density of 15 dwelling units per acre for exclusively residential development. The CR zone has no minimum density, so more units are required to be built in exclusively residential developments after the proposed zone change than would otherwise be required in the CR zone. Furthermore, the maximum allowed height in the MU-I zone is 65 feet, as opposed to 50 feet in the CR zone, which increases the amount of housing that could potentially be built on these properties.
CG to MU-I
The CG zone allows three and four family development as special uses and multiple family development as a conditional use. The MU-I zone allows three, four, and multiple family uses, as well as townhouses. As a result of the proposed zone change, the properties in Map 59 will allow multifamily uses outright rather than through a conditional use permit in the CG zone. This reduces barriers to multifamily development, as recommended in the HNA. Additionally, the MU-I zone has a minimum dwelling unit density of 15 dwelling units per acre for exclusively residential development. The CG zone has no minimum density, so more units are required to be built in exclusively residential developments after the proposed zone change than would otherwise be required in the CG zone.

IC to MU-I
The IC zone allows three and four family development as special uses and single family, duplex, and multiple family development as conditional uses. The MU-I zone allows three, four, and multiple family uses, as well as townhouses. As a result of the proposed zone change, multifamily housing is allowed outright on the properties in Map 59, rather than through a conditional use permit. This reduces barriers to multifamily development, as recommended in the HNA. Additionally, the MU-I zone has a minimum dwelling unit density of 15 dwelling units per acre for exclusively residential development. The IC zone has no minimum density, so the proposed zone change requires more units to be built in exclusively residential developments than would otherwise be required in the IC zone.

Map 60
RS to MU-III
The RS zone allows single family and middle housing uses but prohibits multifamily uses (except cottage clusters). The MU-III zone, on the other hand, allows three, four, and multiple family uses, as well as townhouses. The proposed zone change from RS to MU-III on the properties in Map 60 thus increases the amount of land that can accommodate multifamily housing, a projected need identified in the HNA.

RM-II to MU-III
The RM-II zone allows single family housing, middle housing, and multifamily housing. The MU-III zone allows three, four, and multiple family uses, as well as townhouses. The proposed zone change from RM-II to MU-III on the properties in Map 60 maintains the amount of land

available for multifamily housing, a projected need identified in the HNA. Exclusively residential development in the MU-III zone is subject to a minimum density of 15 dwelling units per acre, which is the same as the RM-II zone. The MU-III zone, however, does not have a maximum density, whereas the RM-II zone has a maximum density of 31 dwelling units per acre. Therefore, the MU-III zone allows denser multifamily development if these properties redevelop in the future.

CO to MU-III
The CO zone allows single-family, middle housing, and multiple family uses. The MU-III zone allows three, four, and multiple family uses, as well as townhouses. As a result of the proposed zone change from CO to MU-III, the properties in Map 60 thus continue to accommodate multifamily housing, a projected need identified in the HNA. The MU-III zone also has a minimum dwelling unit density of 15 dwelling units per acre for exclusively residential development. The CO zone has no minimum density, so more units are required to be built in exclusively residential developments after the proposed zone change than would otherwise be required in the CO zone.

CR to MU-III
The CR zone allows multifamily housing through a conditional use permit, which includes a public hearing process. The MU-III zone also allow multifamily housing, but it is allowed outright. This reduces barriers to multifamily development on the properties proposed for the zone change to MU-III in Map 60, as recommended in the HNA. In addition, off-street parking is not required for any use in the MU-III zone as long as the property is within ¼ mile of Cherriots Core Network – these properties fall within that distance – and is developed with multifamily housing. This encourages infill housing development on these properties, which are largely developed today with commercial uses; housing can be built on parts of the properties that were previously dedicated to parking spaces because the spaces would no longer be required. Furthermore, the MU-III zone allow these properties, if redeveloped, to potentially accommodate more housing because the maximum allowed height is 70 feet, as opposed to 50 feet in the CR zone. The MU-III zone also requires a minimum of 15 dwelling units per acre for exclusive residential developments, while the CR zone does not prescribe a minimum density. The MU-III zone thus helps ensure more units are provided if these properties are redeveloped into housing. The proposed zone change therefore encourages multifamily housing development and does not decrease the amount of land that can accommodate housing.

CG to MU-III
The CG zone allows multifamily housing through a conditional use permit, which includes a public hearing process. As a result of the proposed zone change to MU-III, multifamily housing is allowed outright on the properties in Map 60. This reduces barriers to multifamily development, as recommended in the HNA. In addition, off-street parking is not required for any use in the MU-III zone that is part of a development that includes multifamily housing if it is within ¼ mile of Cherriots Core Network – these properties fall within that distance. This encourages infill housing development on these properties, which are largely developed today with commercial uses; housing can be built on parts of the properties that were previously dedicated to parking spaces because the spaces would no longer be required. The MU-III zone also requires a minimum of 15 dwelling units per acre for exclusive residential developments,

while the CG zone does not prescribe a minimum density. The MU-III zone thus helps ensure more units are provided if these properties are redeveloped into housing. The proposed zone change therefore encourages multifamily housing development and does not decrease the amount of land that can accommodate housing.

Map 61

RS to RM-II

The RS zone allows single-family and middle housing uses but prohibits multifamily housing (except cottage clusters). The RM-II zone, on the other hand, allows multifamily housing in addition to single-family housing and middle housing. The proposed zone change on the properties in Map 61 therefore increases the amount of land that can accommodate multifamily housing in Salem, helping address the projected deficit of multifamily land identified in the HNA. In addition, the properties proposed to be rezoned to RM-II near Broadway Street NE are split-zoned RS and RM-II, so the proposed zone change applies one consistent zoning to the properties. The properties proposed to be rezoned RM-II on Dreamerie Lane NE are designated MF on the Comprehensive Plan Map, so the proposed zone change aligns the zoning with the existing Comprehensive Plan Map designation.

Map 62

RD to RS

The RD zone allows single family and middle housing uses. The RS zone, with the implementation of HB 2001, allows the same residential uses as the RD zone, including two family uses in addition to other middle housing types. The RD zone is, therefore, proposed to be eliminated concurrently with this proposed zone change. The properties in Map 62 are also developed with housing. The proposed zone change from RD to RS thus does not affect or decrease the properties' capacity to accommodate housing in the future through infill or redevelopment.

Map 63

CO to Mixed Use – Riverfront (MU-R)

The CO zone allows single-family, middle housing, and multiple family uses. The MU-R zone allows three, four, and multiple family uses, as well as townhouses. As a result of the proposed zone change from CO to MU-R, the properties in Map 63 thus continue to accommodate multifamily housing, a projected need identified in the HNA. The MU-R zone also has a minimum dwelling unit density of 15 dwelling units per acre for exclusively residential development. The CO zone has no minimum density, so more units would be required in exclusively residential developments built after the proposed zone change than would otherwise be required in the CO zone.

IC to MU-R

The IC zone allows three and four family development as special uses and single family, duplex, and multiple family development as conditional uses. The Mixed Use - Riverfront (MU-R) zone allows three, four, and multiple family uses, as well as townhouses. As a result of the proposed zone change, multifamily housing is allowed outright on the properties identified in Map 63, rather than through a conditional use permit. This reduces barriers to multifamily development, as recommended in the HNA. Additionally, the MU-R zone has a minimum dwelling unit

density of 15 dwelling units per acre for exclusively residential development. The IC zone has no minimum density, so more units are required to be built in exclusively residential developments after the proposed zone change than would otherwise be required in the IC zone.

IG to MU-R
The IG zone allows very limited single-family uses but prohibits middle housing and multifamily housing. The Mixed Use - Riverfront (MU-R) zone allows three, four, and multiple family uses, as well as townhouses. As a result of the proposed zone change from IG to MU-R, multifamily housing will be allowed on the properties in Map 63. This helps meet Salem's housing needs by increasing the amount of land available for multifamily housing if these properties redevelop in the future. The HNA determined that Salem has a projected deficit of land for multifamily housing, so the proposed zone change helps address that deficit.

Map 64
RH to RM-III
The RH zone allows single family housing, middle housing, and multifamily housing. The proposed revisions to the zone – including renaming to RM-III zone – do not change the uses allowed. Therefore, the proposed zone change on the properties in Map 64 does not decrease the amount of land available for multifamily housing, a projected need identified in the HNA. Additionally, the proposed revisions to the RH zone (e.g., the new RM-III zone) establish a minimum density of 28 dwelling units per acre, which did not exist previously. Therefore, if the properties redevelop, the proposed change ensures a minimum number of dwelling units are developed.

Map 65
RH to MU-I
The RH zone allows single family housing, middle housing, and multifamily housing. The MU-I zone allows three, four, and multiple family uses, as well as townhouses. The proposed zone change from RH to MU-I on the properties in Map 65 maintains the amount of land available for multifamily housing, a projected need identified in the HNA.

CO to MU-I
The CO zone allows single-family, middle housing, and multiple family uses. The MU-I zone allows three, four, and multiple family uses, as well as townhouses. As a result of the proposed zone change from CO to MU-I, the properties in Map 65 thus continue to accommodate multifamily housing, a projected need identified in the HNA. In addition, the CO zone requires multifamily development to go through a design review land use process. Under the proposed zone change to MU-I, design review will not be required for multifamily development. This lowers a barrier to multifamily development as recommended in the HNA.

CR to MU-I
The CR zone allows three and four family development and multiple family development as a conditional use. The MU-I zone allows three, four, and multiple family uses, as well as townhouses. As a result of the proposed zone change, multifamily housing is allowed outright on the properties identified in Map 65 rather than through a required conditional use permit in the CR zone. This reduces a barrier to multifamily development, as recommended in the HNA.

Additionally, the MU-I zone has a minimum dwelling unit density of 15 dwelling units per acre for exclusively residential development. The CR zone has no minimum density, so more units are required to be built in exclusively residential developments after the proposed zone change than would otherwise be required in the CR zone. Furthermore, the maximum allowed height in the MU-I zone is 65 feet, as opposed to 50 feet in the CR zone, which increases the amount of housing that could potentially be built on these properties.

CG to MU-I
The CG zone allows three and four family development as special uses and multiple family development as a conditional use. The MU-I zone allows three, four, and multiple family uses, as well as townhouses. As a result of the proposed zone change, the properties in Map 65 will allow multifamily uses outright rather than through a conditional use permit in the CG zone. This reduces barriers to multifamily development, as recommended in the HNA. Additionally, the MU-I zone has a minimum dwelling unit density of 15 dwelling units per acre for exclusively residential development. The CG zone has no minimum density, so more units are required to be built in exclusively residential developments after the proposed zone change than would otherwise be required in the CG zone.

Map 66
RH to PA
The RH zone allows single family housing, middle housing, and multifamily housing. The PA zone only allows very limited residential uses. The portion of the property in Map 66 proposed for a zone change from RH to PA is a City-owned park adjacent to Mill Creek that is classified as a natural area, and the City intends to maintain it as undeveloped land with limited trail and passive recreation development. It is also not considered buildable land in the HNA. For this reason, the proposed zone change from RH to PA does not decrease the amount of land available for housing or impact opportunities to provide housing in Salem.

CO to PA
The CO zone allows single-family, middle housing, and multiple family uses. The PA zone only allows very limited residential uses. The properties in Map 66 proposed for a zone change from CO to PA are part of a City-owned park adjacent to Mill Creek that is classified as a natural area, and the City intends maintain it as undeveloped land with limited trail and passive recreation development. The properties are not considered buildable land in the HNA. The proposed zone change thus does not decrease the amount of land available for housing or impact the ability of these properties to help meet Salem’s housing needs.

Central Business District (CB) to PA
The CB zone allows middle housing and multifamily housing. The PA zone only allows very limited residential uses. The property in Map 66 proposed for a zone change from CB to PA is already developed as a City-owned park - Riverfront Park - and the City intends to maintain this land as a park. It is unlikely to be redeveloped into a different use, and it was excluded from Salem’s BLI. The proposed zone change therefore does not decrease the amount of buildable residential land in Salem. Additionally, other lands in Salem are concurrently being proposed for zoning intended for multifamily uses, which will help Salem to meet its housing needs.

Map 67

RH to MU-R

The RH zone allows single family housing, middle housing, and multifamily housing. The MU-R zone allows three, four, and multiple family uses, as well as townhouses. The proposed zone change from RH to MU-R on the properties in Map 67 maintains the amount of land available for multifamily housing, a projected need identified in the HNA.

Map 68

RH to CB

The RH zone allows single family housing, middle housing, and multifamily housing. The CB zone allows middle housing and multifamily housing. The proposed zone change from RH to CB on the property in Map 68 is currently developed with multifamily housing, and the property is not considered buildable land in the HNA. Therefore, the proposed zone change does not decrease the amount of land available for multifamily housing, a projected need identified in the HNA.

CO to CB

The CO zone allows single-family, duplex, three, four, and multiple family uses. The CB zone is not considered residential land in the HNA either, but it allows middle housing and multifamily housing. The proposed zone change from CO to CB on the properties in Map 68 continues to allow multifamily housing, a projected need identified in the HNA. Additionally, the CO zone does not have a minimum dwelling unit density. Exclusively residential development in the CB zone is subject to a minimum density of 20 dwelling units per acre. Therefore, the proposed zone change to CB requires more dwelling units to be developed than would be required in the CO zone.

IC to CB

The IC zone allows three and four family development as special uses and single family, duplex, and multiple family development as conditional uses. The CB zone allows middle housing and multiple family development. As a result of the proposed zone change from IC to CB, multifamily housing is allowed outright on the property in Map 68, rather than through a conditional use permit. This reduces a barrier to developing multifamily housing, as recommended in the HNA. For this reason, the proposed zone change helps Salem meet its housing needs.

PE to CB

The PE zone is intended to identify lands for educational services and education-supporting uses, like day care, basic education, and post-secondary and adult education. It allows only limited residential uses. The CB zone allows middle housing and multifamily housing. The proposed zone change from PE to CB on the portion of the property in Map 68 therefore increases the amount of land that can accommodate multifamily housing in Salem if this property redevelops in the future, helping address the projected deficit of multifamily land identified in the HNA. Additionally, this land is designated Central Business District on the Salem Comprehensive Plan Map. The Salem Area Comprehensive Plan indicates that the CB zone implements the Central Business District designation, and the PE zone does not. Therefore, the proposed zone change will align the zoning with the comprehensive plan designation.

Map 69

CO to MU-R

The CO zone allows single-family, middle housing, and multiple family uses. The MU-R zone allows three, four, and multiple family uses, as well as townhouses. As a result of the proposed zone change from CO to MU-R, the properties in Map 69 will thus continue to accommodate multifamily housing, a projected need identified in the HNA. The MU-R zone also has a minimum dwelling unit density of 15 dwelling units per acre for exclusively residential development. The CO zone has no minimum density, so more units are required to be built in exclusively residential developments after the proposed zone change than would otherwise be required in the CO zone.

CR to MU-R

The CR zone allows three and four family development and multiple family development as a conditional use. The Mixed Use - Riverfront (MU-R) zone allows three, four, and multiple family uses, as well as townhouses. As a result of the proposed zone change, the properties in Map 69 allow multifamily uses outright rather than through a conditional use permit. This reduces barriers to multifamily development, as recommended in the HNA. Additionally, the MU-R zone has a minimum dwelling unit density of 15 dwelling units per acre for exclusively residential development. The CR zone has no minimum density, so more units are required to be built in exclusively residential developments after the proposed zone change than would otherwise be required. Furthermore, the maximum allowed height in the MU-R zone is 70 feet, as opposed to 50 feet in the CR zone, which increases the amount of housing that could potentially be built on these properties.

Map 70

RM-II to PA

The RM-II zone allows single family housing, middle housing, and multifamily housing. The PA zone only allows very limited residential uses. The property in Map 70 proposed for a zone change from RM-II to PA is City-owned property adjacent to Pringle Creek. The City does not intend to develop the property, and it is not considered buildable in the HNA. The proposed zone change therefore does not decrease the amount of buildable land for residential uses in Salem. Additionally, other land is Salem is proposed for residential zoning that will allow Salem to meet its future housing needs.

CO to PA

The CO zone allows single-family, middle housing, and multiple family uses. The PA zone only allows very limited residential uses. The property in Map 70 proposed for a zone change from CO to PA is along Shelton Ditch and is owned by the City of Salem. The City does not intend to develop the property, and it is not considered buildable in the HNA. The proposed zone change therefore does not decrease the amount of buildable land for residential uses in Salem.

CR to PA

The CR zone allows three family, four family, and multiple family housing but is not considered residential land in the HNA. The PA zone only allows very limited residential uses. The properties in Map 70 proposed for a zone change from CR to PA are City-owned, and the City

intends to reserve them as open space. These properties are located within the Willamette Greenway and are partially within the Willamette River Floodway. The proposed zone change thus does not effectively impact the ability of these properties to help meet Salem's housing needs.

CG to PA
The CG zone allows three family, four family, and multiple family housing but is not considered residential land in the HNA. The PA zone only allows very limited residential uses. The portion of the property in Map 70 proposed for a zone change from CG to PA is City-owned, and the whole property is bisected by Pringle Creek. The property is not considered buildable land in the HNA. The proposed zone change thus does not decrease the amount of land available for housing or effectively impact the ability of these properties to help meet Salem's housing needs. Additionally, other lands in Salem are concurrently proposed for zoning intended for multi-family development that will allow Salem to meet its future housing needs.

CB to PA
The CB zone allows middle housing and multifamily housing. The PA zone only allows very limited residential uses. The properties in Map 70 proposed for a zone change from CB to PA are already developed as City-owned parks, including Pringle Park and Pringle Creek trail, and the City intends to maintain them as parks. They are unlikely to be redeveloped into a different use, and they were excluded from Salem's BLI. The proposed zone change therefore does not decrease the amount of buildable residential land in Salem. Additionally, other lands in Salem are concurrently being proposed for zoning intended for multifamily uses, which will help Salem to meet its housing needs.

IG to PA
The IG zone allows only very limited residential uses. The PA zone also only allows very limited residential uses. Because neither zone is considered residential land in the HNA, the proposed zone change from IG to PA on the properties in Map 70 does not have a significant impact on Salem's ability to provide for the housing needs of its residents. In addition, the primary property is owned by the City and is dedicated open space. The City intends to maintain it as open space, as the property is constrained and along the Willamette Slough. It is therefore unlikely to be redeveloped into a different use. The other small properties, while not owned by the City, are similarly constrained. Additionally, other lands in Salem are concurrently being proposed for residential zoning that will allow Salem to meet its housing needs.

PE to PA
The PE zone and PA zone prohibit nearly all residential uses. Neither zone is considered residential land in the HNA. Additionally, the property in Map 70 proposed for a zone change from PE to PA is City-owned open space, and the City does not plan to redevelop it into other uses. Therefore, the proposed zone change does not affect Salem's ability to provide for the housing needs of its residents.

Map 71

RS to CO

The RS zone allows single family and middle housing but prohibits multifamily uses (except cottage clusters). The CO zone allows multiple family uses in addition to single family and middle housing. Most of the properties in Map 71 are already developed with housing. However, these properties are designated COM on the Comprehensive Plan Map. The CO zone is identified in the Salem Area Comprehensive Plan as one of the zones that implements the COM land use designation, and RS is not. Therefore, this zone change is proposed to align with the Comprehensive Plan Map designation. The proposed zone change from RS to CO will continue to allow the existing uses on these properties and if redeveloped in the future, will allow multifamily development, which is a projected need identified in the HNA.

CG to CO

The CG zone allows three and four family development as special uses and multiple family development as a conditional use. The CO zone allows single-family, middle housing, and multiple family uses. The proposed zone change from CG to CO on properties in Map71 allows a wider range of residential uses, including the existing uses on the properties. Furthermore, if the properties redevelop into multifamily housing, a conditional use permit is not required in the CO as it is in the CG zone. This reduces barriers to developing multifamily housing, as recommended in the HNA.

Map 72

RM-II to PH

The RM-II zone allows single family housing, middle housing, and multifamily housing. The PH zone only allows very limited residential uses. The properties in Map 72 proposed for a zone change from RM-II to PH are developed, owned by Salem Health, and adjacent to the existing hospital. They were not considered buildable residential land in the BLI that was conducted with the HNA. The proposed zone change therefore does not decrease the amount of buildable residential land in Salem. Additionally, other lands in Salem are concurrently being proposed for zoning intended for household living uses, which will allow Salem to meet its housing needs.

CO to PH

The CO zone allows single-family, middle housing, and multiple family uses. The PH zone only allows very limited household living uses. The properties in Map 72 proposed for a zone change from CO to PH, however, are owned by Salem Health and developed as part of a hospital campus, which is largely zoned PH. These parcels are unlikely to redevelop into housing. Instead, future redevelopment is best facilitated by the PH zoning. Nearly all of these parcels are considered developed in Salem's buildable lands inventory, so this proposed zone change does not significantly decrease the amount of buildable residential land in Salem. Additionally, other lands in Salem are being proposed for zoning intended for household living uses concurrently with this zone change that will allow Salem to meet its housing needs.

CR to PH

The CR zone allows three and four family development and multiple family development as a conditional use. The PH zone allows only very limited residential uses. The properties in Map 72 proposed for a zone change from CR to PH are owned by Salem Health and are developed as

part of a hospital campus, which is largely zoned PH. These parcels are unlikely to redevelop into housing. Instead, future redevelopment is best facilitated by the PH zoning. These parcels are also listed as developed in Salem's buildable lands inventory, so this proposed zone change does not decrease the amount of buildable residential land in Salem. Additionally, other lands in Salem are being proposed for zoning intended for household living uses concurrently with this zone change that will allow Salem to meet its housing needs.

CG to PH
The CG zone allows three and four family development as special uses and multiple family development as a conditional use. The PH zone allows only very limited residential uses. The properties in Map 72 proposed for a zone change from CG to PH are owned by Salem Health and are developed as part of a hospital campus, which is largely zoned PH. These parcels are unlikely to redevelop into housing. Instead, future redevelopment is best facilitated by the PH zoning. These parcels are also listed as developed in Salem's buildable lands inventory, so this proposed zone change does not decrease the amount of buildable residential land in Salem. Additionally, other lands in Salem are being proposed for zoning intended for household living uses concurrently with this zone change that will allow Salem to meet its housing needs.

CB to PH
The CB zone allows middle housing and multifamily housing. The PH zone allows only very limited residential uses. The properties in Map 72 proposed for a zone change from CB to PH are owned by Salem Health and are developed as part of a hospital campus, which is largely zoned PH. Therefore, the proposed zone change aligns the zoning with existing development. These parcels are also listed as developed in Salem's buildable lands inventory, so the proposed zone change does not decrease the amount of buildable residential land in Salem. Additionally, other lands in Salem are being proposed for zoning intended for household living uses concurrently with this zone change that will allow Salem to meet its housing needs.

PE to PH
The PE zone and PH zone prohibit nearly all residential uses. Neither zone is considered residential land in the HNA. The proposed zone change on the property in Map 72 therefore does not impact Salem's ability to provide for the housing needs of its residents. In addition, the property is developed, owned by Salem Health, and part of the existing hospital campus. The proposed PH zone therefore better aligns with the existing use.

Map 73
RM-II to PE
The RM-II zone allows single family housing, middle housing, and multifamily housing. The PE zone only allows very limited residential uses. The portions of the properties on Map 73 proposed to be rezoned to PE are part of a university, so changing the zoning to PE better aligns with the existing use. The properties are split-zoned, so the proposed zone change applies one consistent zone to the properties. Also, the properties are not considered buildable land in the HNA, so the proposed zone change does not decrease the amount of land available for housing in Salem. In addition, other lands in Salem are concurrently being proposed for residential zoning that will allow Salem to meet its housing needs.

Map 74

RS to RM-II

The RS zone allows single-family and middle housing uses but prohibits multifamily housing (except cottage clusters). The RM-II zone, on the other hand, allows multifamily housing in addition to single-family housing and middle housing. The properties in Map 74 are already developed with housing, so the proposed zone change on these properties does not affect the amount of vacant land available for residential development. However, the proposed zone change will allow multifamily housing if the property redevelops or could allow for internal conversion of the existing houses. This helps address the projected deficit of multifamily land identified in the HNA.

CR to RM-II

The CR zone allows three and four family development and multiple family development as a conditional use. The RM-II zone allows single family housing, middle housing, and multifamily housing. The property in Map 74 that is proposed for a zone change from CR to RM-II is already developed with multifamily housing, so the proposed zone change aligns the zoning with the existing use. The entire property is designated MF on the Salem Comprehensive Plan map, so this change aligns the zoning with the Comprehensive Plan designation. The proposed zone changes also apply consistent zoning on this split-zoned property. The property is not considered buildable land in the HNA, so the proposed zone change does not decrease the amount of land available for housing.

IC to RM-II

The IC zone allows three and four family development as special uses and single family, duplex, and multiple family development as conditional uses. The RM-II zone allows single family housing, middle housing, and multifamily housing. Through the proposed zone change from IC to RM-II, multifamily housing will be allowed outright on the properties in Map 74, rather than through a conditional use permit in the IC zone. This reduces a barrier to multifamily development if these properties redevelop into housing, as recommended in the HNA, and helps Salem meet its housing needs.

IG to RM-II

The IG zone allows very limited single-family uses but prohibits middle housing and multifamily housing. The RM-II zone allows single family housing, middle housing, and multifamily housing. As a result of the proposed zone change from IG to RM-II, multifamily housing is allowed outright on the properties in Map 74. This helps meet Salem's housing needs by increasing the amount of land available for multifamily housing. The HNA determined that Salem has a projected deficit of land for multifamily housing, so the proposed zone change helps address that deficit.

Map 75

RD to RS

The RD zone allows single family and middle housing uses. The RS zone, with the implementation of HB 2001, allows the same residential uses as the RD zone, including two family uses in addition to other middle housing types. The RD zone is, therefore, proposed to be eliminated concurrently with this proposed zone change. The properties in Map 75 are also

mostly developed with housing. The proposed zone change from RD to RS thus does not affect or decrease the properties' capacity to accommodate housing in the future through infill or redevelopment.

RM-II to RS
The RM-II zone allows single family housing, middle housing, and multifamily housing. The RS zone allows single family and middle housing but prohibits multifamily housing (except cottage clusters). Nearly all of the properties proposed for a zone change from RM-II to RS in Map 75 are developed with primarily single family housing on relatively small parcels and are considered developed in the HNA. The proposed zone change therefore does not largely decrease the amount of buildable land available for housing in Salem. The proposed zone change is intended to preserve the stability of the existing housing stock. Specifically, many of these properties are under the minimum 6,000 square foot lot size for the RM-II zone, so multiple properties would need to be combined to redevelop them with multifamily housing; doing so would likely displace current residents. Under the proposed zone change to RS, the properties could still accommodate housing at densities similar to the minimum density in the RM-II zone without the need to aggregate multiple parcels for the purpose of redevelopment. This additional density could be achieved through internal conversions of existing buildings or infill housing added to sites to create middle housing. Additionally, concurrently with this proposed zone change, other areas are proposed to be rezoned to allow for multifamily housing, a projected need identified in the HNA. These other proposed zone changes will meet the projected multifamily housing need identified in the HNA.

IG to RS
The IG zone allows very limited single-family uses but prohibits middle housing and multifamily housing. The RS zone is intended for household living. It allows single family and middle housing uses. As a result of the proposed zone change from IG to RS, a wider range of residential uses are allowed on the properties in Map 75. This increases the amount of land available for residential uses in Salem, including middle housing that helps Salem meet its housing needs.

Map 76
IG to IC
The IG zone allows very limited single-family uses but prohibits middle housing and multifamily housing. The IC zone allows single-family, two-family, and multifamily development as conditional uses. It also allows three and four family uses as special uses. Therefore, the proposed zone change on the properties in Map 76 from IG to IC expands opportunities for housing on these properties, particularly middle and multifamily housing. The HNA determined that Salem has a projected deficit of land for multifamily housing, so the proposed zone change helps address that deficit.

Map 77
RS to PA
The RS zone allows single family and middle housing uses. The PA zone only allows very limited residential uses. The properties in Map 77 proposed for a zone change from RA to PA are a City-owned park, and the City intends to maintain them as a park. Additionally, this is not

considered buildable land in the HNA. For these reasons, the proposed zone change from RA to PA will not impact opportunities to provide housing in Salem.

Map 78

IP to IC

The IP zone allows only very limited residential uses. The IC zone allows three and four family development as special uses and single family, duplex, and multiple family development as conditional uses. Therefore, even though the IC zone is not considered residential land in the HNA, the proposed zone change on the properties in Map 78 from IP to IC expands opportunities for housing on these properties, particularly middle and multifamily housing. The HNA determined that Salem has a projected deficit of land for multifamily housing, so the proposed zone change helps address that deficit.

Map 79

IC to PA

The IC zone allows three and four family development as special uses and single family, duplex, and multiple family development as conditional uses. The PA zone only allows very limited residential uses. However, the proposed zone change from IC to PA on the property in Map 79 does not have a significant impact on Salem's ability to provide for the housing needs of its residents because the property is owned by the City, which intends to maintain it as open space. The property is not considered buildable land in the HNA, and it is unlikely to be developed into another use. The proposed zone change therefore does not decrease the amount of land available for housing. Additionally, other lands in Salem are concurrently being proposed for residential zoning that will allow Salem to meet its housing needs.

Map 80

PA to PS

The PA zone and PS zone prohibit virtually all residential uses. The properties in Map 80 proposed for a zone change from PA to PS are owned by the State and currently designated Community Service Airport (CSA) on the Salem Comprehensive Plan Map. The PS zone implements the CSA comprehensive plan designation, and the PA zone does not. Therefore, the proposed zone change would align the zoning with the Comprehensive Plan designation. Neither the PA nor the PS zone is identified as residential land in the HNA, and these properties are currently developed with aviation uses. Therefore, the proposed zone change will not have an impact on Salem's ability to provide for the housing needs of its residents.

Map 81

CG to IC

The CG zone allows three and four family development as special uses and multiple family development as a conditional use. The IC zone allows three and four family development as special uses and single family, duplex, and multiple family development as conditional uses. The proposed zone change from CG to IC on Map 81 – a developed property – therefore expands the range of residential uses allowed and does not limit the potential for multifamily redevelopment in the future, a projected need identified in the HNA.

Map 82

CG to RM-II

The CG zone allows three and four family development as special uses and multiple family development as a conditional use. The RM-II zone allows single family housing, middle housing, and multifamily housing. The properties in Map 82 that are proposed for a zone change from CG to RM-II are developed with housing and are part of a larger development site that is zoned RM-II. Therefore, the proposed zone change helps align the zoning with the existing development. The properties are also listed as developed in Salem's buildable lands inventory, so the proposed zone change does not decrease the amount of buildable residential land in Salem.

Map 83

CR to RS

The portion of the property in Map 83 that is proposed for a zone change from CR to RS is a narrow strip of land adjacent to an existing single-family dwelling. The land is designated Single-Family Residential on the Salem Comprehensive Plan Map. The Salem Area Comprehensive Plan indicates that the RS zone is one of the zones that implements the Single-Family Residential designation, while the CR zone is not. Therefore, this zone change is proposed in order to align the zoning with the comprehensive plan designation. This land is also considered developed in Salem's buildable lands inventory, so the proposed zone change does not decrease the amount of buildable residential land in Salem. Additionally, other land is concurrently proposed for zoning that permits multi-family uses, which will allow Salem to meet its future housing needs.

Map 84

RA to IG

The RA zone allows single family and middle housing uses. The IG zone only allows very limited residential uses. The properties in Map 84 proposed for a zone change from RA to IG are designated Industrial (IND) on the Comprehensive Plan Map. The IG zone is identified in the Salem Area Comprehensive Plan as one of the zones that implements the IND land use designation, and RA is not. Therefore, this zone change is proposed to align with the Comprehensive Plan Map designation. These properties are also adjacent to and developed with other IG-zoned properties. Therefore, the proposed zone change aligns the zoning with the existing use. In addition, other lands in Salem are concurrently being proposed for zoning intended for household living uses, which will allow Salem to meet its housing needs.

Map 85

RA to MU-II

The RA zone allows single family and middle housing uses but prohibits multifamily uses (except cottage clusters). The MU-II zone, on the other hand, allows three, four, and multiple family uses, as well as townhouses. The proposed zone change from RA to MU-II on the properties in Map 85 thus increases the amount of land that can accommodate multifamily housing, helping address a projected need identified in the HNA.

IG to MU-II

The IG zone allows very limited single-family uses but prohibits middle housing and multifamily housing. The MU-II zone allows three, four, and multiple family uses, as well as townhouses. As

a result of the proposed zone change from IG to MU-II, multifamily housing is allowed outright on the properties in Map 85. This helps meet Salem's housing needs by increasing the amount of land available for multifamily housing. The HNA determined that Salem has a projected deficit of land for multifamily housing, so the proposed zone change helps address that deficit.

Map 86

RA to RM-II

The RA zone allows single-family and middle housing uses. It does not allow multifamily housing (except cottage clusters). The RM-II zone allows single-family housing, middle housing, and multifamily housing. The proposed zone change on the properties in Map 86 therefore increases the amount of land that can accommodate multifamily housing in Salem, helping address the projected deficit of multifamily land identified in the HNA.

RS to RM-II

The RS zone allows single-family and middle housing uses but prohibits multifamily housing (except cottage clusters). The RM-II zone, on the other hand, allows multifamily housing in addition to single-family housing and middle housing. The proposed zone change on the properties in Map 86 therefore increases the amount of land that can accommodate multifamily housing in Salem, helping address the projected deficit of multifamily land identified in the HNA.

Map 87

RS to PE

The RS zone allows single family and middle housing uses. The PE zone only allows very limited residential uses. The property in Map 87 proposed for a zone change from RS to PE is part of a public school campus and is, therefore, unlikely to be redeveloped into another use. The property is not considered buildable land in the HNA. The proposed zone change thus does not effectively change the potential of these lands to provide housing opportunities in Salem. In addition, other lands in Salem are concurrently being proposed for residential zoning that will allow Salem to meet its housing needs.

Map 88

No changes proposed

Map 89

RA to PA

The RA zone allows single family and middle housing uses. The PA zone only allows very limited residential uses. The property in Map 89 proposed for a zone change from RA to PA, however, is a City-owned park, and the City intends to maintain it as a park. Therefore, the proposed zone change from RA to PA will not impact opportunities to provide housing in Salem.

Map 90

IC to CR

The IC zone allows three and four family development as special uses and single family, duplex, and multiple family development as conditional uses. The CR zone also allows three and four family development as special uses and multiple family development as a conditional use. As a

result of the proposed zone change from IC to CR, the properties in Map 90 will continue to allow multifamily housing, a projected need identified in the HNA. The proposed change thus does not negatively impact Salem's ability to meet its housing needs.

Map 91

RA to PH

The RA zone allows single family and middle housing uses. The PH zone only allows very limited residential uses. The properties in Map 91 proposed for a zone change from RA to PH are owned by the State and are part of a correctional facility, the rest of which is already zoned PH. The PH zone allows detention facilities, while the RA zone does not, so the proposed PH zone better aligns with the existing use. The property is also unlikely to be redeveloped into another use, and it is not considered buildable land in the HNA. The proposed zone change therefore does not decrease the amount of land available for housing in Salem. Additionally, other lands in Salem are concurrently being proposed for zoning intended for household living uses, which will allow Salem to meet its housing needs.

Map 92

IBC to PA

The IBC zone prohibits residential uses. The PA zone only allows very limited residential uses. Because neither zone is considered residential land in the HNA, the proposed zone change from IBC to PA on the properties in Map 92 does not have a significant impact on Salem's ability to provide for the housing needs of its residents. In addition, the properties are owned by the City of Salem as open space, as they are conservation lots created through a subdivision. The properties will not be developed, so the proposed zone change does not effectively decrease the amount of buildable land for housing. Additionally, other lands in Salem are concurrently being proposed for residential zoning that will allow Salem to meet its housing needs.

IG to PA

The IG zone allows only very limited residential uses. The PA zone also only allows very limited residential uses. Because neither zone is considered residential land in the HNA, the proposed zone change from IG to PA on the portion of the property in Map 92 does not have a significant impact on Salem's ability to provide for the housing needs of its residents. In addition, the property proposed for a zone change to PA is owned by the City and dedicated to open space. The City intends to maintain this area as open space, so it is unlikely to be redeveloped into a different use. Additionally, other lands in Salem are concurrently being proposed for residential zoning that will allow Salem to meet its housing needs.

Map 93

RA to PS

The RA zone allows single family and middle housing uses. The PS zone only allows very limited residential uses. The properties in Map 93 proposed for a zone change from RA to PS are designated Community Service Government (CSG) on the Comprehensive Plan Map. The PS zone is identified in the Salem Area Comprehensive Plan as one of the zones that implements the CSG land use designation, and RA is not. Therefore, this zone change is proposed to align with the Comprehensive Plan Map designation. Also, the properties are not considered buildable land in the HNA, so the proposed zone change does not decrease the amount of buildable land

available for housing in Salem. Additionally, other lands in Salem are concurrently being proposed for zoning intended for household living uses, which will allow Salem to meet its housing needs.

Map 94

PH to PE

The PH zone and PE zone prohibit virtually all residential uses. Neither zone is considered residential land in the HNA. The property in Map 94 proposed for a zone change from PH to PE is developed as part of Corban University's campus. Therefore, the proposed zone change aligns the zoning with the existing use. In addition, although the PE zone limits residential uses, residence halls on Corban's campus provide students with needed housing.

Map 95

Employment Center (EC) to PA

The EC zone allows only very limited residential uses. The PA zone also only allows very limited residential uses. Because neither zone is considered residential land in the HNA, the proposed zone change does not have a significant impact on Salem's ability to provide for the housing needs of its residents. Additionally, the properties in Map 95 proposed for a zone change from EC to PA are owned by the City and reserved as wetlands mitigation for the Mill Creek Corporate Center. The properties will therefore not be developed into a different use. Additionally, other lands in Salem are concurrently being proposed for residential zoning that will allow Salem to meet its housing needs.

Map 96

PH to PS

The PH zone and PS zone prohibit virtually all residential uses. Neither zone is considered residential land in the HNA. In addition, the properties in Map 96 proposed for a zone change from PH to PS are owned by the Oregon Department of Corrections and developed in part with a recently-closed correctional facility. The properties are not considered buildable land in the HNA, so the proposed zone change does not decrease the amount of buildable land available for housing in Salem.

Map 97

RA to IG

The RA zone allows single family and middle housing uses. The IG zone only allows very limited residential uses. The portion of the property in Map 97 proposed for a zone change from RA to IG is designated Industrial (IND) on the Comprehensive Plan Map. The IG zone is identified in the Salem Area Comprehensive Plan as one of the zones that implements the IND land use designation, and RA is not. Therefore, this zone change is proposed to align the zoning with the existing Comprehensive Plan Map designation. This property is also part of a larger industrial use, is largely constrained by a lake, and is not considered buildable land in the HNA. The proposed zone change therefore does not decrease the amount of land available for housing in Salem. In addition, other lands in Salem are concurrently being proposed for zoning intended for household living uses, which will allow Salem to meet its housing needs.

Map 98

RA to IC

The RA zone allows single family and middle housing uses but prohibits multifamily uses (except cottage clusters). The IC zone, on the other hand, allows multiple family development through a conditional use permit, so multifamily housing could be developed on these properties in the future. The proposed zone change from RA to IC on the properties in Map 98 therefore increases the amount of land in Salem that could accommodate multifamily development, a projected need identified in the HNA.

IG to IC

The IG zone allows very limited single-family uses but prohibits middle housing and multifamily housing. The IC zone allows single-family, two-family, and multifamily development as conditional uses. It also allows three and four family uses as special uses. Therefore, the proposed zone change on the properties in Map 98 from IG to IC expands opportunities for housing on these properties, particularly middle and multifamily housing. The HNA determined that Salem has a projected deficit of land for multifamily housing, so the proposed zone change helps address that deficit.

Map 99

RA to CO

The RA zone allows single family and middle housing but prohibits multifamily uses (except cottage clusters). In contrast, the CO zone allows multiple family uses in addition to single family and middle housing. The proposed zone change from RA to CO on the properties in Map 99 thus increases the amount of land available for multifamily housing, which is identified as a projected need in the HNA.

Map 100

RS to PE

The RS zone allows single family and middle housing uses. The PE zone only allows very limited residential uses. The properties in Map 100 proposed for a zone change from RS to PE are developed with a public school campus and are, therefore, unlikely to be redeveloped into another use. The property is not considered buildable land in the HNA. The proposed zone change thus does not change decrease the amount of buildable land for housing in Salem. In addition, other lands in Salem are concurrently being proposed for residential zoning that will allow Salem to meet its housing needs.

Map 101

RA to RM-II

The RA zone allows single-family and middle housing uses but prohibits multifamily housing (except cottage clusters). The RM-II zone allows single-family housing, middle housing, and multifamily housing. The proposed zone change on the properties in Map 101 therefore increases the amount of land that can accommodate multifamily housing in Salem, helping address the projected deficit of multifamily land identified in the HNA.

Map 102

RA to PA

The RA zone allows single family and middle housing uses. The PA zone only allows very limited residential uses. The property in Map 102 proposed for a zone change from RA to PA, however, is a City-owned park, and the City intends to maintain it as a park. Therefore, the proposed zone change from RA to PA will not impact opportunities to provide housing in Salem.

RM-II to PA

The RM-II zone allows single family housing, middle housing, and multifamily housing. The PA zone only allows very limited residential uses. The properties in Map 102 proposed for a zone change from RM-II to PA are a City-owned park, and the City intends to maintain them as a park. The properties are not considered buildable land in the HNA. Therefore, the proposed zone change from RM-II to PA does not decrease the amount of buildable land available for housing in Salem. In addition, other lands in Salem are concurrently being proposed for residential zoning that will allow Salem to meet its housing needs.

Map 103

RA to NH

The RA zone allows single family and middle housing uses. The NH zone allows the same residential uses. Therefore, the proposed zone change from RA to NH on the properties in Map 103 does not decrease the amount of land available for housing.

Map 104

RS to MU-III

The RS zone allows single family and middle housing uses but prohibits multifamily uses (except cottage clusters). The MU-III zone, on the other hand, allows three, four, and multiple family uses, as well as townhouses. The proposed zone change from RS to MU-III on the properties in Map 104 thus increases the amount of land that can accommodate multifamily housing, a projected need identified in the HNA.

RM-II to MU-III

The RM-II zone allows single family housing, middle housing, and multifamily housing. The MU-III zone allows three, four, and multiple family uses, as well as townhouses. The proposed zone change from RM-II to MU-III on the properties in Map 104 maintains the amount of land available for multifamily housing, a projected need identified in the HNA.

CN to MU-III

The CN zone allows one dwelling unit for each business use on a lot. Through the proposed zone change, the MU-III zone will allow three, four, and multiple family uses, as well as townhouses. The proposed zone change on the property in Map 104 therefore increases the amount of land available for multifamily development, a projected need identified in the HNA, if the property is redeveloped or sees infill development.

CR to MU-III

The CR zone allows multifamily housing through a conditional use permit, which includes a public hearing process. The MU-III zone also allows multifamily housing, but it is allowed

outright. This reduces barriers to multifamily development on the properties proposed for the zone change to MU-III in Map 104, as recommended in the HNA. In addition, off-street parking is not required for any use in the MU-III zone as long as the property is within ¼ mile of Cherriots Core Network – some of these properties fall within that distance – and is developed with multifamily housing. This encourages infill housing development on these properties, which are largely developed with commercial uses today; housing can be built on parts of the properties that were previously dedicated to parking spaces because the spaces would no longer be required. Furthermore, the MU-III zone allows these properties, if redeveloped, to potentially accommodate more housing because the maximum allowed height is 70 feet, as opposed to 50 feet in the CR zone. The proposed zone change therefore encourages multifamily housing development and does not decrease the amount of land that can accommodate housing.

CG to MU-III
The CG zone allows multifamily housing through a conditional use permit, which includes a public hearing process. As a result of the proposed zone change to MU-III, multifamily housing is allowed outright on the properties in Map 104. This reduces barriers to multifamily development, as recommended in the HNA. In addition, off-street parking is not required for any use in the MU-III zone that is part of a development that includes multifamily housing if it is within ¼ mile of Cherriots Core Network – some of these properties fall within that distance. This encourages infill housing development on these properties, which are largely developed today with commercial uses; housing can be built on parts of the properties that were previously dedicated to parking spaces because the spaces would no longer be required. The proposed zone change therefore encourages multifamily housing development and does not decrease the amount of land that can accommodate housing.

IC to MU-III
The IC zone allows three and four family development as special uses and single family, duplex, and multiple family development as conditional uses. The MU-III zone allows three, four, and multiple family uses, as well as townhouses, and it allows single and two family uses as part of a mixed-use building. As a result of the proposed zone change, multifamily housing is allowed outright on the properties identified in Map 104, rather than through a conditional use permit. This reduces barriers to multifamily development, as recommended in the HNA. Additionally, the MU-III zone has a minimum dwelling unit density of 15 dwelling units per acre for exclusively residential development. The IC zone has no minimum density, so more units are required to be built in exclusively residential developments after the proposed zone change than would otherwise be required in the IC zone.

PS to MU-III
The PS zone prohibits virtually all residential uses. The MU-III zone, on the other hand, allows three, four, and multiple family uses, as well as townhouses, and it allows single and two family uses as part of a mixed-use building. As a result of the proposed zone change from PS to MU-III, a greater range of residential uses are allowed on properties in Map 104, including multifamily housing. This helps meet Salem's housing needs by increasing the amount of land that could accommodate multifamily housing if the properties are redeveloped. The HNA determined that Salem has a projected deficit of land for multifamily housing.

Map 105

RA to MU-I

The RA zone allows single family and middle housing uses but prohibits multifamily uses (except cottage clusters). The MU-I zone, on the other hand, allows three, four, and multiple family uses, as well as townhouses. The proposed zone change from RA to MU-I on the properties in Map 105 thus increases the amount of land that can accommodate multifamily housing, which is an identified need in the HNA.

Map 106

RA to RM-II

The RA zone allows single-family and middle housing uses. It does not allow multifamily housing (except cottage clusters). The RM-II zone allows single-family housing, middle housing, and multifamily housing. The proposed zone change on the properties in Map 106 therefore increases the amount of land that can accommodate multifamily housing in Salem, helping address the projected deficit of multifamily land identified in the HNA.

Map 107

RA to CR

The RA zone allows single family and middle housing but prohibits multifamily uses (except cottage clusters). The CR zone allows three and four family development as special uses and multiple family development as a conditional use. The proposed zone change from RA to CR on the properties in Map 107 thus increases the amount of land available for multifamily housing, which is a projected need identified in the HNA.

Map 108

RA to IC

The RA zone allows single family and middle housing uses but prohibits multifamily uses (except cottage clusters). The IC zone, on the other hand, allows multiple family development through a conditional use permit in addition to other housing types. Multifamily housing could thus be developed on these properties. The proposed zone change from RA to IC on the properties in Map 108 thus increases the amount of land in Salem available for multifamily development, a projected need identified in the HNA.

IG to IC

The IG zone allows very limited single-family uses but prohibits middle housing and multifamily housing. The IC zone allows single-family, two-family, and multifamily development as conditional uses. It also allows three and four family uses as special uses. Therefore, the proposed zone change on the properties in Map 108 from IG to IC expands opportunities for housing on these properties, particularly middle and multifamily housing. The HNA determined that Salem has a projected deficit of land for multifamily housing, so the proposed zone change helps address that deficit.

IBC to IC

The IBC zone prohibits residential uses. The IC zone allows single-family, two-family, and multifamily uses as conditional uses. It also allows three and four family uses as special uses. Therefore, the proposed zone change on the properties in Map 108 from IBC to IC expands

opportunities for housing on these properties, particularly middle and multifamily housing. The HNA determined that Salem has a projected deficit of land for multifamily housing, so the proposed zone change helps address that deficit.

Map 109

RA to PA

The RA zone allows single family and middle housing uses. The PA zone only allows very limited residential uses. The property in Map 109 proposed for a zone change from RA to PA, however, is City-owned parkland, and the City intends to develop it as a park. Therefore, the proposed zone change from RA to PA will not impact opportunities to provide housing in Salem. Additionally, other lands in Salem are concurrently being proposed for residential zoning that will allow Salem to meet its housing needs.

IBC to PA

The IBC zone prohibits residential uses. The PA zone only allows very limited residential uses. Because neither zone is considered residential land in the HNA, the proposed zone change from IBC to PA on the properties in Map 109 does not impact Salem's ability to provide for the housing needs of its residents. The properties are also owned by the City of Salem as open space, as they are wetlands mitigation for Fairview Industrial Park. The PA zone therefore better aligns with the existing use. The City does not intend to develop the properties. Therefore, rezoning the properties to PA does not effectively decrease the amount of buildable land for housing. Additionally, other lands in Salem are concurrently being proposed for residential zoning that will allow Salem to meet its housing needs.

Map 110

IBC to IC

The IBC zone prohibits residential uses. The IC zone allows single-family, two-family, and multifamily uses as conditional uses. It also allows three and four family uses as special uses. Therefore, the proposed zone change on the properties in Map 110 from IBC to IC expands opportunities for housing on these properties, particularly middle and multifamily housing. The HNA determined that Salem has a projected deficit of land for multifamily housing, so the proposed zone change helps address that deficit.

Map 111

IC to IG

The IC zone allows three and four family development as special uses and single family, duplex, and multiple family development as conditional uses. The IG zone allows very limited single-family uses but prohibits middle housing and multifamily housing. The small portions of the properties proposed for a zone change from IC to IG in Map 111 are part of a larger development site, the majority of which is zoned IG. These properties are also designated Industrial on the Salem Comprehensive Plan Map. The Salem Area Comprehensive Plan indicates that IG is one of the zones that implements the Industrial comprehensive plan designation and IC is not. Therefore, the proposed zone change would align the zoning with the comprehensive plan designation. This property is also considered developed in the BLI, so the proposed zone change does not decrease the amount of buildable land for multifamily housing in Salem, a need

identified in the HNA. Additionally, other land is concurrently proposed to be rezoned to multifamily residential zones, which will allow Salem to meet its future housing needs.

Map 112

RS to PA

The RS zone allows single family and middle housing uses. The PA zone only allows very limited residential uses. However, the property in Map 112 proposed for a zone change from RA to PA is City-owned parkland, and the City intends to develop it as a park. For this reason, the proposed zone change from RA to PA will not impact opportunities to provide housing in Salem. Additionally, other lands in Salem are concurrently being proposed for residential zoning that will allow Salem to meet its housing needs.

IBC to PA

The IBC zone prohibits residential uses. The PA zone only allows very limited residential uses. Because neither zone is considered residential land in the HNA, the proposed zone change from IBC to PA on the property in Map 112 does not impact Salem's ability to provide for the housing needs of its residents. In addition, the property is owned by the City and is part of an existing park – Fairview Park. The PA zone therefore better aligns with the existing use. The City does not intend to develop the property. Therefore, rezoning it to PA does not effectively decrease the amount of buildable land for housing. Additionally, other lands in Salem are concurrently being proposed for residential zoning that will allow Salem to meet its housing needs.

Map 113

PH to PE

The PH zone and PE zone prohibit virtually all residential uses. Neither zone is considered residential land in the HNA, so the proposed zone change on Map 113 does not decrease the amount of land available for housing in Salem. The property in Map 113 proposed for a zone change from PH to PE is developed with a public school and is owned by the Salem-Keizer School District. Therefore, the proposed zone change aligns the zoning with the existing use.

Map 114

RS to NH

The RS zone allows single family and middle housing. The NH zone allows the same residential uses. Therefore, the proposed zone change from RS to NH on the properties in Map 114 does not decrease the ability of these properties to accommodate housing.

RM-II to NH

The RM-II zone allows single family housing, middle housing, and multifamily housing. The NH zone allows single family and middle housing. However, the properties proposed for the zone change from RM-II to NH in Map 114 are currently developed with duplexes, which are allowed in the NH zone, and they are not considered buildable land in the HNA. The proposed zone change therefore does not decrease the amount of buildable land available for multifamily housing. The proposed zone change also continues to allow for middle housing, which is included in the projected need for more multifamily housing identified in the HNA. In addition, other lands in Salem are being concurrently proposed for zoning intended for multifamily housing that will allow Salem to meet its housing needs.

Map 115

RM-II to RS

The RM-II zone allows single family housing, middle housing, and multifamily housing. The RS zone allows single family and middle housing but prohibits multifamily housing (except cottage clusters). The properties proposed for a zone change from RM-II to RS in Map 115 are developed with duplexes, which are an allowed use in the RS zone. The properties are not considered buildable land in the HNA, so the proposed zone change does not decrease the amount of land available for housing in Salem. Under the proposed zone change to RS, the properties can still accommodate middle housing. Additionally, concurrently with this proposed zone change, other areas are proposed to be rezoned to allow for multifamily housing, a projected need identified in the HNA. These other proposed zone changes will meet the projected multifamily housing need identified in the HNA.

Map 116

RS to RM-II

The RS zone allows single-family and middle housing uses but prohibits multifamily housing (except cottage clusters). The RM-II zone, on the other hand, allows multifamily housing in addition to single-family housing and middle housing. The proposed zone change on the properties in Map 116 therefore increases the amount of land that can accommodate multifamily housing in Salem, helping address the projected deficit of multifamily land identified in the HNA.

CR to RM-II

The CR zone allows three and four family development and multiple family development as a conditional use. The RM-II zone allows single family housing, middle housing, and multifamily housing. The portion of property in Map 116 that is proposed for a zone change from CR to RM-II is already developed with multifamily housing, so the proposed zone change aligns the zoning with the existing use. The property is also split-zoned CR and RM-II, so the proposed zone change applies one consistent zone to the property. The property is considered developed in Salem's buildable lands inventory, so the proposed zone change does not impact the amount of buildable residential land in Salem. If the property redevelops into multifamily housing in the future, the proposed zone change removes a potential barrier to development by removing the requirement for a conditional use permit.

Map 117

CO to IC

The CO zone allows single-family, middle housing, and multiple family uses. The IC zone, on the other hand, allows multiple family development through a conditional use permit in addition to other housing types. The proposed zone change on properties in Map 117 therefore does not preclude future development of multifamily housing, a projected need identified in the HNA, if the property redevelops. In addition, the properties are designated Industrial Commercial on the Salem Comprehensive Plan Map. The CO zone is not identified in the Comprehensive Plan as a zone that implements the Industrial Commercial designation, so the proposed zone change to IC will align the zoning with the existing Comprehensive Plan Map designation. Additionally, other lands in Salem are being proposed for zoning intended for household living uses concurrently with this zone change that will allow Salem to meet its housing needs.

Map 118

PA to PE

The PA zone and PE zone prohibit virtually all residential uses. Neither zone is identified as residential land in the HNA, so the proposed zone change from PA to PE on property in Map 118 does not have a significant impact on Salem's ability to provide for the housing needs of its residents. Additionally, this property is owned by the Salem-Keizer School District and developed with sports fields that support nearby schools. The proposed zone change aligns with the existing use. The property is also not considered buildable land in the HNA, so the proposed zone change does not decrease the amount of land available for housing in Salem. For these reasons, the zone change from PA to PE will not affect the potential of this land to provide residential opportunities in Salem.

Map 119

CO to MU-I

The CO zone allows single-family, middle housing, and multiple family uses. The MU-I zone allows three, four, and multiple family uses, as well as townhouses. As a result of the proposed zone change from CO to MU-I, the properties in Map 119 thus continue to accommodate multifamily housing, a projected need identified in the HNA. In addition, the CO zone requires multifamily development to go through a design review land use process. Under the proposed zone change to MU-I, design review will not be required for multifamily development. This lowers barriers to multifamily development as recommended in the HNA.

CR to MU-I

The CR zone allows three and four family development and multiple family development as a conditional use. The MU-I zone allows three, four, and multiple family uses, as well as townhouses. As a result of the proposed zone change, multifamily housing is allowed outright on the properties identified in Map 119 rather than through a required conditional use permit in the CR zone. This reduces a barrier to multifamily development, as recommended in the HNA. Furthermore, the maximum allowed height in the MU-I zone is 65 feet, as opposed to 50 feet in the CR zone, which increases the amount of housing that could potentially be built on these properties.

Map 120

RA to PA

The RA zone allows single family and middle housing uses. The PA zone only allows very limited residential uses. The properties in Map 120 proposed for a zone change from RA to PA, however, are primarily City-owned parks or open space, and the City intends to maintain them as such. The two properties not owned by the City are located within the Willamette Slough and are not developable. All of the properties are also not considered buildable land in the HNA. Therefore, the proposed zone change from RA to PA does not decrease the amount of buildable land for housing and will not impact opportunities to provide housing in Salem.

RM-II to PA

The RM-II zone allows single family housing, middle housing, and multifamily housing. The PA zone only allows very limited residential uses. The property in Map 120 proposed for a zone

change from RM-II to PA is City-owned open space, and the City intends to maintain it as such. For this reason, the proposed zone change from RM-II to PA will not impact opportunities to provide housing in Salem.

PS to PA
The PS zone and PA zone prohibit virtually all residential uses. Because neither zone is identified as residential land in the HNA, the proposed zone change from PS to PA on properties in Map 120 does not have a significant impact on Salem's ability to provide for the housing needs of its residents. Additionally, these properties are part of a City-owned park, and the City intends to maintain them as such.

Map 121
IG to IC
The IG zone allows very limited single-family uses but prohibits middle housing and multifamily housing. The IC zone allows single-family, two-family, and multifamily development as conditional uses. It also allows three and four family uses as special uses. Therefore, the proposed zone change on the properties in Map 121 from IG to IC expands opportunities for housing on these properties, particularly middle and multifamily housing, if the property redevelops. (The properties are developed and are not considered buildable land in the HNA.) The HNA determined that Salem has a projected deficit of land for multifamily housing, so the proposed zone change helps address that deficit.

Map 122
RM-II to MU-II
The RM-II zone allows single family housing, middle housing, and multifamily housing. The MU-II zone allows three, four, and multiple family uses, as well as townhouses. The proposed zone change from RM-II to MU-II on the properties in Map 122 maintains the amount of land available for multifamily housing, a projected need identified in the HNA.

CO to MU-II
The CO zone allows single-family, middle housing, and multiple family uses. The MU-II zone allows three, four, and multiple family uses, as well as townhouses. As a result of the proposed zone change from CO to MU-II, the properties in Map 122 thus continue to accommodate multifamily housing, a projected need identified in the HNA. In addition, the CO zone requires multifamily development to go through a design review land use process. Under the proposed zone change to MU-II, design review will not be required for multifamily development. This lowers barriers to multifamily development as recommended in the HNA.

Map 123
RM-II to RS
The RM-II zone allows single family housing, middle housing, and multifamily housing. The RS zone allows single family and middle housing but prohibits multifamily housing (except cottage clusters). The property proposed for a zone change from RM-II to RS in Map 123 is split-zoned between RS and RM-II zoning and is developed with a church. The proposed zone change resolves the split designation on the property and applies one consistent designation. The property is considered developed in the HNA, so rezoning to RS does not decrease the amount of

buildable land available for multifamily housing, which is a projected need in the HNA. Additionally, concurrently with this proposed zone change, other areas are proposed to be rezoned to allow for multifamily housing, a projected need identified in the HNA. These other proposed zone changes will meet the projected multifamily housing need identified in the HNA.

Map 124

RS to MU-III

The RS zone allows single family and middle housing uses but prohibits multifamily uses (except cottage clusters). The MU-III zone, on the other hand, allows three, four, and multiple family uses, as well as townhouses. The proposed zone change from RS to MU-III on the properties in Map 124 thus increases the amount of land that can accommodate multifamily housing, a projected need identified in the HNA. Additionally, these properties are currently split-zoned and designated Commercial on the Salem Area Comprehensive plan map. Concurrently with this proposed zone change, these properties are proposed to be redesignated to Mixed Use on the Salem Area Comprehensive plan map. This zone change is proposed to apply one consistent zoning to the properties and align with the proposed comprehensive plan designation.

CO to MU-III

The CO zone allows single-family, middle housing, and multiple family uses. The MU-III zone allows three, four, and multiple family uses, as well as townhouses. As a result of the proposed zone change from CO to MU-III, the properties in Map 124 will thus continue to accommodate multifamily housing, a projected need identified in the HNA.

CR to MU-III

The CR zone allows multifamily housing through a conditional use permit, which includes a public hearing process. The MU-III zone also allows multifamily housing, but it is allowed outright. This reduces barriers to multifamily development on the properties proposed for the zone change to MU-III in Map 124, as recommended in the HNA. In addition, off-street parking is not required for any use in the MU-III zone as long as the property is within ¼ mile of Cherriots Core Network – these properties fall within that distance – and is developed with multifamily housing. This encourages infill housing development on these properties, which are largely developed with commercial uses today; housing can be built on parts of the properties that were previously dedicated to parking spaces because the spaces would no longer be required. Furthermore, the MU-III zone allows these properties, if redeveloped, to potentially accommodate more housing because the maximum allowed height is 70 feet, as opposed to 50 feet in the CR zone. The proposed zone change therefore encourages multifamily housing development and does not decrease the amount of land that can accommodate housing.

CG to MU-III

The CG zone allows multifamily housing through a conditional use permit, which includes a public hearing process. As a result of the proposed zone change to MU-III, multifamily housing is allowed outright on the properties in Map 124. This reduces barriers to multifamily development, as recommended in the HNA. In addition, off-street parking is not required for any use in the MU-III zone that is part of a development that includes multifamily housing if it is within ¼ mile of Cherriots Core Network – these properties fall within that distance. This

encourages infill housing development on these properties, which are largely developed today with commercial uses; housing can be built on parts of the properties that were previously dedicated to parking spaces because the spaces would no longer be required. The proposed zone change therefore encourages multifamily housing development and does not decrease the amount of land that can accommodate housing.

Map 125

RS to PA

The RS zone allows single family and middle housing uses. The PA zone only allows very limited residential uses. The properties in Map 125 proposed for a zone change from RA to PA are City-owned parks, and the City intends to maintain them as such. For this reason, the proposed zone change from RA to PA will not impact opportunities to provide housing in Salem.

RM-II to PA

The RM-II zone allows single family housing, middle housing, and multifamily housing. The PA zone only allows very limited residential uses. The property in Map 125 proposed for a zone change from RM-II to PA is a City-owned park, and the City intends to maintain it as such. For this reason, the proposed zone change from RM-II to PA will not impact opportunities to provide housing in Salem. Additionally, other land in Salem is proposed to be rezoned to allow for multifamily housing. These other proposed zone changes will allow Salem to meet the projected multifamily housing need identified in the HNA.

Map 126

RD to RS

The RD zone allows single family and middle housing uses. The RS zone, with the implementation of HB 2001, allows the same residential uses as the RD zone, including two family uses in addition to other middle housing types. The RD zone is, therefore, proposed to be eliminated concurrently with this proposed zone change. The properties in Map 126 proposed for a zone change from RD to RS have the same capacity to provide for housing. The proposed zone change thus does not affect Salem's ability to meet its future housing needs.

RM-II to RS

The properties proposed for a zone change from RM-II to RS in Map 126 are designated Single-Family on the Salem Comprehensive Plan Map. The Salem Area Comprehensive Plan indicates that the RS zone is one of the zones that implements the Single-Family designation, while RM-II is not. This zone change is proposed to align the zoning with the comprehensive plan designation. The properties are part of a larger housing development and are not considered a buildable land in the HNA, so the proposed zone change does not decrease the amount of buildable land available for housing in Salem. Additionally, concurrently with this proposed zone change, other areas are proposed to be rezoned to allow for multifamily housing, a projected need identified in the HNA. These other proposed zone changes will meet the projected multifamily housing need identified in the HNA.

CG to RS

The area proposed for a zone change from CG to RS in Map 126 is part of a larger property, the rest of which is zoned RS. This land is currently developed with a house, and the entire property

is designated Single-Family Residential on the Salem Comprehensive Plan Map. The Salem Area Comprehensive Plan indicates that the RS zone is one of the zones that implements the Single-Family Residential designation, while the CG zone is not. Therefore, the proposed zone change aligns the zoning with the comprehensive plan designation and the existing development. In addition, the RS zone allows middle housing through an internal conversion of the existing single-family house or through infill. Additionally, other land in Salem is concurrently proposed for zoning that permits multifamily housing, which will allow Salem to meet its future housing needs.

Map 127

RS to MU-I

The RS zone allows single family and middle housing uses but prohibits multifamily uses (except cottage clusters). The MU-I zone, on the other hand, allows three, four, and multiple family uses, as well as townhouses. The proposed zone change from RS to MU-I on the portion of the property in Map 127 is split-zoned CR and RS, and is developed with a restaurant. The proposed zone change applies one consistent zone to the property (the other portion is proposed to be rezoned to MU-I). If the property redevelops in the future, the MU-I zone allows multifamily housing outright, which is a projected need identified in the HNA. The proposed zone change therefore increases the amount of land that can accommodate multifamily housing in the future.

CO to MU-I

The CO zone allows single-family, middle housing, and multiple family uses. The MU-I zone allows three, four, and multiple family uses, as well as townhouses. As a result of the proposed zone change from CO to MU-I, the properties in Map 127 thus continue to accommodate multifamily housing, a projected need identified in the HNA. In addition, the CO zone requires multifamily development to go through a design review land use process. Under the proposed zone change to MU-I, design review will not be required for multifamily development. This lowers barriers to multifamily development as recommended in the HNA.

CR to MU-I

The CR zone allows three and four family development and multiple family development as a conditional use. The MU-I zone allows three, four, and multiple family uses, as well as townhouses. As a result of the proposed zone change, multifamily housing is allowed outright on the properties identified in Map 127 rather than through a required conditional use permit in the CR zone. This reduces a barrier to multifamily development, as recommended in the HNA. Furthermore, the maximum allowed height in the MU-I zone is 65 feet, as opposed to 50 feet in the CR zone, which increases the amount of housing that could potentially be built on these properties.

CG to MU-I

The CG zone allows three and four family development as special uses and multiple family development as a conditional use. The MU-I zone allows three, four, and multiple family uses, as well as townhouses. As a result of the proposed zone change, the properties in Map 127 will allow multifamily uses outright rather than through a conditional use permit in the CG zone. This reduces barriers to multifamily development, as recommended in the HNA.

Map 128

RS to PC

The portion of the property in Map 128 proposed for a zone change from RS to PC is developed as a cemetery, is unlikely to be redeveloped, and is designated CSC on the Comprehensive Plan Map. The PC zone is identified in the Salem Area Comprehensive Plan as the only zone that implements the CSC land use designation. Therefore, this zone change is proposed to align the zoning with the Comprehensive Plan Map designation and the existing use. Therefore, the proposed change does not effectively change the potential of these lands to provide housing opportunities in Salem. Additionally, other lands in Salem are concurrently being proposed for residential zoning that will allow Salem to meet its housing needs.

CR to PC

The CR zone allows three family, four family, and multiple family housing. The PC zone only allows very limited residential uses. The portion of the property in Map 128 proposed for a zone change from CR to PC is developed as a cemetery and is unlikely to be redeveloped. The property is designated CSC on the Comprehensive Plan Map, and the PC zone is identified in the Salem Area Comprehensive Plan as the only zone that implements the CSC land use designation. Therefore, this zone change is proposed to align the zoning with the Comprehensive Plan Map designation and the existing use. The proposed change thus does not effectively change opportunities to develop housing in Salem. Additionally, other lands in Salem are concurrently being proposed for residential zoning that will allow Salem to meet its housing needs.

Map 129

RS to PE

The RS zone allows single family and middle housing uses. The PE zone only allows very limited residential uses. The properties in Map 129 proposed for a zone change from RS to PE are part of public school campuses and are, therefore, unlikely to be redeveloped into other uses. The proposed zone change thus does not effectively change the potential of these lands to provide housing opportunities in Salem. In addition, other lands in Salem are concurrently being proposed for residential zoning that will allow Salem to meet its housing needs.

RM-II to PE

The RM-II zone allows single family housing, middle housing, and multifamily housing. The PE zone only allows very limited residential uses. The properties in Map 129 proposed for a zone change from RM-II to PE are already developed with public schools and are, therefore, unlikely to be redeveloped into other uses. This zone change is proposed to align the zoning with the existing use. The proposed zone change thus does not effectively change the potential of these lands to be provide housing in Salem. In addition, other lands in Salem are concurrently being proposed for residential zoning that will allow Salem to meet its housing needs.

Map 130

RS to RM-II

The RS zone allows single-family and middle housing uses but prohibits multifamily housing (except cottage clusters). The RM-II zone, on the other hand, allows multifamily housing in addition to single-family housing and middle housing. The proposed zone change on the

properties in Map 130 therefore increases the amount of land that can accommodate multifamily housing in Salem, helping address the projected deficit of multifamily land identified in the HNA. Additionally, this property is designated Multiple Family Residential on the Salem Comprehensive Plan Map. The RM-II zone is identified in the Salem Area Comprehensive Plan as a zone that implements the Multiple Family Residential designation, and the RS zone is not. Therefore, the proposed zone change aligns the zoning with the comprehensive plan designation.

CR to RM-II
The portion of the property proposed for a zone change from CR to RM-II is developed with multifamily housing, so the proposed zone change aligns the zoning with the existing use. Additionally, this property is designated Multiple Family Residential on the Salem Comprehensive Plan Map. The RM-II zone is identified in the Salem Area Comprehensive Plan as a zone that implements the Multiple Family Residential designation, and the CR zone is not. Therefore, the proposed zone change aligns the zoning with the comprehensive plan designation. The property is also split-zoned CR and RM-II, so the proposed zone change applies one consistent zone to the property. This property is also considered developed in Salem's buildable lands inventory, so the proposed zone change does not impact the amount of buildable residential land in Salem.

Map 131
RS to MU-III
The RS zone allows single family and middle housing uses but prohibits multifamily uses (except cottage clusters). The MU-III zone, on the other hand, allows three, four, and multiple family uses, as well as townhouses. The proposed zone change from RS to MU-III on the properties in Map 131 thus increases the amount of land that can accommodate multifamily housing, a projected need identified in the HNA.

CO to MU-III
The CO zone allows single-family, middle housing, and multiple family uses. The MU-III zone allows three, four, and multiple family uses, as well as townhouses. As a result of the proposed zone change from CO to MU-III, the properties in Map 131 will thus continue to accommodate multifamily housing, a projected need identified in the HNA.

CR to MU-III
The CR zone allows multifamily housing through a conditional use permit, which includes a public hearing process. The MU-III zone also allows multifamily housing, but it is allowed outright. This reduces barriers to multifamily development on the properties proposed for the zone change to MU-III in Map 131, as recommended in the HNA. In addition, off-street parking is not required for any use in the MU-III zone as long as the property is within ¼ mile of Cherriots Core Network – these properties fall within that distance – and is developed with multifamily housing. This encourages infill housing development on these properties, which are largely developed with commercial uses today; housing can be built on parts of the properties that were previously dedicated to parking spaces because the spaces would no longer be required. Furthermore, the MU-III zone allows these properties, if redeveloped, to potentially accommodate more housing because the maximum allowed height is 70 feet, as opposed to 50

feet in the CR zone. The proposed zone change therefore encourages multifamily housing development and does not decrease the amount of land that can accommodate housing.

Map 132

RD to RS

The RD zone allows single family and middle housing uses. The RS zone, with the implementation of HB 2001, allows the same residential uses as the RD zone, including two family uses in addition to other middle housing types. The RD zone is, therefore, proposed to be eliminated concurrently with this proposed zone change. The properties in Map 132 are also developed with housing. The proposed zone change from RD to RS thus does not affect or decrease the properties' capacity to accommodate housing in the future through infill or redevelopment.

Map 133

RS to MU-III

The RS zone allows single family and middle housing uses but prohibits multifamily uses (except cottage clusters). The MU-III zone, on the other hand, allows three, four, and multiple family uses, as well as townhouses. The proposed zone change from RS to MU-III on the properties in Map 133 thus increases the amount of land that can accommodate multifamily housing, a projected need identified in the HNA.

CO to MU-III

The CO zone allows single-family, middle housing, and multiple family uses. The MU-III zone allows three, four, and multiple family uses, as well as townhouses. As a result of the proposed zone change from CO to MU-III, the properties in Map 133 will thus continue to accommodate multifamily housing, a projected need identified in the HNA.

CR to MU-III

The CR zone allows multifamily housing through a conditional use permit, which includes a public hearing process. The MU-III zone also allows multifamily housing, but it is allowed outright. This reduces barriers to multifamily development on the properties proposed for the zone change to MU-III in Map 133, as recommended in the HNA. In addition, off-street parking is not required for any use in the MU-III zone as long as the property is within ¼ mile of Cherriots Core Network – these properties fall within that distance – and is developed with multifamily housing. This encourages infill housing development on these properties, which are largely developed with commercial uses today; housing can be built on parts of the properties that were previously dedicated to parking spaces because the spaces would no longer be required. Furthermore, the MU-III zone allows these properties, if redeveloped, to potentially accommodate more housing because the maximum allowed height is 70 feet, as opposed to 50 feet in the CR zone. The proposed zone change therefore encourages multifamily housing development and does not decrease the amount of land that can accommodate housing.

CG to MU-III

The CG zone allows multifamily housing through a conditional use permit, which includes a public hearing process. As a result of the proposed zone change to MU-III, multifamily housing is allowed outright on the properties in Map 133. This reduces barriers to multifamily

development, as recommended in the HNA. In addition, off-street parking is not required for any use in the MU-III zone that is part of a development that includes multifamily housing if it is within ¼ mile of Cherriots Core Network – these properties fall within that distance. This encourages infill housing development on these properties, which are largely developed today with commercial uses; housing can be built on parts of the properties that were previously dedicated to parking spaces because the spaces would no longer be required. The proposed zone change therefore encourages multifamily housing development and does not decrease the amount of land that can accommodate housing.

Map 134

RS to MU-I

The RS zone allows single family and middle housing uses but prohibits multifamily uses (except cottage clusters). The MU-I zone, on the other hand, allows three, four, and multiple family uses, as well as townhouses. The proposed zone change from RS to MU-I on the properties in Map 134 thus increases the amount of land that can accommodate multifamily housing, a projected need identified in the HNA. Additionally, this property is currently split-zoned RS and CO, so the proposed zone change provides a single consistent zoning on this property.

CO to MU-I

The CO zone allows single-family, middle housing, and multiple family uses. The MU-I zone allows three, four, and multiple family uses, as well as townhouses. As a result of the proposed zone change from CO to MU-I, the properties in Map 134 thus continue to accommodate multifamily housing, a projected need identified in the HNA. In addition, the CO zone requires multifamily development to go through a design review land use process. Under the proposed zone change to MU-I, design review will not be required for multifamily development. This lowers barriers to multifamily development as recommended in the HNA.

CR to MU-I

The CR zone allows three and four family development and multiple family development as a conditional use. The MU-I zone allows three, four, and multiple family uses, as well as townhouses. As a result of the proposed zone change, multifamily housing is allowed outright on the properties identified in Map 134 rather than through a required conditional use permit in the CR zone. This reduces a barrier to multifamily development, as recommended in the HNA. Furthermore, the maximum allowed height in the MU-I zone is 65 feet, as opposed to 50 feet in the CR zone, which increases the amount of housing that could potentially be built on these properties.

Map 135

RA to NH

The RA zone allows single family and middle housing uses. The NH zone allows the same residential uses. Therefore, the proposed zone change from RA to NH on the properties in Map 135 will not decrease the amount of land available for housing.

RS to NH
The RS zone allows single family and middle housing. The NH zone allows the same residential uses. Therefore, the proposed zone change from RS to NH on the properties in Map 135 does not decrease the ability of these properties to accommodate housing.

Map 136

RA to PA
The RA zone allows single family and middle housing uses. The PA zone only allows very limited residential uses. The property in Map 136 proposed for a zone change from RA to PA, however, is a City-owned park, and the City intends to maintain and develop it as such. Therefore, the proposed zone change from RA to PA will not impact opportunities to provide housing in Salem.

RS to PA
The RS zone allows single family and middle housing uses. The PA zone only allows very limited residential uses. The properties in Map 136 proposed for a zone change from RA to PA are part of a City-owned park – Woodmansee Park, and the City intends to develop or maintain these properties as part of the park. For this reason, the proposed zone change from RA to PA will not impact opportunities to provide housing in Salem.

PE to PA
The PE zone and PA zone prohibit nearly all residential uses. Neither zone is considered residential land in the HNA. Additionally, the property in Map 136 proposed for a zone change from PE to PA is part of a City-owned park – Woodmansee Park, and the City does not plan to redevelop it into another use. Therefore, the proposed zone change does not affect Salem's ability to provide for the housing needs of its residents.

Map 137

RA to RM-II
The RA zone allows single-family and middle housing uses. It does not allow multifamily housing (except cottage clusters). The RM-II zone allows single-family housing, middle housing, and multifamily housing. The proposed zone change on the properties in Map 137 therefore increases the amount of land that can accommodate multifamily housing in Salem, helping address the projected deficit of multifamily land identified in the HNA.

RS to RM-II
The RS zone allows single-family and middle housing uses but prohibits multifamily housing (except cottage clusters). The RM-II zone, on the other hand, allows multifamily housing in addition to single-family housing and middle housing. The portion of property proposed to be rezoned from RS to RM-II on Map 137 is split-zoned RS and RM-II, and the Comprehensive Plan Map designation of the property is Multiple Family Residential. The property is also developed with multifamily housing. The proposed zone change therefore aligns the zoning with the existing Comprehensive Plan Map designation and existing use, and it applies one consistent zoning to the property. The property is not considered buildable in the HNA, so the proposed zone change does not impact the amount of buildable land available for residential uses in Salem.

CR to RM-II
The CR zone allows three and four family development and multiple family development as a conditional use. The RM-II zone allows single family housing, middle housing, and multifamily housing. Additional land for multifamily housing is a projected need identified in the HNA. The properties proposed for a zone change CR to RM-II in Map 137 are developed with multifamily housing, so the proposed zone change aligns the zoning with the existing use. In addition, the RM-II zone allows multifamily housing outright, rather than requiring a conditional use permit in the CR zone, so generally, the proposed zone change removes a barrier to multifamily housing development or redevelopment, as recommended in the HNA.

Map 138
RA to PE
The RA zone allows single family and middle housing uses. The PE zone only allows very limited residential uses. The property on Map 138 proposed for a zone change from RA to PE is developed with a public elementary school, so changing the zoning to PE better aligns with the existing use. The property is owned by the Salem-Keizer School District and is unlikely to be redeveloped into a different use. The proposed zone change thus does not effectively change the potential of these lands to be provide housing opportunities in Salem. This property is also designated Community Service Education on the Salem Comprehensive Plan Map. The Salem Area Comprehensive Plan identifies the PE zone as the only zone that implements this designation, so the proposed zone change will align the zoning with the comprehensive plan designation. In addition, other lands in Salem are concurrently being proposed for residential zoning that will allow Salem to meet its housing needs.

PA to PE
The PA zone and PE zone prohibit virtually all residential uses. Neither zone is identified as residential land in the HNA, so the proposed zone change from PA to PE on the portion of the property in Map 138 does not have a significant impact on Salem's ability to provide for the housing needs of its residents. Additionally, this property is part of a school campus owned by the Salem-Keizer School District. Therefore, this zone change is proposed to align the zoning with the existing use. The property is unlikely to be developed into a different use, so the proposed zone change does not have a significant impact on Salem's ability to provide for the housing needs of its residents.

Map 139
RA to RS
The RA zone allows agricultural uses, single family uses, and middle housing uses. The RS zone allows the same residential uses, so rezoning the properties in Map 139 does not reduce the lands' capacity to accommodate housing.

RD to RS
The RD zone allows single family and middle housing uses. The RS zone, with the implementation of HB 2001, allows the same residential uses as the RD zone, including two family uses in addition to other middle housing types. The RD zone is, therefore, proposed to be eliminated concurrently with this proposed zone change. The properties in Map 139 are also developed with housing. The proposed zone change from RD to RS thus does not decrease the

amount of buildable land for housing or decrease the properties' capacity to accommodate housing in the future through infill or redevelopment.

Map 140

RM-II to RA

The portion of the property in Map 140 that is proposed for a zone change from RM-II to RA is part of a split-zoned property, which is developed with a single-family house. The majority of the property is zoned RA, and the entire property is designated Single-Family Residential on the Salem Comprehensive Plan Map. Therefore, the proposed zone change more closely aligns the zoning with the Comprehensive Plan designation and the existing use. In addition, the RA zone allows middle housing on the property through an internal conversion of the existing single-family house, through infill, or through redevelopment. Additionally, other land in Salem is concurrently proposed for zoning that permits multifamily housing, which will allow Salem to meet its future housing needs.

Map 141

RA to PA

The RA zone allows single family and middle housing uses. The PA zone only allows very limited residential uses. The properties in Map 140 proposed for a zone change from RA to PA, however, are City-owned parks and parkland, and the City intends to maintain and develop them as parks. Therefore, the proposed zone change from RA to PA will not impact opportunities to provide housing in Salem.

RS to PA

The RS zone allows single family and middle housing uses. The PA zone only allows very limited residential uses. The properties in Map 140 proposed for a zone change from RA to PA are part of a City-owned park, and the City intends to maintain them as such. For this reason, the proposed zone change from RA to PA will not impact opportunities to provide housing in Salem.

Map 142

RA to RM-II

The RA zone allows single-family and middle housing uses. It does not allow multifamily housing (except cottage clusters). The RM-II zone allows single-family housing, middle housing, and multifamily housing. The proposed zone change on the properties in Map 142 therefore increases the amount of land that can accommodate multifamily housing in Salem, helping address the projected deficit of multifamily land identified in the HNA.

CR to RM-II

The CR zone allows three and four family development and multiple family development as a conditional use. The RM-II zone allows single family housing, middle housing, and multifamily housing. Additional land for multifamily housing is a projected need identified in the HNA. The proposed zone change from CR to RM-II on the property in Map 142 allows multifamily housing outright, rather than requiring a conditional use permit in the CR zone. This reduces a barrier to multifamily development, as recommended in the HNA. Additionally, this property is designated Multiple Family Residential on the Salem Comprehensive Plan Map. The Salem Area Comprehensive Plan identifies RM-II, but not CR, as one of the zones that implements the

Multiple Family Residential designation. Therefore, this zone change is proposed in order to align the zoning with the comprehensive plan designation.

Map 143

CR to MU-I

The CR zone allows three and four family development and multiple family development as a conditional use. The MU-I zone allows three, four, and multiple family uses, as well as townhouses. As a result of the proposed zone change, multifamily housing is allowed outright on the properties identified in Map 143 rather than through a required conditional use permit in the CR zone. This reduces a barrier to multifamily development, as recommended in the HNA. Furthermore, the maximum allowed height in the MU-I zone is 65 feet, as opposed to 50 feet in the CR zone, which increases the amount of housing that could potentially be built on these properties.

CG to MU-I

The CG zone allows three and four family development as special uses and multiple family development as a conditional use. The MU-I zone allows three, four, and multiple family uses, as well as townhouses. As a result of the proposed zone change, the properties in Map 143 will allow multifamily uses outright rather than through a conditional use permit in the CG zone. These properties are currently developed with commercial uses, but the proposed change reduces barriers to multifamily development, as recommended in the HNA, if these properties redevelop in the future.

IC to MU-I

The IC zone allows three and four family development as special uses and single family, duplex, and multiple family development as conditional uses. The MU-I zone allows three, four, and multiple family uses, as well as townhouses. As a result of the proposed zone change, multifamily housing would be allowed outright on the properties in Map 143, rather than through a conditional use permit if this property redevelops. This reduces barriers to multifamily development, as recommended in the HNA.

Map 144

RA to MU-I

The RA zone allows single family and middle housing uses but prohibits multifamily uses (except cottage clusters). The MU-I zone, on the other hand, allows three, four, and multiple family uses, as well as townhouses. The proposed zone change from RA to MU-I on the properties in Map 144 thus increases the amount of land that can accommodate multifamily housing, which is an identified need in the HNA.

Map 145

RA to PA

The RA zone allows single family and middle housing uses. The PA zone only allows very limited residential uses. The properties in Map 145 proposed for a zone change from RA to PA, however, are City-owned parkland, and the City intends to develop them as a park. Therefore, the proposed zone change from RA to PA will not impact opportunities to provide housing in Salem.

RS to PA
The RS zone allows single family and middle housing uses. The PA zone only allows very limited residential uses. The properties in Map 145 proposed for a zone change from RA to PA are City-owned parks and parkland, and the City intends to develop and maintain them as such. For this reason, the proposed zone change from RA to PA will not impact opportunities to provide housing in Salem.

Map 146

RD to RS
The RD zone allows single family and middle housing uses. The RS zone, with the implementation of HB 2001, allows the same residential uses as the RD zone, including two family uses in addition to other middle housing types. The RD zone is, therefore, proposed to be eliminated concurrently with this proposed zone change. The properties in Map 146 are also developed with housing. The proposed zone change from RD to RS thus does not affect or decrease the properties' capacity to accommodate housing in the future through infill or redevelopment.

RM-II to RS
The RM-II zone allows single family housing, middle housing, and multifamily housing. The RS zone allows single family and middle housing but prohibits multifamily housing (except cottage clusters). The property proposed for a zone change from RM-II to RS in Map 146 is a small portion of a larger site that is developed with townhomes. The rest of the development site is zoned RS. Additionally, the Salem Comprehensive Plan Map designates the property proposed for this zone change as Single-Family Residential. The Salem Area Comprehensive Plan lists the RS zone, but not the RM-II zone, as one of the zones that implements this comprehensive plan designation. Therefore, this zone change is proposed to align the zoning of this property with its comprehensive plan designation and the zoning and existing development on the rest of the development site. The property is also not considered buildable land in the HNA, so the proposed zone change does not decrease the amount of land available for housing in Salem. Additionally, concurrently with this proposed zone change, other areas are proposed to be rezoned to allow for multifamily housing, a projected need identified in the HNA. These other proposed zone changes will meet the projected multifamily housing need identified in the HNA.

Map 147

RA to NH
The RA zone allows single family and middle housing uses. The NH zone allows the same residential uses. Therefore, the proposed zone change from RA to NH on the property in Map 147 will not decrease the amount of land available for housing.
RS to NH
The RS zone allows single family and middle housing. The NH zone allows the same residential uses. Therefore, the proposed zone change from RS to NH on the properties in Map 147 does not decrease the ability of these properties to accommodate housing.

Map 148

RA to RM-II

The RA zone allows single-family and middle housing uses. It does not allow multifamily housing (except cottage clusters). The RM-II zone allows single-family housing, middle housing, and multifamily housing. The proposed zone change on the properties in Map 148 therefore increases the amount of land that can accommodate multifamily housing in Salem, helping address the projected deficit of multifamily land identified in the HNA. Additionally, the Salem Comprehensive Plan Map designates the property proposed for this zone change as Multiple Family Residential. The Salem Area Comprehensive Plan lists the RM-II zone, but not the RA zone, as one of the zones that implements this comprehensive plan designation. Therefore, this zone change is proposed to align the zoning of this property with its comprehensive plan designation.

Map 149

RS to RA

The RS zone allows single-family and middle housing uses. The RA zone allows the same residential uses as the RS zone. The property in Map 149 proposed to change from RS to RA zoning is designated DR on the Salem Comprehensive Plan Map. The proposed zone change aligns the zoning of this property with its Comprehensive Plan designation. This land is also part of a golf course, the rest of which is zoned RA. The property is not considered buildable land in the HNA. Therefore, the proposed zone change does not impact or decrease the amount of buildable land available for housing in Salem.

Map 150

RA to MU-II

The RS zone allows single family and middle housing uses but prohibits multifamily uses (except cottage clusters). The MU-II zone, on the other hand, allows three, four, and multiple family uses, as well as townhouses. The proposed zone change from RS to MU-II on the properties in Map 150 thus increases the amount of land that can accommodate multifamily housing, a projected need identified in the HNA.

Map 151

RA to PA

The RA zone allows single family and middle housing uses. The PA zone only allows very limited residential uses. The properties in Map 151 proposed for a zone change from RA to PA, however, are City-owned parks, and the City intends to maintain them as such. Therefore, the proposed zone change from RA to PA will not impact opportunities to provide housing in Salem.

Map 152

RA to RS

The RA zone allows agricultural uses, single family uses, and middle housing uses. The RS zone allows the same residential uses, so rezoning the properties in Map 152 does not reduce the land's capacity to accommodate housing. The Salem Housing Needs Analysis (HNA) assumes that land designated DR – which the RA zone implements – accommodates less housing per acre than land designated SF – which the RS zone implements. Therefore, rezoning land to RS, with the accompanying redesignation to SF, increases the properties' capacity for housing. The RS

zone also prohibits agricultural uses like the keeping of livestock, so the proposed zone change to RS will encourage housing development at urban densities as opposed to agricultural uses.

RD to RS
The RD zone allows single family and middle housing uses. The RS zone, with the implementation of HB 2001, allows the same residential uses as the RD zone, including two family uses in addition to other middle housing types. The RD zone is, therefore, proposed to be eliminated concurrently with this proposed zone change. The properties in Map 152 are also developed with housing. The proposed zone change from RD to RS thus does not affect or decrease the properties' capacity to accommodate housing in the future through infill or redevelopment.

Map 153
RA to MU-I
The RA zone allows single family and middle housing uses but prohibits multifamily uses (except cottage clusters). The MU-I zone, on the other hand, allows three, four, and multiple family uses, as well as townhouses. The proposed zone change from RA to MU-I on the properties in Map 153 thus increases the amount of land that can accommodate multifamily housing, which is an identified need in the HNA.

Map 154
RA to RM-II
The RA zone allows single-family and middle housing uses. It does not allow multifamily housing (except cottage clusters). The RM-II zone allows single-family housing, middle housing, and multifamily housing. The proposed zone change on the properties in Map 154 therefore increases the amount of land that can accommodate multifamily housing in Salem, helping address the projected deficit of multifamily land identified in the HNA.

CO to RM-II
The CO zone allows single-family, middle housing, and multiple family uses. The RM-II zone also allows single family housing, middle housing, and multifamily housing. The proposed zone change from CO to RM-II on the portion of the property in Map 32 will therefore continue to allow multifamily housing outright. This area is part of a larger split-zoned property, the rest of which is zoned RM-II. This property is developed with multifamily housing, so this zone change is proposed to align the zoning with the existing use and apply one consistent zoning to the property.

Map 155
RS to RA
The RS zone allows single-family and middle housing uses. The RA zone allows the same residential uses as the RS zone. The portion of the property in Map 155 proposed to change from RS to RA zoning is part of a larger split-zoned property that is designated DR on the Salem Comprehensive Plan Map. The proposed zone change applies one consistent zoning on the property and aligns the zoning with the Comprehensive Plan designation. The zone change does not limit future residential development. Therefore, the proposed zone change does not impact the potential of this land to provide for Salem's housing needs.

Map 156

RA to MU-III

The RA zone allows single family and middle housing uses but prohibits multifamily uses (except cottage clusters). The MU-III zone, on the other hand, allows three, four, and multiple family uses, as well as townhouses. The proposed zone change from RA to MU-III on the property in Map 156 thus increases the amount of land that can accommodate multifamily housing, helping address the projected deficit of multifamily land identified in the HNA.

RM-II to MU-III

The RM-II zone allows single family housing, middle housing, and multifamily housing. The MU-III zone allows three, four, and multiple family uses, as well as townhouses. The proposed zone change from RM-II to MU-III on the properties in Map 156 maintains the amount of land available for multifamily housing, a projected need identified in the HNA.

CO to MU-III

The CO zone allows single-family, middle housing, and multiple family uses. The MU-III zone allows three, four, and multiple family uses, as well as townhouses. As a result of the proposed zone change from CO to MU-III, the properties in Map 156 will thus continue to accommodate multifamily housing, a projected need identified in the HNA.

CR to MU-III

The CR zone allows multifamily housing through a conditional use permit, which includes a public hearing process. The MU-III zone also allows multifamily housing, but it is allowed outright. This reduces barriers to multifamily development on the property proposed for the zone change to MU-III in Map 156, as recommended in the HNA. In addition, off-street parking is not required for any use in the MU-III zone as long as the property is within ¼ mile of Cherriots Core Network – this property falls within that distance – and is developed with multifamily housing. This encourages infill housing development on this property, which is developed with commercial uses today; housing can be built on parts of the property that were previously dedicated to parking spaces because the spaces would no longer be required. Furthermore, the MU-III zone allows this property, if redeveloped, to potentially accommodate more housing because the maximum allowed height is 70 feet, as opposed to 50 feet in the CR zone. The proposed zone change therefore encourages multifamily housing development and does not decrease the amount of land that can accommodate housing.

Map 157

RM-II to MU-III

The RM-II zone allows single family housing, middle housing, and multifamily housing. The MU-III zone allows three, four, and multiple family uses, as well as townhouses. The proposed zone change from RM-II to MU-III on the properties in Map 157 maintains the amount of land available for multifamily housing, a projected need identified in the HNA.

CO to MU-III

The CO zone allows single-family, middle housing, and multiple family uses. The MU-III zone allows three, four, and multiple family uses, as well as townhouses. As a result of the proposed

zone change from CO to MU-III, the properties in Map 157 will thus continue to accommodate multifamily housing, a projected need identified in the HNA.

CR to MU-III
The CR zone allows multifamily housing through a conditional use permit, which includes a public hearing process. The MU-III zone also allows multifamily housing, but it is allowed outright. This reduces barriers to multifamily development on the properties proposed for the zone change to MU-III in Map 157, as recommended in the HNA. In addition, off-street parking is not required for any use in the MU-III zone as long as the property is within ¼ mile of Cherriots Core Network – these properties fall within that distance – and is developed with multifamily housing. This encourages infill housing development on these properties, which are largely developed with commercial uses today; housing can be built on parts of the properties that were previously dedicated to parking spaces because the spaces would no longer be required. Furthermore, the MU-III zone allows these properties, if redeveloped, to potentially accommodate more housing because the maximum allowed height is 70 feet, as opposed to 50 feet in the CR zone. The proposed zone change therefore encourages multifamily housing development and does not decrease the amount of land that can accommodate housing.

IP to MU-III
The IP zone allows only very limited residential uses. The MU-III zone allows three, four, and multiple family uses, as well as townhouses, and it allows single and two family uses as part of a mixed-use building. The property proposed to be rezoned from IP to MU-III in Map 157 is currently developed. However, as a result of the proposed zone change, multifamily housing is allowed outright on the property in Map 157 if it is redeveloped in the future. This helps meet Salem's housing needs by increasing the amount of land available for multifamily housing. The HNA determined that Salem has a projected deficit of land for multifamily housing, so the proposed zone change helps address that deficit.

Map 158
RS to PE
The RS zone allows single family and middle housing uses. The PE zone only allows very limited residential uses. The property in Map 158 proposed for a zone change from RS to PE is a public school campus. It is owned by the Salem-Keizer School District and is, therefore, unlikely to be redeveloped into another use. Additionally, this property is designated Community Service Education on the Salem Comprehensive Plan Map. The Salem Area Comprehensive Plan identifies that the PE zone implements this Comprehensive Plan Map designation and the RS zone does not. Therefore, the proposed zone change aligns the zoning with the comprehensive plan designation. The proposed zone change thus does not effectively change the potential of these lands to provide housing opportunities in Salem. In addition, other lands in Salem are concurrently being proposed for residential zoning that will allow Salem to meet its housing needs.

Map 159
RA to PA
The RA zone allows single family and middle housing uses. The PA zone only allows very limited residential uses. The properties in Map 159 proposed for a zone change from RA to PA,

however, are City-owned parks or natural areas, and the City intends to maintain them as such. Therefore, the proposed zone change from RA to PA will not impact opportunities to provide housing in Salem.

Map 160

RS to PA

The RS zone allows single family and middle housing uses. The PA zone only allows very limited residential uses. The property in Map 160 proposed for a zone change from RA to PA is a City-owned park, and the City intends to maintain it as such. For this reason, the proposed zone change from RA to PA will not impact opportunities to provide housing in Salem.

Map 161

RA to PA

The RA zone allows single family and middle housing uses. The PA zone only allows very limited residential uses. The properties in Map 161 proposed for a zone change from RA to PA, however, are a City-owned park, and the City intends to maintain them as such with limited trails and trail-related development. Therefore, the proposed zone change from RA to PA will not impact opportunities to provide housing in Salem.

RS to PA

The RS zone allows single family and middle housing uses. The PA zone only allows very limited residential uses. The property in Map 161 proposed for a zone change from RA to PA is City-owned open space, and the City intends to maintain it as such with limited trails and trail-related development. For this reason, the proposed zone change from RA to PA will not impact opportunities to provide housing in Salem.

Map 162

RA to PA

The RA zone allows single family and middle housing uses. The PA zone only allows very limited residential uses. The properties in Map 162 proposed for a zone change from RA to PA, however, are part of a City-owned park and natural area, and the City intends to maintain them as such. Therefore, the proposed zone change from RA to PA will not impact opportunities to provide housing in Salem.

Map 163

RA to MU-I

The RA zone allows single family and middle housing uses but prohibits multifamily uses (except cottage clusters). The MU-I zone, on the other hand, allows three, four, and multiple family uses, as well as townhouses. The proposed zone change from RA to MU-I on the properties in Map 163 thus increases the amount of land that can accommodate multifamily housing, which is an identified need in the HNA.

Map 164

RS to PA

The RS zone allows single family and middle housing uses. The PA zone only allows very limited residential uses. The property in Map 164 proposed for a zone change from RA to PA is

City-owned parkland, and the City intends to develop it as a park. For this reason, the proposed zone change from RA to PA will not impact opportunities to provide housing in Salem.

Map 165

CR to MU-III

The CR zone allows multifamily housing through a conditional use permit, which includes a public hearing process. The MU-III zone also allows multifamily housing, but it is allowed outright. This reduces barriers to multifamily development on the properties proposed for the zone change to MU-III in Map 165, as recommended in the HNA. This encourages infill housing development on these properties, which are developed with commercial uses today. Furthermore, the MU-III zone allows these properties, if redeveloped, to potentially accommodate more housing because the maximum allowed height is 70 feet, as opposed to 50 feet in the CR zone. The proposed zone change therefore encourages multifamily housing development and does not decrease the amount of land that can accommodate housing.

CG to MU-III

The CG zone allows multifamily housing through a conditional use permit, which includes a public hearing process. As a result of the proposed zone change to MU-III, multifamily housing is allowed outright on the properties in Map 165. This reduces barriers to multifamily development, as recommended in the HNA. In addition, off-street parking is not required for any use in the MU-III zone that is part of a development that includes multifamily housing if it is within ¼ mile of Cherriots Core Network – some of these properties fall within that distance. This encourages infill housing development on these properties, which are largely developed today with commercial uses; housing can be built on parts of the properties that were previously dedicated to parking spaces because the spaces would no longer be required. The proposed zone change therefore encourages multifamily housing development and does not decrease the amount of land that can accommodate housing.

IP to MU-III

The IP zone allows only very limited residential uses. The MU-III zone allows three, four, and multiple family uses, as well as townhouses, and it allows single and two family uses as part of a mixed-use building. As a result of the proposed zone change from IP to MU-III, multifamily housing would be allowed outright on the properties in Map 165. This helps meet Salem's housing needs by increasing the amount of land available for multifamily housing. The HNA determined that Salem has a projected deficit of land for multifamily housing, so the proposed zone change helps address that deficit.

IG to MU-III

The IG zone allows very limited single-family uses but prohibits middle housing and multifamily housing. The MU-III zone allows three, four, and multiple family uses, as well as townhouses, and it allows single and two family uses as part of a mixed-use building. As a result of the proposed zone change from IG to MU-III, multifamily housing would be allowed outright on the properties in Map 165. This helps meet Salem's housing needs by increasing the amount of land available for multifamily housing. The HNA determined that Salem has a projected deficit of land for multifamily housing, so the proposed zone change helps address that deficit.

SCI to MU-III
The SCI zone allows residential uses as part of live-work developments, as well as single-family dwellings for caretakers. The MU-III zone, on the other hand, allows three, four, and multiple family uses, as well as townhouses. The proposed zone change from SCI to MU-III on properties in Map 165 thus expands the range of residential uses allowed, including multifamily housing that can be developed without being part of live-work development. This reduces barriers to multifamily development, as recommended in the HNA.

Map 166

CG to MU-I
The CG zone allows three and four family development as special uses and multiple family development as a conditional use. The MU-I zone allows three, four, and multiple family uses, as well as townhouses. As a result of the proposed zone change, the properties in Map 166 will allow multifamily uses outright rather than through a conditional use permit in the CG zone. This reduces barriers to multifamily development, as recommended in the HNA.

IG to MU-I
The IG zone allows very limited single-family uses but prohibits middle housing and multifamily housing. The MU-I zone allows three, four, and multiple family uses, as well as townhouses. As a result of the proposed zone change from IG to MU-I, multifamily housing is allowed outright on the properties in Map 166. This helps meet Salem's housing needs by increasing the amount of land available for multifamily housing. The HNA determined that Salem has a projected deficit of land for multifamily housing, so the proposed zone change helps address that deficit.

Map 167

RS to Edgewater/Second Street Mixed-Use Corridor (ESMU)
The RS zone allows single family and middle housing uses but prohibits multifamily uses (except cottage clusters). The ESMU zone, on the other hand, allows single family, middle, and multiple family housing. The proposed zone change from RS to ESMU on the properties in Map 167 thus increases the amount of land that can accommodate multifamily housing, a projected need identified in the HNA, through infill or redevelopment on these properties.

CO to ESMU
The CO zone allows single-family, middle housing, and multiple family uses. The ESMU zone also allows single family, middle housing, and multiple family uses. As a result of the proposed zone change to ESMU, the properties in Map 167 will continue to accommodate multifamily housing, a projected need identified in the HNA.

CR to ESMU
The CR zone allows three and four family development and multiple family development as a conditional use. The ESMU zone allows single family, middle housing, and multiple family uses outright. As a result of the proposed zone change, multifamily housing is allowed outright on the properties identified in Map 167 rather than through a required conditional use permit in the CR zone. This reduces a barrier to multifamily development, as recommended in the HNA.

Map 168

RH to RM-III

The RH zone allows single family housing, middle housing, and multifamily housing. The proposed revisions to the zone – including renaming to RM-III zone – do not change the uses allowed. The properties are also not considered buildable land in the HNA. Therefore, the proposed zone change on the properties in Map 168 does not decrease the amount of land available for multifamily housing, a projected need identified in the HNA.

Map 169

RM-II to IG

The RM-II zone allows single family housing, middle housing, and multifamily housing. The IG zone only allows very limited residential uses. The portion of the property in Map 169 proposed for a zone change from RM-II to IG is designated Industrial on the Comprehensive Plan Map. The IG zone is identified in the Salem Area Comprehensive Plan as one of the zones that implements the IND land use designation, and RS is not. Therefore, this zone change is proposed to align the zoning with the comprehensive plan designation. This property is also not considered buildable land in the HNA, so the proposed zone change will not affect the amount of land that can accommodate future residential development. In addition, other lands in Salem are concurrently being proposed for zoning intended for household living uses, which will allow Salem to meet its future housing needs.

CR to IG

The CR zone allows three and four family development and multiple family development as a conditional use. The IG zone allows very limited single-family uses but prohibits middle housing and multifamily housing. The portion of the property proposed for a zone change from CR to IG in Map 169 is not considered buildable land in the HNA, so the proposed change does not decrease the amount of land available for housing in Salem. The land is also designated Industrial on the Salem Comprehensive Plan Map. The Salem Area Comprehensive Plan indicates that the IG zone implements the Industrial Comprehensive Plan Map designation and CR is not. Therefore, the proposed zone change would align the zoning with the existing Comprehensive Plan Map designation. Additionally, other land is concurrently proposed to be rezoned to multi-family residential zones, which will allow Salem to meet its future housing needs.

IC to IG

The IC zone allows three and four family development as special uses and single family, duplex, and multiple family development as conditional uses. The IG zone allows very limited single-family uses but prohibits middle housing and multifamily housing. The portion of the property proposed for a zone change from IC to IG in Map 169 is not considered buildable land in the HNA, so the proposed zone change does not decrease the amount of land available for housing in Salem. In addition, the property is designated Industrial on the Salem Comprehensive Plan Map. The Salem Area Comprehensive Plan indicates that the IG implements the Industrial Comprehensive Plan Map designation and IC is not. Therefore, the proposed zone change would align the zoning with the existing Comprehensive Plan Map designation. Additionally, other land is concurrently proposed to be rezoned to multi-family residential zones, which will allow Salem to meet its future housing needs.

Map 170

RA to RM-I

The RA zone allows single-family and middle housing uses but prohibits multifamily housing (except cottage clusters). The RM-I zone allows multifamily housing outright in addition to single-family housing and middle housing. The proposed zone change on the property in Map 170 therefore increases the amount of land that can accommodate multifamily housing in Salem, helping address the projected deficit of multifamily land identified in the HNA.

PE to RM-I

The PE zone is intended to identify lands for educational services and education-supporting uses, and it only allows limited residential uses. The RM-I zone allows single family housing, middle housing, and multifamily housing. The properties proposed for a zone change from PE to RM-I in Map 170 are developed with a church. The proposed zone change, however, increases the amount of land that can accommodate multifamily housing in the future, helping address the projected deficit of multifamily land identified in the HNA.

Map 171

RD to RS

The RD zone allows single family and middle housing uses. The RS zone, with the implementation of HB 2001, allows the same residential uses as the RD zone, including two family uses in addition to other middle housing types. The RD zone is, therefore, proposed to be eliminated concurrently with this proposed zone change. The properties in Map 171 are also developed with housing. The proposed zone change from RD to RS thus does not affect or decrease the properties' capacity to accommodate housing in the future.

PS to RS

The PS zone prohibits virtually all residential uses. The RS zone is intended for household living. It allows single family and middle housing uses. As a result of the proposed zone change from PS to RS, a wider range of residential uses will be allowed on the property in Map 171. This increases the amount of land available for residential uses in Salem.

Map 172

RA to PA

The RA zone allows single family and middle housing uses. The PA zone only allows very limited residential uses. The property in Map 172 proposed for a zone change from RA to PA, however, is a City-owned park – Eola Ridge Park, and the City intends to maintain it as such. Therefore, the proposed zone change from RA to PA will not impact opportunities to provide housing in Salem.

RS to PA

The RS zone allows single family and middle housing uses. The PA zone only allows very limited residential uses. The properties in Map 172 proposed for a zone change from RA to PA are a City-owned park, and the City intends to maintain it as such. For this reason, the proposed zone change from RA to PA will not impact opportunities to provide housing in Salem.

Map 173

This map was intentionally removed, as the proposed change on tax lot 3094 Gehlar Road NW has been removed as recommended by the Planning Commission.

Map 174

RS to PE

The RS zone allows single family and middle housing uses. The PE zone only allows very limited residential uses. The portion of property proposed to be rezoned to PE in Map 174, however, is part of a public school campus and is owned by the Salem-Keizer School District. It is, therefore, unlikely to be redeveloped into another use, so the proposed zone change thus does not effectively change the potential of these lands to provide housing opportunities in Salem. It is also not considered buildable land in the HNA, so the proposed zone changes does not decrease the amount of buildable land available for housing in Salem. In addition, other lands in Salem are concurrently being proposed for residential zoning that will allow Salem to meet its housing needs.

RM-II to PE

The RM-II zone allows single family housing, middle housing, and multifamily housing. The PE zone only allows very limited residential uses. The properties in Map 174 proposed for a zone change from RM-II to PE are already developed with a public school owned by the Salem-Keizer School District and are, therefore, unlikely to be redeveloped into other uses. The properties are also not considered buildable land in the HNA. The proposed zone change thus does not decrease the amount of buildable land available for housing in Salem. In addition, other lands in Salem are concurrently being proposed for residential zoning that will allow Salem to meet its housing needs.

PA to PE

The PA zone and PE zone prohibit virtually all residential uses. Neither zone is identified as residential land in the HNA, so the proposed zone change from PA to PE on property in Map 174 does not have a significant impact on Salem's ability to provide for the housing needs of its residents. Additionally, this property is part of a school campus owned by the Salem-Keizer School District. Therefore, this zone change is proposed to align the zoning with the existing use, and the property is unlikely to be developed into a different use. For these reasons, the proposed zone change decrease the amount of land available for housing in Salem.

Map 175

RS to NH

The RS zone allows single family and middle housing. The NH zone allows the same residential uses. Therefore, the proposed zone change from RS to NH on the properties in Map 175 does not decrease the ability of these properties to accommodate housing.

Map 176

RD to RS

The RD zone allows single family and middle housing uses. The RS zone, with the implementation of HB 2001, allows the same residential uses as the RD zone, including two family uses in addition to other middle housing types. The RD zone is, therefore, proposed to be

eliminated concurrently with this proposed zone change. The properties in Map 176 are also developed with housing. The proposed zone change from RD to RS thus does not affect or decrease the properties' capacity to accommodate housing in the future through infill or redevelopment.

RM-II to RS
The RM-II zone allows single family housing, middle housing, and multifamily housing. The RS zone allows single family and middle housing. It does not allow multifamily housing (except cottage clusters). The portions of the properties proposed for a zone change from RM-II to RS in Map 176 are part of two split-zoned properties, the rest of which are zoned RS. These properties are relatively small, and the larger property is developed with housing. Under the proposed zone change to RS, the properties could still accommodate housing at densities similar to the minimum density in the RM-II zone without the need to aggregate multiple parcels for the purpose of redevelopment. This additional density could be achieved through internal conversion of the existing house or infill housing added to the vacant site to create middle housing. Additionally, concurrently with this proposed zone change, other areas are proposed to be rezoned to allow for multifamily housing, a projected need identified in the HNA. These other proposed zone changes will meet the projected multifamily housing need identified in the HNA.

Map 177
RA to PA
The RA zone allows single family and middle housing uses. The PA zone only allows very limited residential uses. The properties in Map 177 proposed for a zone change from RA to PA, however, are part of City-owned parks and open space, and the City intends to maintain them as such. Therefore, the proposed zone change from RA to PA will not impact opportunities to provide housing in Salem.

RS to PA
The RS zone allows single family and middle housing uses. The PA zone only allows very limited residential uses. The properties in Map 177 proposed for a zone change from RA to PA are City-owned parks and open space, and the City intends to maintain them as such. For this reason, the proposed zone change from RA to PA will not impact opportunities to provide housing in Salem.

Map 178
RA to CR
The RA zone allows single family and middle housing but prohibits multifamily uses (except cottage clusters). The CR zone allows three and four family development as special uses and multiple family development as a conditional use. The proposed zone change from RA to CR on the properties in Map 178 thus increases the amount of land available for multifamily housing, which is a projected need identified in the HNA.

RS to CR
The RS zone allows single family and middle housing uses but prohibits multifamily housing (except cottage clusters). The CR zone, on the other hand, allows multiple family development as a conditional use in addition to allowing three and four family development as special uses.

The proposed zone change from RS to CR on the properties in Map 178 thus increases the amount of land available for multifamily housing, helping address a projected need identified in the HNA.

Map 179

RA to RM-II

The RA zone allows single-family and middle housing uses. It does not allow multifamily housing (except cottage clusters). The RM-II zone allows single-family housing, middle housing, and multifamily housing. The proposed zone change on the property in Map 179 therefore increases the amount of land that can accommodate multifamily housing in Salem, helping address the projected deficit of multifamily land identified in the HNA.

Map 180

RS to NH

The RS zone allows single family and middle housing. The NH zone allows the same residential uses. Therefore, the proposed zone change from RS to NH on the properties in Map 180 does not decrease the ability of these properties to accommodate housing.

Map 181

RD to MU-II

The RD zone allows single family and middle housing but prohibits multifamily uses (except cottage clusters). The MU-II zone, on the other hand, allows three, four, and multiple family uses, as well as townhouses. Although the property in Map 181 is already developed, if it is redeveloped in the future, the proposed zone change from RD to MU-II will allow for multifamily housing, a projected need identified in the HNA.

Map 182

RS to RM-II

The RS zone allows single-family and middle housing uses but prohibits multifamily housing (except cottage clusters). The RM-II zone, on the other hand, allows multifamily housing in addition to single-family housing and middle housing. The proposed zone change on the properties in Map 182 therefore increases the amount of land that can accommodate multifamily housing in Salem, helping address the projected deficit of multifamily land identified in the HNA. These properties are also designated Multiple Family Residential on the Salem Comprehensive Plan Map. The Salem Area Comprehensive Plan identifies that the RM-II zone, and not the RS zone, implements the Multiple Family Residential designation. Therefore, the proposed zone change aligns the zoning with the comprehensive plan designation.

Map 183

RA to PA

The RA zone allows single family and middle housing uses. The PA zone only allows very limited residential uses. The property in Map 183 proposed for a zone change from RA to PA, however, is State-owned open space required for stormwater mitigation. Therefore, the proposed zone change from RA to PA will not impact opportunities to provide housing in Salem.

RS to PA
The RS zone allows single family and middle housing uses. The PA zone only allows very limited residential uses. The property in Map 183 proposed for a zone change from RA to PA is City-owned open space, and the City intends to maintain it as such. For this reason, the proposed zone change from RA to PA will not impact opportunities to provide housing in Salem.

Map 184
RA to MU-I
The RA zone allows single family and middle housing uses but prohibits multifamily uses (except cottage clusters). The MU-I zone, on the other hand, allows three, four, and multiple family uses, as well as townhouses. The proposed zone change from RA to MU-I on the property in Map 184 thus increases the amount of land that can accommodate multifamily housing, which is an identified need in the HNA.

Map 185
RA to RM-II
The RA zone allows single-family and middle housing uses. It does not allow multifamily housing (except cottage clusters). The RM-II zone allows single-family housing, middle housing, and multifamily housing. The proposed zone change on the properties in Map 185 therefore increases the amount of land that can accommodate multifamily housing in Salem, helping address the projected deficit of multifamily land identified in the HNA.

Map 186
RA to PA
The RA zone allows single family and middle housing uses. The PA zone only allows very limited residential uses. The property in Map 186 proposed for a zone change from RA to PA, however, is a City-owned park, and the City intends to maintain and develop it as such. Therefore, the proposed zone change from RA to PA will not impact opportunities to provide housing in Salem.

Map 187
RA to PA
The RA zone allows single family and middle housing uses. The PA zone only allows very limited residential uses. The properties in Map 187 proposed for a zone change from RA to PA, however, are City-owned parkland and open space, and the City intends to maintain and develop them as such. Therefore, the proposed zone change from RA to PA will not impact opportunities to provide housing in Salem.

PE to PA
The PE zone and PA zone prohibit nearly all residential uses. Neither zone is considered residential land in the HNA. Additionally, the property in Map 187 proposed for a zone change from PE to PA is a City-owned park, and the City intends to maintain it as such. Therefore, the proposed zone change does not affect Salem’s ability to provide for the housing needs of its residents.

Map 188

This map was intentionally removed, as the proposed change on tax lot 073W17B00400 has been approved by City Council, and the proposed change on 2916 Orchard Heights Road NW has been revised based on the Planning Commission's recommendation and moved to Map 190.

Map 189

NCMU to MU-II

The NCMU zone allows three family, four family, and multifamily uses within the core of a master-planned neighborhood center. However, outside of that core, only single family houses and duplexes are allowed, and without a master plan, only single family uses are allowed; multifamily housing is prohibited. The MU-II zone, on the other hand, allows three, four, and multiple family uses, as well as townhouses. The proposed zone change from NCMU to MU-II on the properties in Map 189 thus increases the amount of land available for multifamily housing, a projected need identified in the HNA. In addition, the NCMU zone is proposed to be eliminated concurrently with this zone change.

Map 190

RA to MU-II

The RA zone allows single family and middle housing uses but prohibits multifamily uses (except cottage clusters). The MU-II zone, on the other hand, allows three, four, and multiple family uses, as well as townhouses. The proposed zone change from RA to MU-II on the properties in Map 190 thus increases the amount of land that can accommodate multifamily housing, helping address a projected need identified in the HNA.

Map 191

This map was intentionally removed, as the proposed change is already adopted and effective due to Ordinance 13-21.

Map 192

RA to RS

The RA zone allows agricultural uses, single family uses, and middle housing uses. The RS zone allows the same residential uses, so rezoning the property in Map 192 does not decrease the amount of land available for housing or reduce the lands' capacity to accommodate housing.

Map 193

RA to RS

The RA zone allows agricultural uses, single family uses, and middle housing uses. The RS zone allows the same residential uses, so rezoning the properties in Map 193 does not decrease the amount of land available for housing or reduce the lands' capacity to accommodate housing.

Proposed Overlay Zone Changes

The maps referenced below are **included at the end of this exhibit.**

Map 1

Compact Development Overlay Zone

The Compact Development Overlay Zone was established to allow up to three residential units on properties that are zoned RS in areas where it was applied. A recent State law – HB 2001 –

now requires the City to allow duplexes, triplexes, quadplexes, townhouses, and cottage clusters (e.g., middle housing) in all areas zoned for single-family housing. The City has approved a code amendment implementing that law, so the Compact Development Overlay Zone no longer provides for additional housing beyond what the underlying RS zone allows. Therefore, removing the Compact Development Overlay Zone from properties in Map 1 does not decrease the amount of land available for housing and does not affect Salem's ability to provide for its future housing needs.

Patterson Street Corridor Overlay Zone
The Patterson Street Corridor Overlay Zone establishes development standards to promote mixed-use neighborhood-scale development. It does not change the uses that are allowed in the base zoning of properties where it has been applied, CO. The CO zone allows single family, middle housing, and multifamily uses. The properties in Map 1 where the Patterson Street Corridor Overlay Zone is proposed to be removed are concurrently proposed to be rezoned to the ESMU zone, which also allows single family, middle housing, and multifamily housing. The proposed elimination of the Patterson Street Corridor Overlay Zone with the concurrent proposed zone change therefore does not decrease the amount of land available for housing, including multifamily housing, which is an identified need in the HNA.

West Salem General Industrial Overlay Zone
The West Salem General Industrial Overlay Zone is applied to properties that are zoned IG. The IG zone allows very limited residential uses. The West Salem General Industrial Overlay Zone expands the uses allowed on these properties, but it does not add any residential uses. Therefore, removing the West Salem General Industrial Overlay Zone from properties in Map 1 does not affect Salem's ability to meet its housing needs. Additionally, these properties are concurrently proposed for zone changes to MU-I and MU-III. Both mixed-use zones allow three-family, four-family, and multifamily uses. Therefore, removing the West Salem General Industrial Overlay Zone and rezoning these properties to mixed-use zones increases the amount of land available for multifamily housing, a need identified in the HNA.

Wallace Road Corridor Overlay Zone
The Wallace Road Corridor Overlay Zone establishes development standards that promote pedestrian access and enhance the appearance of development along Wallace Road. It does not change the uses that are allowed on the properties where it is applied on Map 1. The base zoning of the properties is CG, which allows three and four family development as a special use and multifamily development as a conditional use. Concurrently with the removal of the Wallace Road Corridor Overlay Zone, these properties are proposed for zone changes to MU-I or MU-III. Both mixed-use zones allow three-family, four-family, and multifamily uses outright. The proposed removal of the overlay zone and concurrent rezoning therefore removes a barrier to multifamily development, a need identified in the HNA. The overlay zone also requires design review, which is an additional land use application for development. The MU-I and MU-III zones eliminates this requirement, which removes another potential barrier to developing multifamily housing.

Map 2

Walker School Residential Area Overlay Zone

The Walker School Residential Area Overlay Zone establishes additional development standards for multiple family development and compact residential development to promote compatibility with existing single-family dwellings in the overlay. It allows the same uses as the base zones to which is has been applied. Therefore, removing the Walker School Residential Area Overlay Zone from properties in Map 2 does not affect their capacity for residential uses or decrease the amount of land available for housing.

Map 3

South Gateway Overlay Zone

The South Gateway Overlay Zone was established to enhance the area within its boundaries as a southern gateway into Salem by restricting motor vehicle, trailer, and manufactured dwelling sales and services uses and prohibiting outdoor storage within 50 feet of Commercial Street SE. This overlay does not change the permitted residential uses on the properties to which it is applied. Therefore, removing the South Gateway Overlay Zone from the properties in Map 3 will not affect the potential of these properties to provide for Salem's housing needs and does not decrease the amount of land available for housing.

Map 4

22nd and Electric Overlay Zone

The purpose of the 22nd and Electric Overlay Zone is to allow the continuation of existing single family and two family uses on IG zoned properties within the vicinity of 22nd Street SE and Electric Street SE until such time as these properties are converted to other uses. However, the IG zone now considers existing single-family and two family uses to be continued uses, which means they can be enlarged, altered, or rebuilt without the overlay zone. Therefore, the 22nd and Electric Overlay Zone is no longer needed on the properties in Map 4 and removing it does not reduce Salem's ability to meet its future housing needs.

Map 5

Compact Development Overlay Zone

The Compact Development Overlay Zone was established to allow up to three residential units on properties that are zoned RS in areas where it was applied. A recent State law – HB 2001 – now requires the City to allow duplexes, triplexes, quadplexes, townhouses, and cottage clusters (e.g., middle housing) in all areas zoned for single-family housing. The City has approved a code amendment implementing that law, so the Compact Development Overlay Zone no longer provides for additional housing beyond what the underlying RS zone allows. Therefore, removing the Compact Development Overlay Zone from properties in Map 5 does not decrease the amount of land available for housing and does not affect Salem's ability to provide for its future housing needs.

Mixed-Use Overlay Zone

The Mixed-Use Overlay Zone establishes additional uses in areas where it is applied. Specifically, it allows residential uses outright on properties zoned CR in Map 5. These properties are developed with a mixed-use development. The Mixed-Use Overlay Zone is proposed to be removed from these properties and the base zone changed to MU-III. The MU-III

zone also allows a range of residential uses, including three and four family and multifamily uses. Eliminating the overlay zone does not therefore impact Salem's ability to meet its future housing needs.

Salem Hospital Overlay Zone
The purpose of the Salem Hospital Overlay Zone is to allow medical centers/hospitals to exceed the maximum height limit of the underlying zone, the PH zone. The overlay zone does not impact the uses allowed in the PH zone, which allows only very limited residential uses. Removing the Salem Hospital Overlay Zone from the properties in Map 5 therefore does not affect the potential of these properties to provide for housing opportunities in Salem.

Map 6

This map was intentionally removed, as the proposed change is already adopted and effective due to Ordinance 13-21.

Map 7

Broadway/High Street Housing Overlay Zone
The Broadway/High Street Housing Overlay Zone establishes additional uses in areas where it is applied, including three family, four family, and multiple family uses. The Broadway/High Street Housing Overlay Zone is applied to properties that are zoned CO, which also allows three family, four family, and multiple family uses. Concurrently with the proposal to remove the Broadway/High Street Housing Overlay Zone from properties in Map 7, these properties are proposed to be rezoned to MU-I. The MU-I zone will continue to allow three family, four family, and multiple family uses on these properties. Therefore, removing the Broadway/High Street Housing Overlay Zone and rezoning these properties to MU-I will not affect the potential of these properties to accommodate these types of housing, which were identified as a need in the HNA.

Broadway/High Street Retail Overlay Zone
The Broadway/High Street Retail Overlay Zone applies to areas zoned CR and allows additional uses like multifamily housing without a conditional use permit. This overlay also requires a design review land use process to ensure that pedestrian-oriented development standards are met. The properties in Map 7 where the Broadway/High Street Retail Overlay Zone is proposed to be removed are concurrently proposed to be rezoned to MU-I. The MU-I zone, like the Broadway/High Street Retail Overlay Zone, allows three family, four family, and multiple family uses outright. The proposed elimination of the overlay zone and concurrent zone changes therefore does not decrease the amount of land available for housing. In addition, the MU-I zone has pedestrian-oriented design standards, but it does not require a design review land use process. This reduces a barrier to future housing development or redevelopment in this area, as recommended in the HNA.

Broadway/High Street Transition Overlay Zone
The Broadway/High Street Transition Overlay Zone establishes additional uses in areas where it is applied, including three family, four family, and multiple family uses. Development within this overlay also requires a design review land use process to ensure that development is pedestrian-oriented and provides a buffer between higher and lower density areas. The

Broadway/High Street Transition Overlay Zone is applied to properties with commercial zoning. The properties in Map 7 where the Broadway/High Street Transition Overlay Zone is proposed to be removed are concurrently proposed to be rezoned to MU-II. The MU-II zone, like the Broadway/High Street Transition Overlay Zone, allows three family, four family, and multiple family uses outright. The proposed elimination of the overlay zone and concurrent zone changes therefore does not reduce the amount of land available for housing. In addition, the MU-II zone provides a buffer between adjacent higher and lower density areas by regulating the height of buildings, and it provides pedestrian-oriented development standards. However, the MU-II zone does not require a design review land use process, so this zone change reduces a barrier to future residential development or redevelopment in this area, as recommended in the HNA.

Commercial/High Density Residential Overlay Zone
The Commercial/High Density Residential Overlay Zone aims to accommodate commercial, office, and small warehouse uses, while promoting high density residential development. This overlay zone has been applied to areas in Map 7 that are currently zoned Multiple Family High-Rise Residential (RH) and CG. In the areas zoned RH, the overlay prevents two family development and continues to allow three family, four family, and multiple family development. In the areas zoned CG, the overlay allows three family, four family, and multiple family uses outright. Concurrently with the proposal to remove the Commercial/High Density Residential Overlay Zone from properties in Map 7, these properties are proposed to be rezoned to MU-I. The MU-I zone, like the Commercial/High Density Residential Overlay Zone, allows three family, four family, and multiple family uses. Therefore, these properties will continue to allow the same residential uses after the proposed zone change to MU-I and elimination of the overlay zone. The amount of land available for housing is therefore not reduced.

Compact Development Overlay Zone
The Compact Development Overlay Zone was established to allow up to three residential units on properties that are zoned RS in areas where it was applied. A recent State law – HB 2001 – now requires the City to allow duplexes, triplexes, quadplexes, townhouses, and cottage clusters (e.g., middle housing) in all areas zoned for single-family housing. The City has approved a code amendment implementing that law, so the Compact Development Overlay Zone no longer provides for additional housing beyond what the underlying RS zone allows. Therefore, removing the Compact Development Overlay Zone from properties in Map 7 does not decrease the amount of land available for housing and does not affect Salem's ability to provide for its future housing needs.

Riverfront High Density Residential Overlay Zone
The Riverfront High Density Residential Overlay Zone is applied to properties with the RH zoning. It establishes additional commercial uses but not additional residential uses. Therefore, eliminating this overlay does not affect the potential of these properties to accommodate housing. This overlay requires a design review land use process to ensure that development is pedestrian friendly and takes advantage of its proximity to the Willamette River. The properties in Map 7 that are proposed to have the Riverfront High Density Residential Overlay Zone removed are concurrently proposed to be rezoned to the MU-R zone. The MU-R zone allows three family, four family, and multiple family uses, and it also includes design standards similar to the Riverfront High Density Residential Overlay Zone, which promote walkability and access to the

Willamette River. However, the MU-R zone does not require a design review land use process. Thus, the proposed zone change and elimination of the overlay reduces a barrier to future multifamily development or redevelopment in this area, as recommended in the HNA.

Riverfront Overlay Zone
The Riverfront Overlay Zone aims to promote a mixed-use residential and commercial district with an emphasis on office development and pedestrian access to and along the Willamette River. The Riverfront Overlay Zone is applied to properties that are currently zoned CB and CO and does not change the residential uses allowed on the properties to which it applies. Concurrently with the removal of the Riverfront Overlay Zone, the zoning of the CO properties is proposed to change to CB or MU-R. The CB and MU-R zones both allow three family, four family, and multiple family development, and the HNA identified a need for land that can accommodate these uses in the future. Therefore, removing the Riverfront Overlay Zone on properties in Map 7 and concurrently rezoning them will not impact the ability of these properties to accommodate residential uses in the future through infill or redevelopment. In addition, neither the CB zone nor the MU-R zone requires a design review land use process for multifamily development, which is required in the Riverfront Overlay Zone. Therefore, removing the Riverfront Overlay Zone and rezoning these properties as proposed will reduce a barrier to multifamily development, as recommended in the HNA.

Map 8

Northgate Mixed-Use Overlay Zone
The Northgate Mixed-Use Overlay Zone aims to encourage pedestrian-friendly mixed-use development by allowing residential uses outright when they are part of mixed-use developments. The overlay also applies design standards through a design review land use process. The Northgate Mixed-Use Overlay has been applied to properties that are zoned CR, which allows three and four family development as a special use and requires a conditional use permit for exclusively residential multifamily development. Concurrently with the proposed removal of the Northgate Mixed-Use Overlay Zone on properties in Map 8, these properties are also proposed for a zone change to MU-III. The MU-III zone allows three and four family development as a special use, multiple family development outright, and one and two family development as part of a mixed-use building. The MU-III zone also encourages pedestrian-friendly development though it does not require a design review land use process. Therefore, the proposed removal of the overlay zone and zone change increases the range of residential uses allowed on these properties if they redevelop in the future. It also reduces a barrier to multifamily redevelopment or infill because neither a design review land use process nor a conditional use permit is required for multifamily development in the MU-III zone.

Pine Street Mixed-Use Overlay Zone
The Pine Street Mixed-Use Overlay Zone aims to encourage pedestrian-friendly mixed-use development by allowing residential uses more broadly in areas that are currently zoned CG and IC. The overlay also applies pedestrian-friendly design standards through a design review land use process. Concurrently with the proposed removal of the Pine Street Mixed-Use Overlay Zone, the properties in Map 8 are also proposed for a zone change to either MU-I or PA. The properties proposed for a zone change to PA are City-owned and are developed with recreational uses that serve the community. The City does not intend to redevelop these properties. Therefore,

the proposed zone change to PA does not affect Salem's ability to provide for its future housing needs. The properties proposed for a zone change to MU-I will allow three family, four family, and multiple family uses outright, whereas a conditional use permit was required for most types of multifamily development in the Pine Street Mixed-Use Overlay Zone. The MU-I zone also includes pedestrian-oriented design standards, but a design review land use process is not required in this zone. These differences reduce barriers to multifamily development or redevelopment in this area, as recommended in the HNA.

Portland/Fairgrounds Road Overlay Zone
The Portland/Fairgrounds Road Overlay Zone was established to enhance the area within its boundaries as a northern gateway into Salem by restricting certain commercial uses. The overlay also requires a design review land use process to ensure development is pedestrian friendly. The areas in Map 8 where the Portland/Fairgrounds Road Overlay Zone is proposed to be removed are primarily commercially zoned and are largely developed with commercial uses. Much of this area is concurrently proposed to be rezoned to MU-III, which allows residential uses more broadly than the commercial zones it would replace, including three family, four family, and multiple family uses. Where the current commercial zones require a conditional use permit for multifamily development, the MU-III zone allows it outright. The MU-III zone also includes pedestrian-oriented design standards but does not require a design review land use process. Therefore, the proposed zone change to MU-III also reduces potential barriers to multifamily development, as recommended in the HNA.

Map 9
Compact Development Overlay Zone
The Compact Development Overlay Zone was established to allow up to three residential units on properties that are zoned RS in areas where it was applied. A recent State law – HB 2001 – now requires the City to allow duplexes, triplexes, quadplexes, townhouses, and cottage clusters (e.g., middle housing) in all areas zoned for single-family housing. The City has approved a code amendment implementing that law, so the Compact Development Overlay Zone no longer provides for additional housing beyond what the underlying RS zone allows. Therefore, removing the Compact Development Overlay Zone from properties in Map 9 does not decrease the amount of land available for housing and does not affect Salem's ability to provide for its future housing needs.

Map 10
State Street Overlay Zone
The purpose of the State Street Overlay Zone is to establish additional permitted office and specialty service uses that are compatible with the uses in the surrounding corridor. It does not change the residential uses allowed on these properties. This overlay is applied to properties that are currently zoned IP, which allows only very limited residential uses. The properties in Map 10 where the State Street Overlay Zone is proposed to be removed are concurrently proposed for a zone change from IP to IC. The IC zone allows three and four family development and a special use and single-family, duplex, and multifamily development as conditional uses. Therefore, the proposed changes on these properties increase the range of residential uses allowed if the properties redevelop or if infill development takes place. Thus, the proposed changes, including

removing the State Street Overlay Zone, support Salem's ability to provide for its future housing needs.

Goal 11: Public Facilities and Services
To plan and develop a timely, orderly and efficient arrangement of public facilities and services to serve as a framework for urban and rural development.

The City has an adopted Public Facilities Plan, which is a component of the Salem Area Comprehensive Plan. The Public Facilities Plan includes the City's Water System Master Plan, Wastewater Management Plan, and Stormwater Master Plan. These plans outline the water, sewer, and stormwater facilities needed to support the land uses within the Salem's portion of the UGB. With the proposed zone changes, the land within city limits can be served by City services, and land outside of the city limits but within the UGB can be served by City services as development occurs under the proposed map changes.

In addition, the proposed zone changes will generally provide greater opportunities for the affected properties to be developed, redeveloped, or include infill project. This will help spur private and public investments in infrastructure to support urban development. The proposed map changes therefore conform with this goal.

Goal 12: Transportation
To provide and encourage a safe, convenient, and economic transportation system.

The Transportation Planning Rule (OAR 660, Division 12) implements Goal 12. OAR 660-012-0060 applies to plan and land use regulation amendments.

Criteria – 660-012-0060(1):
(1) If an amendment to a functional plan, an acknowledged comprehensive plan, or a land use regulation (including a zoning map) would significantly affect an existing or planned transportation facility, then the local government must put in place measures as provided in section (2) of this rule, unless the amendment is allowed under section (3), (9) or (10) of this rule. A plan or land use regulation amendment significantly affects a transportation facility if it would:

(a) Change the functional classification of an existing or planned transportation facility (exclusive of correction of map errors in an adopted plan);

(b) Change standards implementing a functional classification system; or

(c) Result in any of the effects listed in paragraphs (A) through (C) of this subsection based on projected conditions measured at the end of the planning period identified in the adopted TSP. As part of evaluating projected conditions, the amount of traffic projected to be generated within the area of the amendment may be reduced if the amendment includes an enforceable, ongoing requirement that would demonstrably limit traffic generation, including, but not limited to, transportation demand management. This reduction may diminish or completely eliminate the significant effect of the amendment.

(A) Types or levels of travel or access that are inconsistent with the functional classification of an existing or planned transportation facility;
(B) Degrade the performance of an existing or planned transportation facility such that it would not meet the performance standards identified in the TSP or comprehensive plan; or
(C) Degrade the performance of an existing or planned transportation facility that is otherwise projected to not meet the performance standards identified in the TSP or comprehensive plan.

Findings – 660-012-0060(1)
As documented in the *Our Salem Map Amendments – Transportation Planning Rule Analysis (*attached at the end of this document), the proposed amendments to the comprehensive plan map and zoning designations are expected to have a significant effect on two state transportation facilities, defined as Links 772 and 328. The significant effect to Link 772 (Salem Parkway northbound ramp to Chemawa Road NE) is based on 660-012-0060(1)(c)(B). The significant effect to Link 328 (Highway 22 eastbound ramp to the Center Street Bridge) is based on 660-012-0060(1)(c)(C).

Criteria – 660-012-0060(2)
(2) If a local government determines that there would be a significant effect, then the local government must ensure that allowed land uses are consistent with the identified function, capacity, and performance standards of the facility measured at the end of the planning period identified in the adopted TSP through one or a combination of the remedies listed in (a) through (e) below, unless the amendment meets the balancing test in subsection (2)(e) of this section or qualifies for partial mitigation in section (11) of this rule. A local government using subsection (2)(e), section (3), section (10) or section (11) to approve an amendment recognizes that additional motor vehicle traffic congestion may result and that other facility providers would not be expected to provide additional capacity for motor vehicles in response to this congestion.

(a) Adopting measures that demonstrate allowed land uses are consistent with the planned function, capacity, and performance standards of the transportation facility.

(b) Amending the TSP or comprehensive plan to provide transportation facilities, improvements or services adequate to support the proposed land uses consistent with the requirements of this division; such amendments shall include a funding plan or mechanism consistent with section (4) or include an amendment to the transportation finance plan so that the facility, improvement, or service will be provided by the end of the planning period.

(c) Amending the TSP to modify the planned function, capacity or performance standards of the transportation facility.

(d) Providing other measures as a condition of development or through a development agreement or similar funding method, including, but not limited to, transportation system management measures or minor transportation improvements. Local governments shall, as part

of the amendment, specify when measures or improvements provided pursuant to this subsection will be provided.

(e) Providing improvements that would benefit modes other than the significantly affected mode, improvements to facilities other than the significantly affected facility, or improvements at other locations, if the provider of the significantly affected facility provides a written statement that the system-wide benefits are sufficient to balance the significant effect, even though the improvements would not result in consistency for all performance standards.

Findings – 660-012-0060(2)
The significant effects identified based on OAR 660-012-0060(1) meets the balancing test in subsection (2)(b) above as described in the *Our Salem Map Amendments – Transportation Planning Rule Analysis.* This conclusion is supported by a written statement from the Oregon Department of Transportation (ODOT) that the system-wide benefits to the bicycle system, transit, and signal operations are sufficient to balance the significant effect, even though the improvements would not result in consistency with all performance standards.

See communication below from Dan Fricke, Senior Transportation Planner, ODOT, sent on March 1, 2022.

> *ODOT staff have reviewed the attached Transportation Planning Rule (TPR) analysis for the Our Salem project. The analysis includes an existing condition and future year analysis with land use changes proposed in the Our Salem project. As relates to ODOT facilities, the analysis concludes that the majority will not be significantly impacted by the proposed land use changes. Two intersections, however, are projected to exceed mobility targets contained in the Oregon Highway Plan (OHP) and do not meet the definition of a small increase in traffic described in OHP Action 1F.5. The analysis suggests that these identified significant impacts can be offset using the balancing test described in TPR Section OAR 660-012-0060(2)(e) which states that improvements to other modes or in other locations can be used to offset the impact. The report finds that offsetting measures in the form of bicycle/pedestrian, transit, and traffic signal improvements in the vicinity of the impacted intersections meet the balancing test. After review of the information, ODOT concurs that the proposed multimodal improvements and traffic signal upgrades meet the balancing test of OAR 660-012-0060(2)(e) to offset the identified significant impacts to state highway facilities.*
>
> *This email represent ODOT comments on the proposed Our Salem project and should be included in the project record as ODOT testimony.*

Goal 13: Energy Conservation
To conserve energy.

The proposed zone changes promote energy conservation by greatly expanding the amount of land that is zoned mixed use – including MU-I, MU-II, MU-III, and MU-R – especially close to transit service and along the Core Network. The mixed-use zones allow and encourage a mix of housing, shopping, services, and jobs in close proximity to each other, which reduces the need to drive. Locating mixed-use zones along the Core Network encourages the use of public

transportation – the bus – as an alternative to the automobile, and buses are a more energy efficient mode of transportation than cars. The proposed zone changes therefore conform to this goal.

Goal 14: Urbanization
To provide an orderly and efficient transition from rural to urban land use, to accommodate urban population and urban employment inside urban growth boundaries, to ensure efficient use of land, and to provide for livable communities.

The proposed zone changes help accommodate Salem's urban population and employment by increasing the amount of land available for multifamily housing and commercial uses (see Goal 9 and 10 findings above). The proposed zone changes do not expand the UGB or change the boundary of the UGB. Instead, the proposed zone changes promote the efficient use of land within the existing UGB by allowing and facilitating more mixed-use areas across Salem. Specifically, the proposed zone changes significantly increase the amount of land that is rezoned to a mixed-use zone, including MU-I, MU-II, and MU-III zones. The mixed-use zones allow and encourage a variety of housing opportunities – including multifamily housing – as well as retail, offices, and other commercial uses. Rezoning properties to one of the mixed-use zones therefore creates more flexibility in how those properties are developed or redeveloped, allowing them to accommodate multifamily housing or commercial uses – or a mix of uses – as is needed to meet future housing and employment demands. The proposed zone changes therefore conform to this goal.

Goal 15: Willamette River Greenway
To protect, conserve, enhance and maintain the natural, scenic, historical, agricultural, economic and recreational qualities of lands along the Willamette River as the Willamette River Greenway.

The proposed zone changes help enhance and maintain the natural, scenic, economic, and recreational qualities of lands along the Willamette River, primarily by properties to MU-R, a new zone proposed to be created and applied concurrently with these proposed zone changes. The MU-R zone, which is proposed to be applied to land along the river north of downtown, zone aims to promote a mixed-use, pedestrian-oriented district that takes advantage of its proximity to the Willamette River. Specifically, it allows a wide range of uses outright, which supports reuse and redevelopment along the river. It also requires public pedestrian access to the Willamette River, which will increase public access as development and redevelopment occurs. In addition, the proposed zone changes do not change the boundary of the Willamette River Greenway and do not eliminate the requirement for future development to meet the conditions of SRC Chapter 800 (Willamette Greenway). The proposed zone changes therefore conform with this goal.

Salem Area Comprehensive Plan
The proposed legislative zone changes are consistent with and conforms to the Salem Area Comprehensive Plan as described below.

CE 1 Community Engagement Goal: *Engage the public in planning, investment, and policy*

decisions and in the implementation of this Comprehensive Plan through inclusive, equitable, transparent, and collaborative processes that foster meaningful involvement from all members of the community.

> ***CE 1.1 Partnerships:*** *The City shall build and foster collaborative partnerships with all segments of the community, including individuals, nonprofits, organizations, neighborhoods, institutions, and businesses to ensure meaningful community involvement in all stages of planning and decision making.*
>
> ***CE 1.2 Neighborhood associations****: The City shall support and foster the growth of neighborhood associations and encourage their continued participation in land use matters.*
>
> ***CE 1.3 Inclusion and equity:*** *The City shall expand opportunities for Salem's communities of color, low-income residents, renters, sovereign tribes, and other underserved and underrepresented groups to participate in planning and investment decisions, particularly those that may be impacted by the results.*
>
> ***CE 1.4 Youth and young adult engagement****: The City shall create opportunities for youth and young adults to be engaged in planning and decision-making processes.*
>
> ***CE 1.5 Culturally appropriate processes:*** *The City shall consult community groups and organizations, particularly underserved and underrepresented groups, to design culturally appropriate processes that meet their needs and effectively engage those affected by planning or investment projects.*
>
> ***CE 1.9 Accountability and transparency:*** *The City shall ensure accountability and transparency in planning processes by providing clear and timely information to the community, by maintaining access to City decision-makers, and by showing how public input has been used.*

The proposed zone changes were developed through a multi-year planning project called Our Salem that included extensive public outreach. The community provided input through a variety of ways, including in-person and virtual meetings, surveys, interactive maps, public workshops, property owner meetings, community events, and stakeholder interviews. Several meetings or events were held in Spanish. Information about the project was also provided via mail, the project website, social media, informational meetings, flyers, television, radio, newspapers, and more. Many project materials were translated into Spanish, and several were translated into additional languages, including Chuukese and Marshallese. Overall, staff hosted or attended roughly 260 in-person and virtual meetings and events and engaged with more than 80 community groups. These opportunities were provided throughout the process.

Staff specifically expanded opportunities for communities of color, youth, and other underrepresented groups to participate in and provide input throughout the Our Salem project, including during the development of the proposed zone changes. For example, staff held several youth forums to engage youth and young adults and created and participated in events specifically tailored to engage communities of color. Staff consulted community groups to design culturally appropriate process or events that met their specific needs. For example, staff worked with organizations representing communities of color to develop Facebook live events that effectively engaged members of those communities.

In addition, staff fostered partnerships with and engaged a broad variety of community groups,

including business organizations, nonprofits, and neighborhood associations. For example, during the development of the proposed zone changes, staff worked with neighborhood associations to ensure their perspectives were considered, and staff revised the proposed zone changes based on their specific input.

Throughout the development of the proposed zone changes, staff worked to provide the community with clear, timely information to increase transparency in the planning process. For example, staff created an interactive online map that community members could use to provide input on proposed zone changes on specific properties or citywide. Staff also held a virtual zoning forum to answer the community's questions about the proposed zoning changes.

In addition, the process to adopt these proposed zone changes require public notice and affords the public an opportunity to review, comment, and take part in the approval process. The proposed zone changes therefore conforms to this goal and associated policies.

H1 Housing Choice Goal: *Promote a variety of housing options to meet the needs, abilities, and preferences of all current and future residents.*

> ***H 1.1 Housing types:*** *A variety of housing types shall be allowed and encouraged throughout the Salem Urban Area, including single-family homes, accessory dwelling units, manufactured homes, townhouses, middle housing, and multifamily housing.*

The proposed zone changes promote a variety of housing options in Salem through several ways. First, the proposed zone changes increase the amount of land zoned MU-I, MU-II, and MU-III, which allow multifamily housing outright; in most places, they are proposed to replace zones that only allow multifamily housing through a conditional use permit. These proposed zone changes therefore encourage multifamily housing by removing potential process barriers. In addition, the proposed zone changes increase the amount of land zoned Multiple Family Residential-I (RM-I) and Multiple Family Residential-II (RM-II). Specifically, properties across Salem that are currently zone RA or RS are proposed to be rezoned to RM-I or RM-II. This allows multifamily housing more broadly across Salem. Middle housing types – specifically three family, four family, and townhouses – are also allowed outright in the RM-I, RM-II, MU-I, MU-II, and MU-III zones, so the proposed zone changes to those zones across the city encourages a broader variety of housing types in Salem. The proposed zone changes therefore conforms to this goal and policy.

H 3 Land Supply Goal: *Provide a supply of residential land that accommodates the amounts and types of housing needed to meet the population forecast for the Salem Urban Area.*

The Salem Housing Needs Analysis (HNA) determined that there is a projected deficit of land for multifamily housing in Salem's portion of the UGB, and it recommended redesignating or rezoning land to multifamily to help address the projected deficit. The proposed zone changes do that, specifically rezoning land to RM-I and RM-II (see Goal 10 findings above). In addition, the proposed zone changes also increase the amount of land available for multifamily housing by rezoning land to MU-I, MU-II, MU-III, and MU-R, all of which allow multifamily housing outright. This helps meet Salem's housing need and lowers barriers to multifamily housing.

By rezoning land to mixed use, the proposed zone changes also advance the recommendation in the HNA to increase redevelopment activity and mixed-use development. The HNA states that another "important way to address the deficit of multifamily land is through increasing redevelopment activity or mixed-use development." It further states that Salem's "primary redevelopment opportunities are in commercial areas or redeveloping industrials areas, with opportunities for mixed-use development that includes multifamily developing." The proposed zone changes rezone existing commercial areas to mixed-use zones, increasing the opportunity for redevelopment and mixed-use development. The proposed changes therefore help accommodate the types and amounts of housing needed to meet Salem's population forecast. The proposed zone changes therefore conform to this goal.

> ***H 3.1 Access and dispersal:*** *Multifamily housing should be located near employment centers, parks, shopping, and schools throughout the Salem Urban Area to increase pedestrian access to those destinations and services, foster complete neighborhoods, and promote dispersal of such housing across Salem's neighborhoods.*

The proposed zone changes rezone land to allow multifamily housing to be developed near employment, parks, shopping, and schools. For example, properties along existing commercial corridors such as Commercial Street and Lancaster Drive are proposed to be rezoned to MU-I, MU-II, and/or MU-III, which allow multifamily housing outright (as opposed to through a conditional use permit). This encourages housing to be located in or near existing shopping and employment areas. This increases pedestrian access to those destinations. The proposed zone changes also rezone land near parks and schools to RM-I or RM-II, such as in South and West Salem. This allows multifamily housing to be located near such destinations, increasing pedestrian access to them. By allowing multifamily housing to be developed closer to employment, parks, shopping, and schools, the proposed zone changes help foster complete neighborhoods.
In addition, the proposed zone changes also promote dispersal of multifamily housing across Salem's neighborhoods by rezoning land across the city to RM-I, RM-II, or one of Salem's mixed-use zones. This allows and encourages multifamily housing to be developed in neighborhoods across Salem as opposed to being concentrated in one area or neighborhood. The proposed zone changes therefore conform with this policy.

> ***H 3.3 Infill:*** *Infill housing should be encouraged to promote the efficient use of land and existing infrastructure and access to existing services and amenities.*

The proposed zone changes encourage infill housing by rezoning land near the Core Network to MU-I, MU-II, MU-III, and MU-R zone. In these zones, minimum parking requirements are not required for any uses, provided that the property is located within one quarter-mile of the Core Network and is developed with multiple family. This provides the space and flexibility for properties with existing commercial uses, for example, to add housing on existing parking lots; the parking spaces for the commercial uses would no longer be required. The proposed zone changes therefore conform to this goal and associated policies.

E 1 Economic Development Goal: *Strengthen and diversify the economy to enhance Salem's economic prosperity and resiliency.*

> ***E 1.1 Diversity:*** *A diverse range of businesses and industries should be encouraged in the Salem Urban Area to provide jobs and services to the diverse, growing population and to strengthen economic resiliency.*
> ***E 1.13 Flexibility:*** *The types and arrangements of businesses allowed in employment areas should be flexible to support adaptive reuse of existing buildings in changing economies.*

The proposed zone changes encourage a diverse range of businesses in Salem to help diversify the economy in several ways. First, the proposed zone changes greatly increase the amount of land that is zoned mixed use (e.g., MU-I, MU-II, MU-III, or MU-R) in Salem. Those zones allow a broad array of commercial uses outright, including retail sales, offices, and services. This provides flexibility in how properties can be used, reused, or redeveloped, allowing property owners to better respond to changing market conditions. The proposed zone changes also increase the amount of land zoned Commercial Industrial (IC), which allows a mix of commercial and light industrial uses. Numerous properties in the Fairview Industrial area, for example, are proposed to be rezoned from Industrial Business Campus (IBC) to IC, which opens up the opportunities for commercial uses in that area. This diversifies how those properties can be used, as the IBC zone allows for a more limited range of uses.

The proposed zone changes further create flexibility in what businesses are allowed through the proposal to rezone the existing industrial area in inner West Salem from General Industrial (IG) to MU-III. This zone supports the retention of industrial businesses, while providing new opportunities for commercial uses – like more retail sales and personal services – to locate in the area. The proposed zone changes therefore conform to this goal and associated policies.

E 2 Land Supply Goal*: Maintain an adequate supply of land to meet Salem's economic and employment needs.*

> ***E 2.1 Employment land:*** *The City shall provide a supply of employment land that accommodates the amounts, size, types, locations, and service levels needed to meet the short-term and long-term employment growth forecasts for the Salem Urban Area.*

The EOA determined that there is projected deficit of commercial land in Salem's portion of the UGB, and it recommends meeting this need in several ways, including encouraging redevelopment of existing industrial and commercial areas and allowing or encouraging mixed-use development in downtown or other employment areas. The proposed zone changes implement these recommendations and help meet Salem's employment needs because they rezone many existing commercial areas from commercial zones like Retail Commercial (CR) to MU-I, MU-II, or MU-III. The mixed-use zones allow mixed-use development and facilitate the redevelopment of existing commercial by allowing a broad mix of uses outright. The proposed zone changes therefore conform to this goal.

> ***E 2.4 Infill and redevelopment:*** *Industrial development should be encouraged in infill and redevelopment locations that are currently served or adjacent to developed properties to maximize returns on public infrastructure investments.*

The proposed zone changes from IG, Industrial Park (IP), and Second Street Craft Industrial

(SCI) to MU-III in inner West Salem encourage industrial uses where infill and redevelopment opportunities exist. The MU-III zone specifically facilitates the adaptive reuse of existing buildings in inner West Salem; it allows new industrial uses to move into existing industrial buildings, while planning for additional uses in the future. The proposed zone changes therefore conform to this policy.

> ***E 2.6 River:*** *The Willamette River should be leveraged as an asset to encourage mixed-use riverfront development that revitalizes waterfront properties, while protecting or enhancing the scenic and natural qualities of the land.*

The proposed zone changes along the Willamette River encourage mixed-use development, while protecting or enhancing the scenic quality of the land. For example, properties along the river north of downtown Salem are proposed to be rezoned largely from Commercial Office (CO) and IC to MU-R. The MU-R zone encourages mixed-use development that takes advantage of close proximity to the river. The proposed zone specifically allows a mix of uses outright and requires public pedestrian access to the river. In addition, the proposed zone changes do not eliminate the requirement for future development in the proposed MU-R zone (and other zones) to meet the conditions of SRC Chapter 800 (Willamette Greenway). The proposed zone change therefore conforms to this policy.

> ***E 2.9 Industrial land conversion:*** *Industrial land that may be appropriate for conversions to commercial or other non-industrial uses should include some or all of the following: 1. located outside of industrial areas or isolated from other industrial uses, 2. surrounded by incompatible uses (such as housing), 3. located adjacent to properties that have converted to commercial uses, 4. have limited or no access to major roads (such as arterial streets, collector streets, or highways) or, 5. lack of rail access.*

The proposed zone changes that rezone industrial land to commercial or other non-industrial uses meet some of the factors in policy E 2.9. For example, the area near Cordon Road and Highway 22 that is proposed to be rezoned from IC to MU-I has seen multifamily housing developed adjacent to it and in the area over the last five to 10 years. That area also lacks rail access and is isolated from other industrial uses. The properties along the Willamette River that are proposed to be rezoned from IC to MU-R have been developed, redeveloped, or used by more commercial uses such as offices, and the area includes multifamily housing. That area also largely lacks rail access, particularly the northern portions. As another example, the properties zoned IG near Mission and 14th streets SE that are proposed to be rezoned to RM-II are adjacent to a residential neighborhood. The property on Astoria Drive proposed to be rezoned from IBC to MU-II is largely adjacent to commercial, residential, and commercial entertainment uses. The proposed zone changes therefore conform to this policy.

The inner West Salem area that is currently zoned IP, IG, and SCI is proposed to be rezoned to MU-III; however, the proposed MU-III zone specifically allows industrial uses to continue operating or to be newly located in the area. This allows the properties to continue serving industrial uses, while allowing the flexibility to transition to a mixed of uses in the future.

E 3 Access and Livability Goal: *Promote a vibrant economy that increases access to jobs, goods, and services.*

> ***E 3.2 Transit-oriented development:*** *Pedestrian-friendly, mixed-use development and redevelopment should be encouraged along corridors with frequent transit access and near Cherriots' Core Network to increase access to jobs and services, reduce the need for single-occupancy vehicle trips, and support public transit.*

The proposed zone changes promote pedestrian-friendly, mixed-use development near Cherriots' Core Network by rezoning properties along those frequent transit routes from largely CR or CG to MU-I, MU-II, or MU-III. The mixed use zones specifically allow residential and commercial uses, encouraging mixed-use development or redevelopment. The zones also include design standards that promote pedestrian-friendly development, such as a requirement that new parking lots to be located behind or beside buildings.

The proposed zone changes explicitly allow multifamily housing outright in more areas that are currently zoned primarily for commercial uses. By removing barriers to housing in more locations (e.g., a conditional use is no longer required), the proposed zone changes provide more opportunities for people to live near jobs, goods, and services. This reduces the need for single-occupancy vehicle trips. The proposed zone changes therefore conform to this goal and policy.

> ***E 3.3 Neighborhood hub:*** *The creation of neighborhood hubs – small, neighborhood-serving businesses clustered within residential areas – shall be supported and facilitated to improve local access to daily goods and services, enhance neighborhood resiliency, and foster complete neighborhoods.*
> ***E 3.7 Access to health:*** *The City shall allow medical, mental health, and social services broadly in the Salem Urban Area to improve access for all residents, including seniors and lower-income residents.*
> ***3.8 Access to childcare:*** *The City shall allow child day care opportunities broadly in the Salem Urban Area to improve access for all residents, particularly in neighborhood hubs and in areas with access to frequent transit service.*

The proposed zone changes create neighborhood hubs by applying the Neighborhood Hub (NH) zone in residential areas. This zone, which is being creating concurrently with the proposed zone changes, allows small-scale, neighborhood-serving shops, services, and other businesses in residential areas. By creating opportunities for small-scale businesses to be located in neighborhoods, the proposed zone changes potentially increase access to daily goods and services and fosters complete neighborhoods.

The NH zone specifically also allows childcare centers, social services like job training services, and offices of doctors, chiropractors, physical therapists, and other medical practitioners. The proposed zone changes therefore create increased opportunities for residents to access these medical and social services as well as child care opportunities in their neighborhood. The proposed zone changes therefore conforms to these policies.

L 1.10 Infill: *Development of vacant and underutilized land with existing urban services should be encouraged before converting urbanizable lands to urban uses and extending services beyond presently served areas.*

As mentioned earlier, the proposed zone changes encourage infill housing by rezoning land near the Core Network to MU-I, MU-II, MU-III, and MU-R zone. In these zones, minimum parking requirements are not required for any uses, provided that the property is located within one quarter-mile of the Core Network and is developed with multiple family. This provides the space and flexibility for underutilized properties with existing commercial uses, for example, to add housing on existing parking lots; the parking spaces for the commercial uses would no longer be required.

In inner West Salem, the proposed zone changes from IG, IP, and SCI to MU-III encourage infill development and redevelopment. The MU-III zone provides more development and redevelopment opportunities than the existing zones. That is because the mixed-use zone allows residential and commercial uses more broadly than the underlying industrial zones, while also allowing new and continued industrial uses in the inner West Salem area. This provides significant flexibility in how the properties are developed, redeveloped, or reused, which promotes infill development where urban services are already available. The proposed zone changes therefore conform to this policy.

CC 1 Greenhouse Gas Emissions Goal: *Reduce Salem's greenhouse gas emissions to 50 percent of the citywide emissions from the baseline year of 2016 by 2035 and be carbon neutral by 2050.*

> ***CC 1.1 Land use and transportation:*** *The City shall facilitate and support changes in land use patterns and the transportation system to reduce single-occupancy vehicle trips and mobile emissions, which are the largest source of greenhouse gas emissions produced in Salem. Progress toward this objective shall be monitored through benchmarks sets forth in Table 1 on p.77.*

The proposed zone changes seek to reduce greenhouse gas emissions from transportation by rezoning land along the Core Network to a mixed-use zone, mainly MU-III. That zone, which is being created concurrently with the proposed zone changes, has a maximum height of 70 feet and a minimum density of 15 units per acre. This allows for more housing to potentially be developed along the Core Network, particularly as the proposed zone replaces the Retail Commercial (CR) zone in many areas. The CR zone has a maximum height of 50 feet and no minimum density.

The proposed zone changes also create neighborhood hubs in residential neighborhoods that generally lack convenient access to commercial services. The hubs allow for the introduction of small-scale shops and services in existing neighborhoods, creating the opportunity for people to more easily access shops and services and meet their daily needs within their neighborhood. This reduces the need to drive, which reduces the associated greenhouse gas emissions.

W 2 Recreation and Access Goal*: Promote and enhance the recreational and scenic qualities of the Willamette River and adjacent lands and increase access to these areas.*

> ***W 2.2 Visual access****: Visual access and a sense of openness should be provided by maximizing the open space between buildings and the river*
>
> ***W 2.3 Public access:*** *Development and redevelopment within the Greenway Boundary should include provisions for public access to and along the river.*

The proposed zone changes seek to provide access to the Willamette River, primarily through rezoning land along the river to the MU-R zone. That zone, which is being created concurrently with these zone changes, requires public pedestrian access to the river. This will ensure increased access to the river as development and redevelopment occurs along the river. The proposed zone changes therefore conform to this goal and policy.

CS 1 Community Spaces and Culture Goal: *Foster development of community gathering spaces and other amenities that provide opportunities for people to socialize and celebrate together.*

> ***CS 1.8 Neighborhood hubs:*** *Neighborhood-scale community spaces and public services should be encouraged in neighborhood hubs.*

The proposed zone changes create neighborhood hubs, as mentioned earlier, by rezoning properties within residential neighborhoods to NH. The NH zone allows for the creation of neighborhood-scale community spaces and public services, which includes community centers, senior centers, youth clubs, and libraries. This creates the opportunity for these types of community gathering spaces to be developed in neighborhood hubs. The proposed zone changes therefore conform to this goal and policy.

3) If the zone change requires a comprehensive plan change from an industrial designation to a non-industrial designation, or a comprehensive plan change from a commercial or employment designation to any other designation, a demonstration that the proposed zone change is consistent with the most recent economic opportunities analysis and the parts of the comprehensive plan which address the provision of land for economic development and employment growth; or be accompanied by an amendment to the comprehensive plan to address the proposed zone change; or include both the demonstration and an amendment to the comprehensive plan.

Some of the proposed zone changes require comprehensive plan map changes from the Industrial designation or Industrial Commercial designation to non-industrial designations such as MU or MF. All of these proposed zone changes are accompanied by amendments to the Comprehensive Plan Map that ensure consistency between the proposed zones and Comprehensive Plan Map designations; the exception is where the proposed zones align with the existing Comprehensive Plan Map designation, so no change to that designation is needed.

The proposed zone changes are consistent with the most recent EOA, which was adopted in 2015, as well as the Comprehensive Plan goals and policies related to providing employment land that accommodates Salem's employment needs and growth (goal E2 and policy E 2.1) and related to converting industrial land to commercial and other non-industrial uses where appropriate (policy E 2.9). The EOA found that Salem's portion of the UGB has a projected 907-acre surplus of industrial land and projected 271-acre deficit of commercial land through 2035. To address the projected deficit of commercial land, the EOA recommended identifying areas for conversion from industrial uses to commercial uses, among other actions. (This recommendation is incorporated into the Comprehensive Plan policy related to the conversion of industrial land mentioned earlier.)

Properties that are proposed to be rezoned from the IG, IC, IP, or IBC zones to a mixed-use zone (e.g., MU-I, MU-II, MU-III, or MU-R) are consistent with the EOA and Comprehensive Plan goal and policy related to employment land because the mixed-use zones generally allow a wider range of commercial uses outright; they therefore allow for conversion to more commercial uses. This makes it easier for the properties to accommodate commercial uses through development, infill, or redevelopment, helping meet a need identified in the EOA. Other proposed zone changes rezone land from IC to a commercial zone, including CR. These proposed changes are consistent with the EOA and Comprehensive Plan goal and policy related to employment land because they increase the amount of commercial land in Salem. This helps meet the proposed deficit of commercial land identified in the EOA. These proposed zone changes are also consistent with the Comprehensive Plan policy related to industrial land conversions because the impacted properties are generally located adjacent to incompatible uses, such as residential neighborhoods.

Other proposed changes rezone land from IG or IC to RM-II. These proposed changes only reduce the amount of industrial land; the EOA determined that there is a projected surplus of industrial land. They do not reduce the amount of commercial land of which there is a projected deficit. The proposed zone changes are also consistent with the Comprehensive Plan policy related to industrial land conversions because the properties are largely surrounded by incompatible uses, including a residential neighborhood and Willamette University and Tokyo International University of America.

Additional proposed zone changes from the IC or Employment Center (EC) zone to the Public Amusement (PA) zone do not reduce the amount of commercial land in Salem. They only reduce the amount of industrial land, which was determined to have a projected surplus in the EOA. These proposed changes apply to properties that are owned by the City and are not intended for future development, given the wetlands or significant oak groves on the properties. Rezoning them to PA – and redesignating them on the Comprehensive Plan Map as POS – therefore does not impact their future use or viability for industrial or commercial development. The proposed zone changes are also consistent with the Comprehensive Plan policy related to industrial land conversions because the properties lack rail access.

4) ***The zone change does not significantly affect a transportation facility, or, if the zone change would significantly affect a transportation facility, the significant effects can be adequately addressed through the measures associated with, or conditions imposed on, the zone change.***

   OAR 660-012-0060(9) allows that local governments may find that any amendment to a zoning map does not significantly affect an existing or planned transportation facility if the proposed zoning is consistent with the existing Comprehensive Plan map designation. Therefore, the analysis based on the proposed Comprehensive Plan map designation is sufficient to address any accompanying changes to the zoning map. See Goal 12 findings above.

Public Testimony

Public testimony on the proposed amendments was received both prior to and at the Planning Commission public hearing. **Exhibit 1** summarizes and addresses those public comments.

Our Salem Map Amendments – Transportation Planning Rule Analysis

March 2022

Background

In 2018, the City of Salem embarked on the Our Salem project to update the Comprehensive Plan for the Salem Urban Area. The Comprehensive Plan is the long-range plan for future growth and development in the Salem area that aims to meet the needs of current and future residents. The Plan has goals, policies, and maps that shape the form of future growth. Background and additional information on the Our Salem project can be found at www.cityofsalem.net/our-salem.

The Our Salem project includes legislative updates to the Comprehensive Plan map for the Salem area and corresponding updates to the zoning map within City limits. The proposed amendments to the Comprehensive Plan and zoning maps affect the designations on approximately 10,000 tax lots totaling almost 6,000 acres. The proposed changes are intended to advance the City's vision.

Salem's Vision Statement:
Salem is a livable, equitable, carbon neutral city where everyone has access to affordable housing and safe mobility choices, families and local businesses are thriving, diversity and culture is celebrated, and open spaces and the environment are valued and protected.

The State Transportation Planning Rule, *Oregon Administrative Rule* (OAR) 660-012, governs transportation planning in Oregon. OAR 660-012-0060 establishes the rules that apply to plan and land use regulation amendments. This rule applies to the changes proposed to the Comprehensive Plan and zoning maps as part of the Our Salem project. OAR 660-012-0060 defines the conditions under which a plan or land use regulation amendment will significantly affect a transportation facility and actions needed if there is a significant effect. The remainder of this memo presents the analysis completed to comply with OAR 660-012-0060.

Analysis Tool

The transportation analysis of the proposed changes to the Comprehensive Plan and zoning maps was conducted using the Regional Travel Demand Model. The Regional Travel Demand model is developed and maintained by staff for the Salem-Keizer Area Transportation Study (SKATS), which is the federally designated Metropolitan Planning Organization for the Salem area. A description of the travel demand model is available at the link below.

http://www.mwvcog.org/programs/transportation-planning/skats/reports-and-data/salem-keizer-metropolitan-areas-travel-demand-model/ (accessed November 2, 2021)

The decision to use this tool was made in consultation with staff from the Oregon Department of Transportation (ODOT) and the Department of Land Conservation and Development (DLCD). The direction provided to the City was to use a tool for the transportation analysis that is at the same scale as the changes being made. Since the changes proposed are citywide and legislative, DLCD agreed that it was appropriate to use the Regional Travel Demand Model that analyzes the entire transportation system.

The Regional Travel Demand Model uses population and employment growth assumptions that are tied to Comprehensive Plan map designations. Zoning maps are consistent with Comprehensive Plan map

designations and do not impact the growth assumptions used in the Regional Travel Demand Model. OAR 660-012-0060(9) allows that local governments may find that any amendment to a zoning map does not significantly affect an existing or planned transportation facility if the proposed zoning is consistent with the existing Comprehensive Plan map designation. Therefore, the analysis based on the proposed Comprehensive Plan map designation is sufficient to address any accompanying changes to the zoning map.

Traffic Generation Assumptions

Traffic generation for the analysis of proposed changes to the Comprehensive Plan and zoning maps accommodates the housing and employment projections for 2035 contained in the Salem Housing Needs Analysis (HNA) and the Salem Economic Opportunities Analysis (EOA). This approach aligns with the scope of the legislative amendments proposed through the Our Salem project and was confirmed by DLCD. Note that this differs from the approach used for quasi-judicial amendments to the Comprehensive Plan and zoning maps. In the latter case, trip generation is tied to a reasonable worst-case scenario. Using reasonable worst-case development is not appropriate for the scope and scale of the legislative amendments proposed by the Our Salem project as it would result in levels of development that exceed population and employment forecasts for the horizon year of 2035.

Analysis

City staff worked with Fregonese Associates, the consultant team working on the Our Salem project, and SKATS staff to assign future growth (jobs and housing) to Transportation Analysis Zones (TAZ's). In order to be consistent with the Our Salem project, the SKATS 2043 Regional Travel Demand Model was modified to use 2035 population and employment forecasts. The Travel Demand Model was run to compare two future growth scenarios: the base scenario that forecasts growth under current Comprehensive Plan designations and zoning, and the proposed scenario that forecasts growth under proposed Comprehensive Plan designations and zoning. The Regional Travel Demand Model reports volume to capacity (v/c) ratios for links, but not for intersections. By comparing the two possible future development scenarios, this analysis provided a tool to identify existing or planned transportation facilities that would be significantly affected by the proposed zoning map amendments per the Transportation Planning Rule (OAR 660-012-0060(1)).

Performance Standards or Targets

Performance standards for streets under City jurisdiction are established in the *Salem Transportation System Plan*, *Street System Element Policy 2.5*. This policy allows for existing streets and intersections to function at a LOS E, where traffic volumes generally are approaching or at 100 percent of the street's effective capacity (v/c ratio of 1.0), during the morning and evening peak travel hours.

Performance targets for State facilities are established in the Oregon Highway Plan, Policy 1F: Highway Mobility Policy. Performance targets vary depending on highway category. Within the boundaries of the SKATS Metropolitan Planning Organization, the v/c ratio targets for State facilities range from 0.85 to 0.95, except where an alternative mobility target has been established. Alternative mobility targets have been adopted for certain intersections on OR 22 (Mission Street SE) between 25th Street SE and Gaffin Road SE. Mobility targets are typically applied at an intersection level. The Regional Travel Demand Model reports v/c for links rather than intersections, so the currently adopted alternative mobility targets do not apply to this analysis.

Defining Significance for State Facilities

Small Increases in Traffic

The Oregon Highway Plan, Policy 1F, Action 1F.5, defines thresholds for small increases in traffic that are not considered to significantly affect a transportation facility. This provision for small increases applies to situations where the highway facility exceeds the published mobility target absent the land use change being considered. These thresholds are tied to annual average daily traffic volumes. The analysis conducted using the SKATS Regional Travel Demand Model reports volumes for the PM Peak Hour. According to the ODOT Analysis Procedures Manual (Version 2, updated July 2020), the 30th Highest Volume Peak Hour for an urban area typically ranges from 9 to 12 percent of the Average Annual Daily Traffic. This analysis assumes that the peak hour is on the low end of this range (9 percent).

> *Excerpt from Oregon Highway Plan, Policy 1F, Action 1F.5:*
> "The threshold for a small increase in traffic between the existing plan and the proposed amendment is defined in terms of the increase in total average daily trip volumes as follows:
> - Any proposed amendment that does not increase the average daily trips by more than 400.
> - Any proposed amendment that increases the average daily trips by more than 400 but less than 1001 for state facilities where:
> - The annual average daily traffic is less than 5,000 for a two-lane highway
> - The annual average daily traffic is less than 15,000 for a three-lane highway
> - The annual average daily traffic is less than 10,000 for a four-lane highway
> - The annual average daily traffic is less than 25,000 for a five-lane highway

Calculated V/C Ratios

The Oregon Highway Plan, Policy 1F, Action 1F.5, recognizes that there are many variables and levels of uncertainty in calculating v/c ratios, particularly over a specified planning horizon. For this reason, for the purposes of identifying mitigation requirements under OAR 660-012-0060, ODOT considers calculated values for v/c ratios that are within 0.03 of the adopted target in the Oregon Highway Plan to be considered in compliance with the target.

Defining Significance for City Facilities

The criteria for a major plan map amendment is established in SRC 64.025(e). SRC 64.025(e)(1)(B) defines the performance standard to be used in determining whether an amendment has a significant effect on a City-owned transportation facility per OAR 660-012-0060(1). The code defines the performance standard as a volume-to-capacity ratio of 1.0 and establishes a threshold for whether a proposed major plan map amendment will degrade the performance of a transportation facility. The following are not considered significant:

- The plan map amendment increases average daily trips on a facility by fewer than 200 daily vehicle trips, or

- The calculated volume to capacity ratio with the proposed plan amendment is within 0.03 of the volume to capacity ratio with existing plan map designations.

Results of Analysis
The model results identified where traffic volumes would increase or decrease as a result of the proposed changes to Comprehensive Plan designations and zoning. The proposed Comprehensive Plan map changes have a significant effect on two state transportation facilities, Links 772 and 328.

- Link 772, Salem Parkway Northbound Ramp to Chemawa Road: Under existing Comprehensive Plan map designations, this link is expected to meet the adopted mobility target of 0.9 volume to capacity ratio in 2035. With the proposed plan map changes, the volume to capacity ratio is expected to increase to 0.93 in the PM peak hour. While this change is within 0.03 of the calculated volume to capacity ratio under existing plan designations, the exception established in the Oregon Highway Plan does not apply in this instance since the performance target is met under existing map designations.

- Link 328, Highway 22, Eastbound Ramp to the Center Street Bridge: Under existing Comprehensive Plan map designations, this link is expected to experience a volume to capacity ratio of 0.90 in 2035, which exceeds the adopted mobility target of 0.85. With the proposed plan map changes, the volume to capacity ratio is expected to increase to 0.94, an increase of 0.04.

For City facilities, all increases in daily trips or volume to capacity ratios fall within the thresholds defined as not significant in SRC 64.025(e)(1)(B)(ii). Based on this analysis, there are no City facilities where the proposed changes to the Comprehensive Plan and zoning maps have a significant effect on an existing or planned transportation facility.

Addressing Significant Affect
As discussed above, two links (772 and 328) experience a significant effect from the proposed Comprehensive Plan map changes.

Link 772 – Salem Parkway Northbound Ramp to Chemawa Road
The analysis showed a daily increase in traffic of 544 vehicles (49 vehicles in the PM peak hour). This resulted in an increase in the calculated volume to capacity ratio of 0.03, increasing the projected volume to capacity ratio from 0.90 (which meets the mobility target of 0.90), to 0.93 with the proposed changes to the Comprehensive Plan map designations.

Link 328 – Highway 22 Eastbound Ramp to Center Street Bridge
The analysis showed a daily increase in traffic of 1044 vehicles (94 vehicles in the PM peak hour). This resulted in an increase in the calculated volume to capacity ratio of 0.04, increasing the projected volume to capacity ratio from 0.90 (which exceeds the mobility target of 0.85), to 0.94 with the proposed changes to the Comprehensive Plan map designations.

While these increases are considered significant per the Oregon Highway Plan criteria, there are a number of considerations that are not adequately captured in the Regional Travel Demand Model. These factors, described below, are expected to mitigate the relatively small increase in projected congestion.

- *Bicycle Infrastructure:* The Regional Travel Demand Model has limited ability to model increases in bicycle trips that are expected to accompany improved bicycle infrastructure. The *Salem Transportation System Plan* includes expansion of bicycle facilities in the vicinity of both of these links. These expansions are shown on the attached maps. For example, in north Salem, a new

bicycle and pedestrian path is planned to connect Bill Frey Drive NE to Hyacinth Street NE at Salem Parkway. This facility will shorten the distance required for bicycle and pedestrian trips by more than 0.5 mile from both the Kroc Center and neighboring employment centers in the vicinity of the significantly affected transportation facility. In west Salem, there are plans to extend bike facilities across Wallace Road to provide better connections to the Union Street Bicycle and Pedestrian Bridge. This then connects to the Union Street Family Friendly Bikeway, which will be enhanced with buffered bike lanes within the next year.

- *Transit:* The Regional Travel Demand Model does not assume any increases in transit service. Cherriots is currently developing a long-range transit plan that will inform future service increases. It is safe to assume that service levels will increase based on new revenue streams made available through House Bill 2017 Transportation Funding Package (approved 2017). This increase is expected to result in more people opting to use transit, thereby reducing the overall number of trips on the regional system.

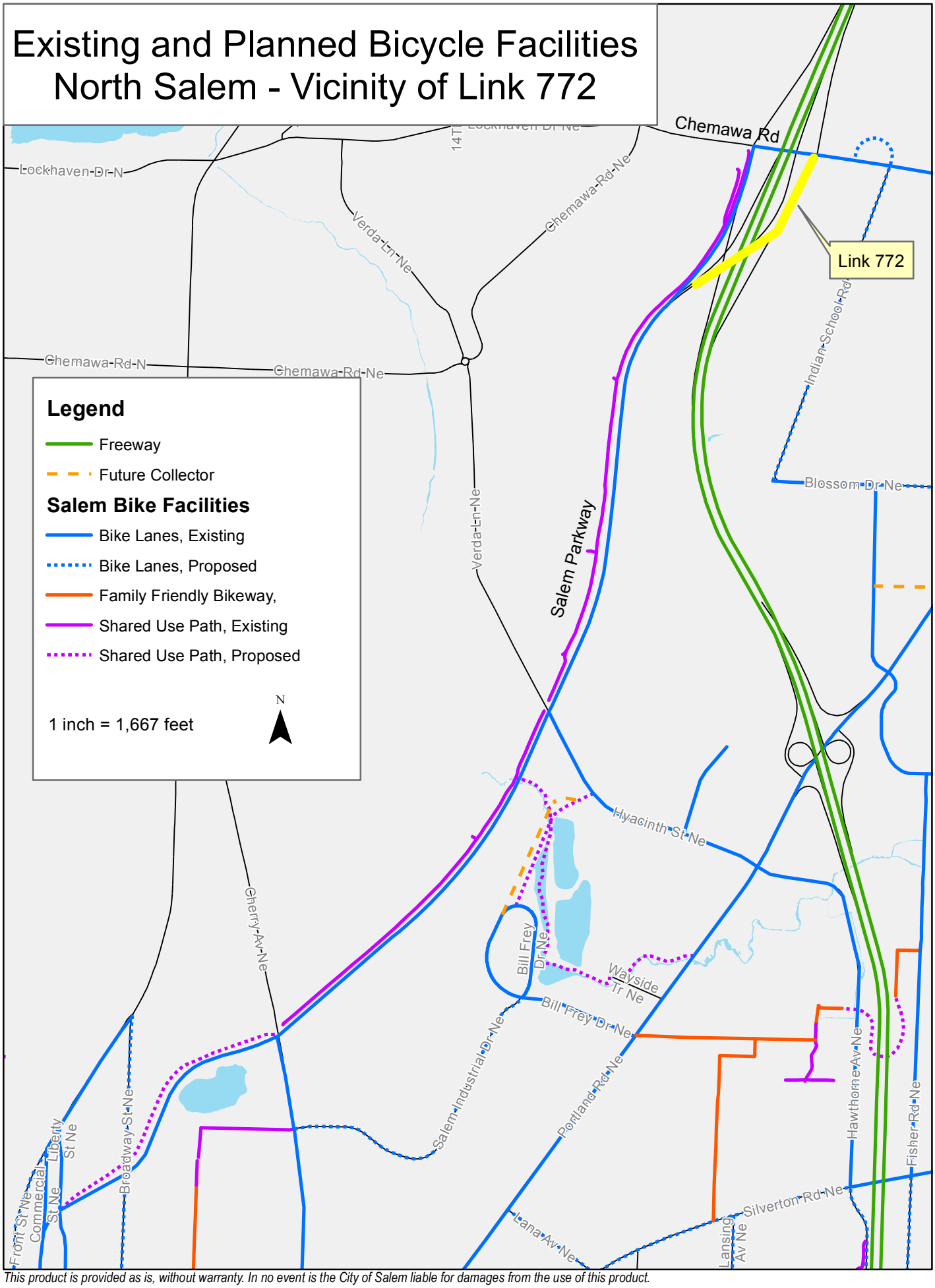
- *Intelligent Transportation Systems:* The City of Salem operates the traffic signals through the Regional Traffic Control Center. The City manages the signal timing to optimize efficient operation of the system, with priority given to the major arterials. The City is currently in the process of migrating to a new software system that will have improved capabilities to operate the signal system. Along with this new software system, the City is upgrading the signal controllers located at each signal. This work is expected to improve available capacity on the major arterials, including links 772 and 328.

The improvements to bicycle infrastructure, increased transit service, and enhanced Intelligent Transportation System capabilities are expected to improve overall operation of the transportation system in the vicinity of the two significantly affected links. These improvements meet the balancing test set forth in OAR 660-012-0060(2)(e).

"(e) Providing improvements that would benefit modes other than the significantly affected mode, improvements to facilities other than the significantly affected facility, or improvements at other locations, if: (A) The provider of the significantly affected facility provides a written statement that the system-wide benefits are sufficient to balance the significant effect, even though the improvements would not result in consistency for all performance standards;"

The City of Salem recognizes that additional motor vehicle traffic congestion may result at these two links and that ODOT would not be expected to provide additional capacity for motor vehicles in response to increased congestion resulting from approval of the Comprehensive Plan map amendments for the Our Salem project.

Existing and Planned Bicycle Facilities
North Salem - Vicinity of Link 772



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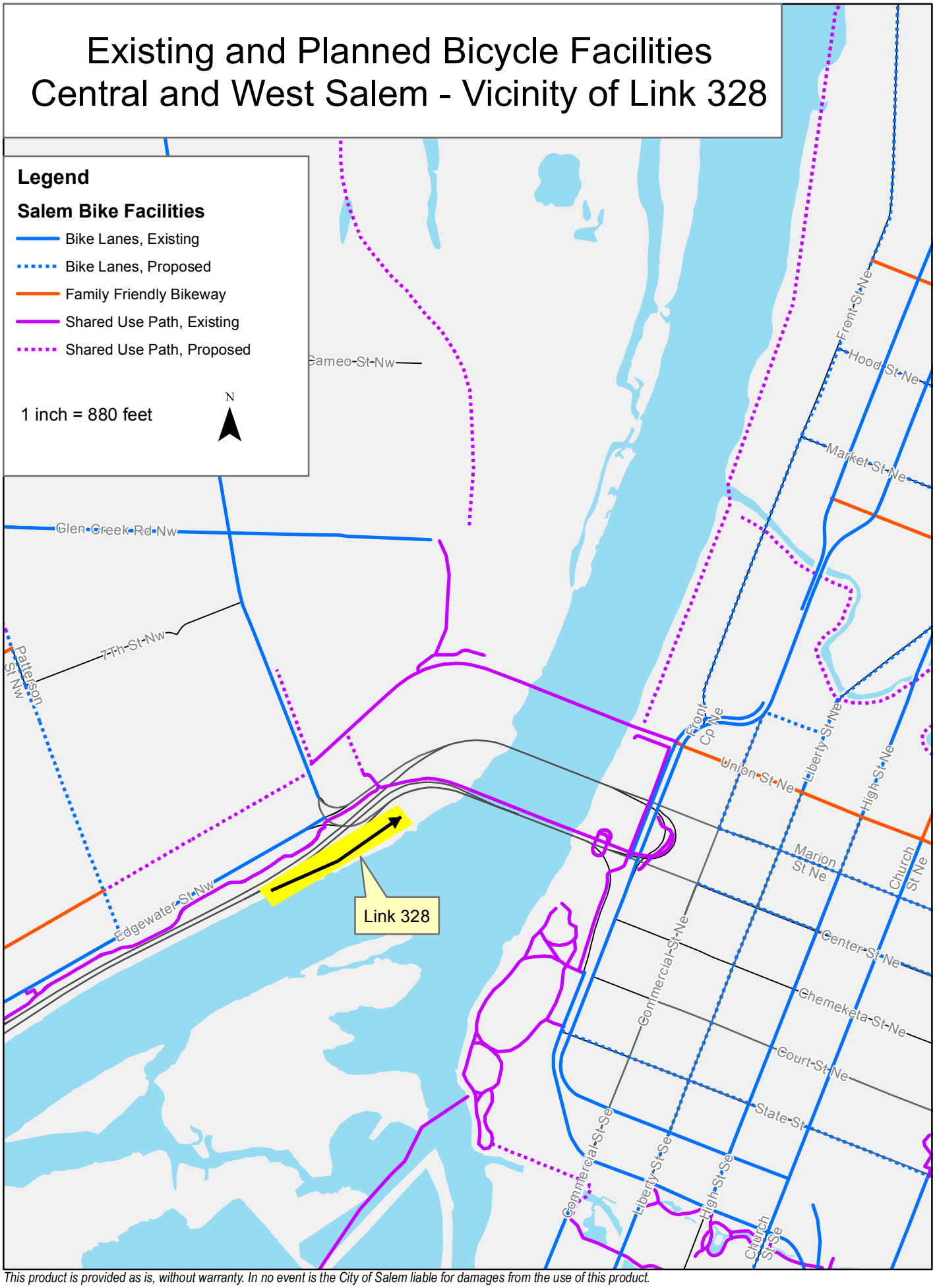
Existing and Planned Bicycle Facilities
Central and West Salem - Vicinity of Link 328



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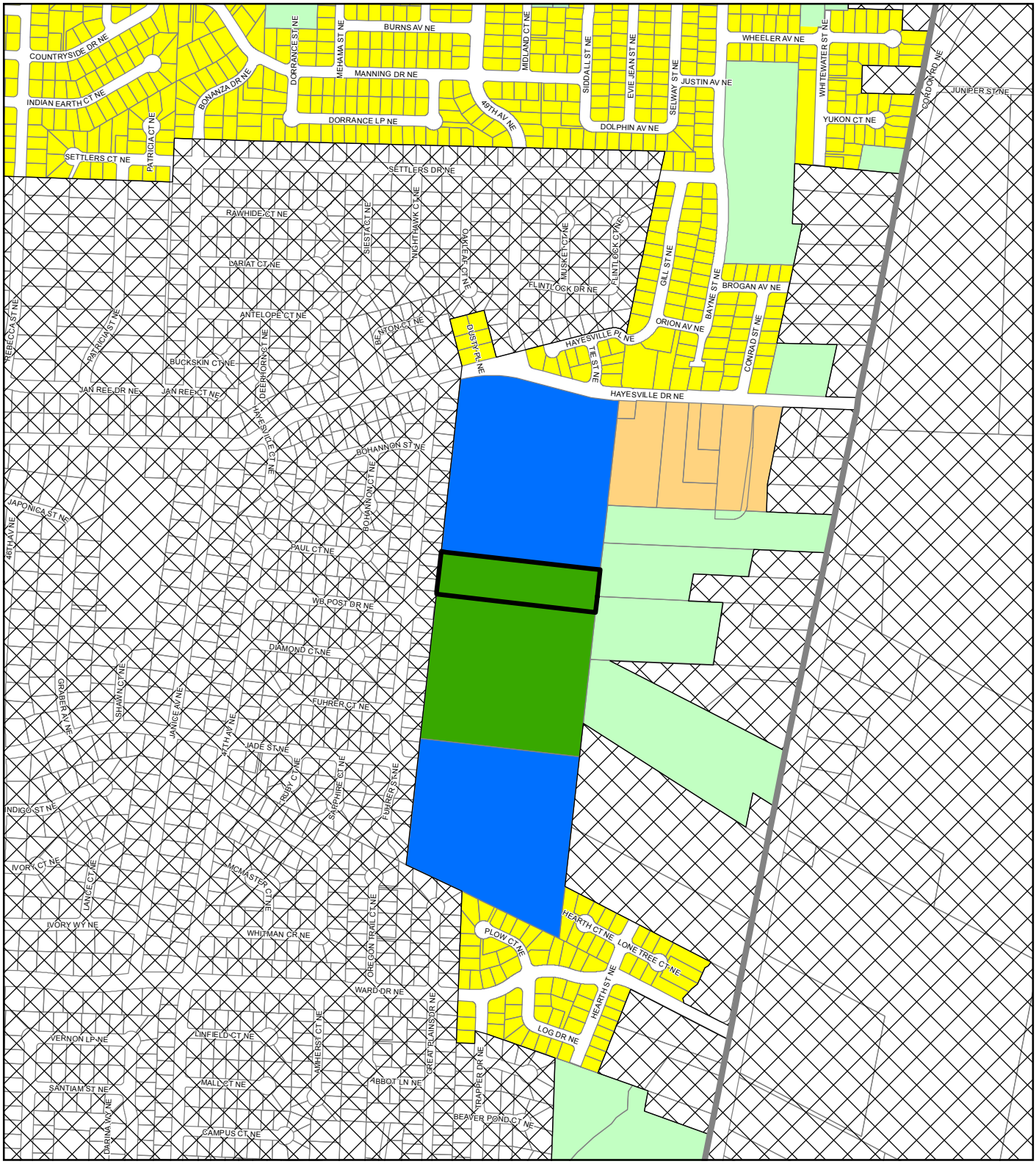
Map 1 - Proposed Salem Zoning Change Areas ★
Proposed Change Areas To "PE" Zoning



Legend

- **Proposed Zoning Change Areas** ★
- Taxlots
- Urban Growth Boundary
- Outside Salem City Limits

★ ***Note:***
Only the Existing Zoning WITHIN the "Proposed Zoning Change Areas" would be impacted by these changes

Existing Zoning ◊

CB	EFU	MU-I	PM	RS
CG	ESMU	MU-II	PS	SCI
CN	FMU	NCMU	RA	SWMU
CO	IBC	PA	RD	WSCB
CR	IC	PC	RH	
EC	IG	PE	RM1	
	IP	PH	RM2	

◊ ***Base Zoning Only***
Overlays are not displayed

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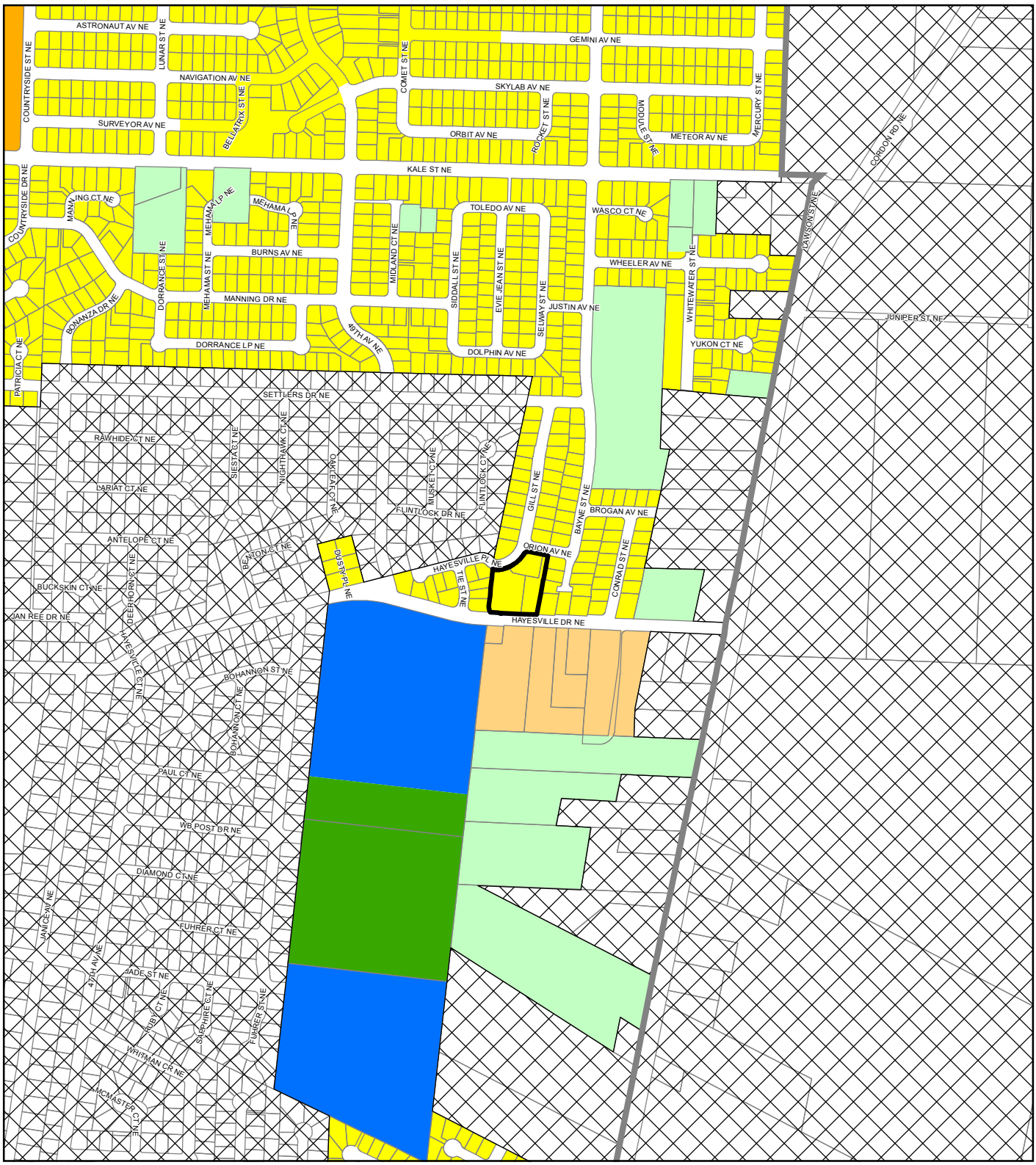
Map 2 - Proposed Salem Zoning Change Areas ★
Proposed Change Areas To "RM1" Zoning



Legend

- **Proposed Zoning Change Areas** ★
- Taxlots
- Urban Growth Boundary
- Outside Salem City Limits

★ ***Note:***
Only the Existing Zoning WITHIN the "Proposed Zoning Change Areas" would be impacted by these changes

Existing Zoning ◊

CB	EFU	MU-I	PM	RS
CG	ESMU	MU-II	PS	SCI
CN	FMU	NCMU	RA	SWMU
CO	IBC	PA	RD	WSCB
CR	IC	PC	RH	
EC	IG	PE	RM1	
	IP	PH	RM2	

◊ ***Base Zoning Only***
Overlays are not displayed

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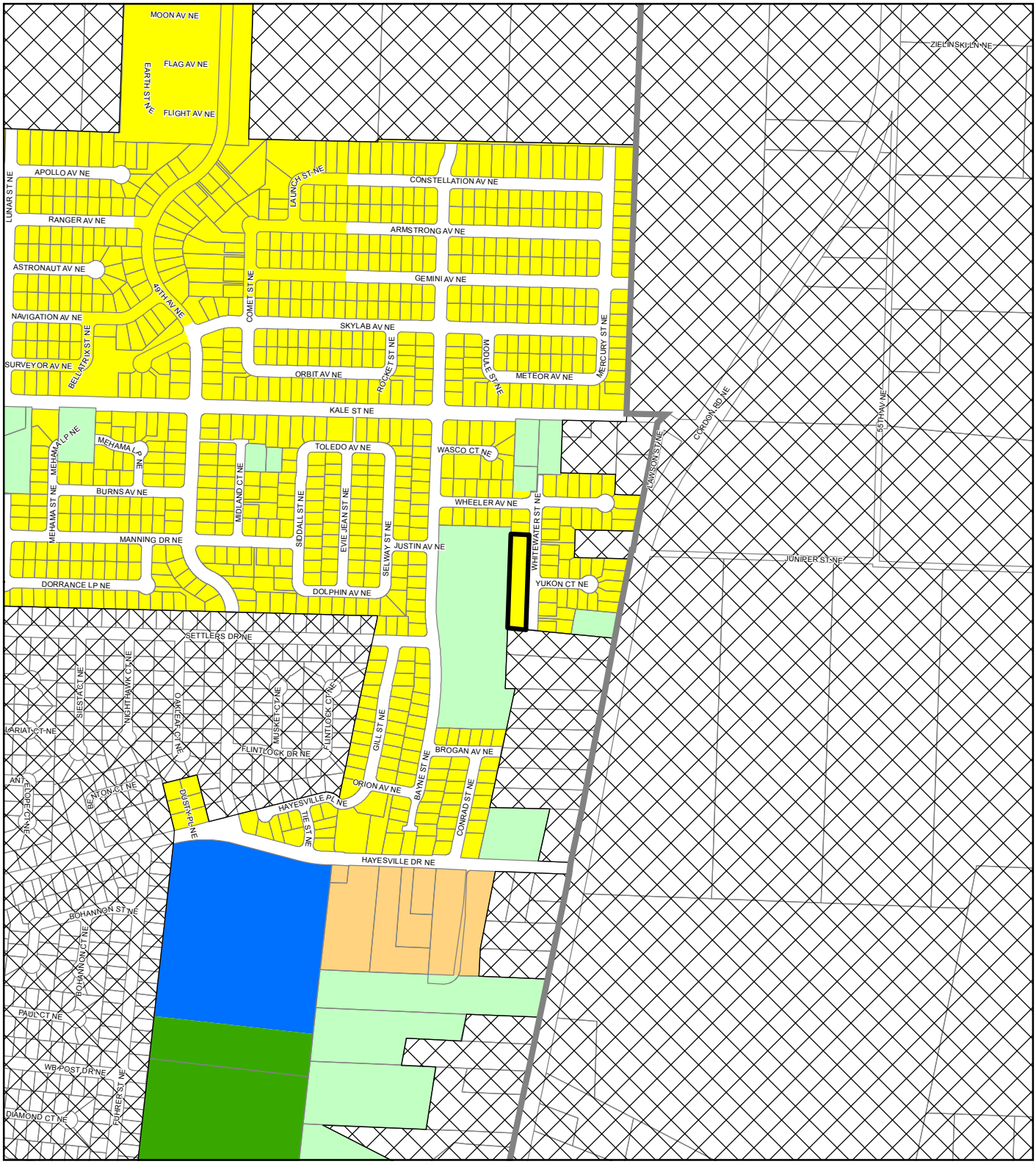
Map 3 - Proposed Salem Zoning Change Areas ★
Proposed Change Areas To "PA" Zoning



Legend

- **Proposed Zoning Change Areas** ★
- Taxlots
- Urban Growth Boundary
- Outside Salem City Limits

★ ***Note:***
Only the Existing Zoning WITHIN the "Proposed Zoning Change Areas" would be impacted by these changes

Existing Zoning ◊

CB	EFU	MU-I	PM	RS
CG	ESMU	MU-II	PS	SCI
CN	FMU	NCMU	RA	SWMU
CO	IBC	PA	RD	WSCB
CR	IC	PC	RH	
EC	IG	PE	RM1	
	IP	PH	RM2	

◊ ***Base Zoning Only***
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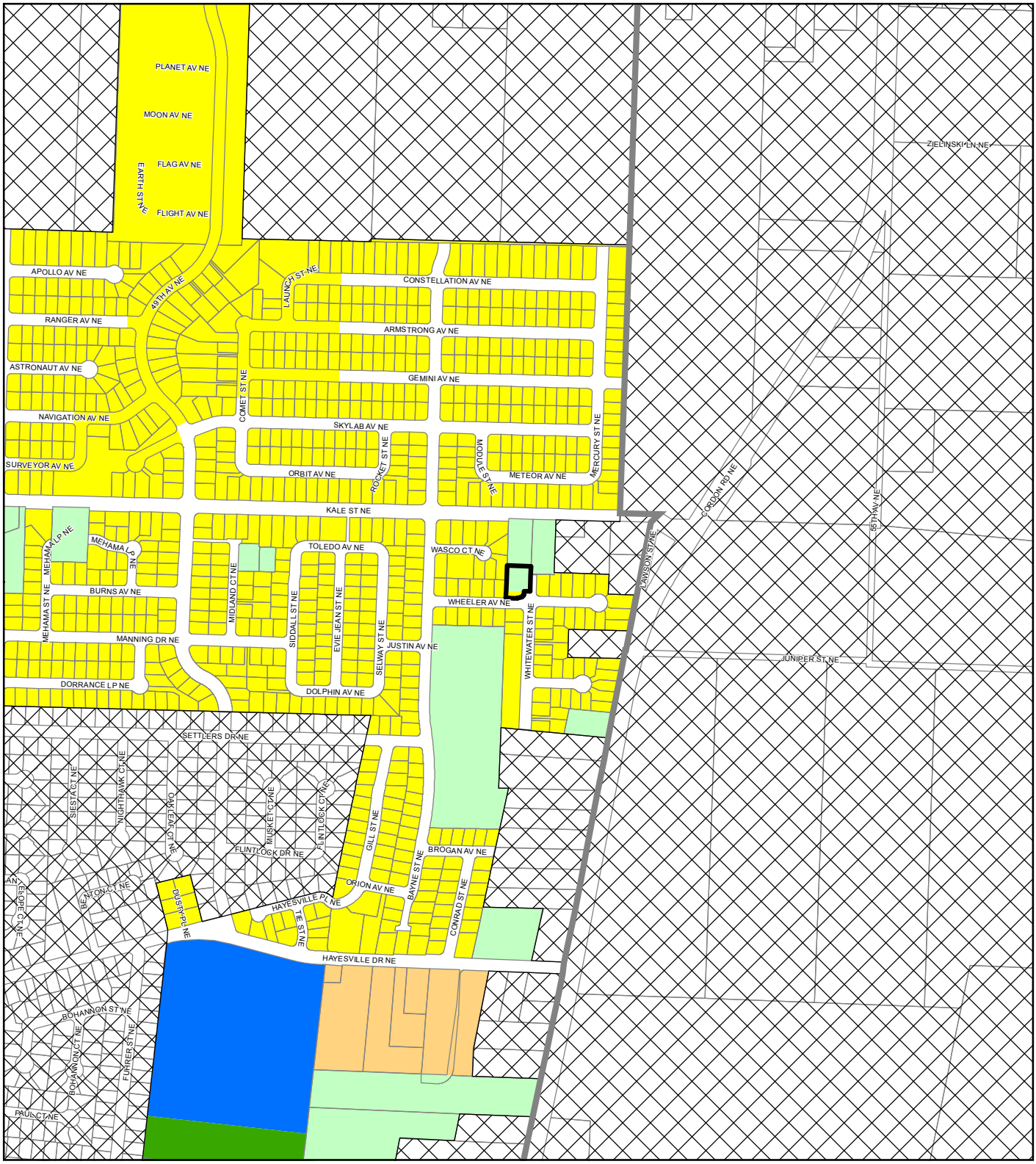
Map 4 - Proposed Salem Zoning Change Areas ★
Proposed Change Areas To "RA" Zoning



Legend

- **Proposed Zoning Change Areas** ★
- Taxlots
- Urban Growth Boundary
- Outside Salem City Limits

★ ***Note:***
Only the Existing Zoning WITHIN the "Proposed Zoning Change Areas" would be impacted by these changes

Existing Zoning ◊

CB	EFU	MU-I	PM	RS
CG	ESMU	MU-II	PS	SCI
CN	FMU	NCMU	RA	SWMU
CO	IBC	PA	RD	WSCB
CR	IC	PC	RH	
EC	IG	PE	RM1	
	IP	PH	RM2	

◊ ***Base Zoning Only***
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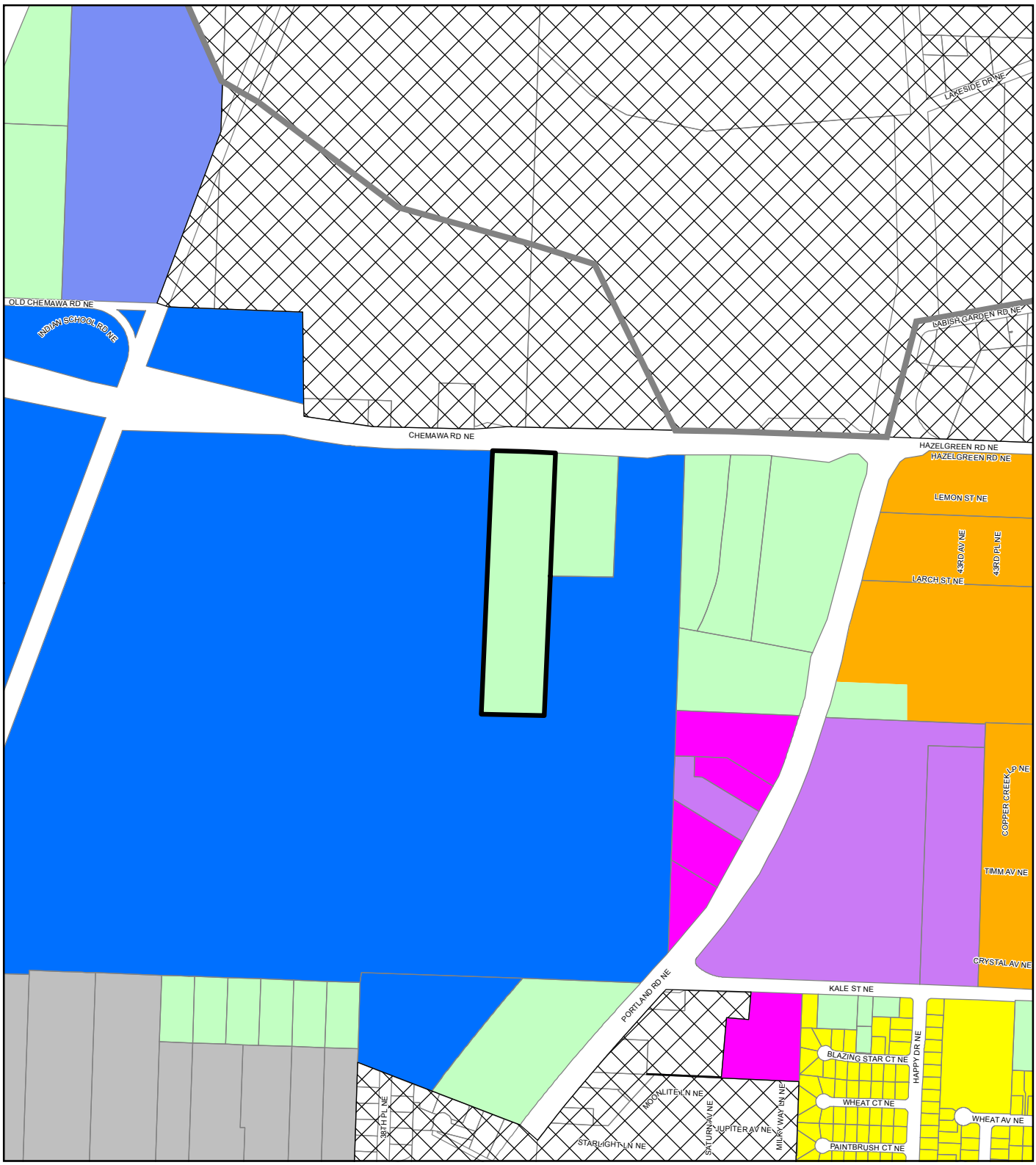
Map 5 - Proposed Salem Zoning Change Areas ★
Proposed Change Areas To "PE" Zoning



Legend

- **Proposed Zoning Change Areas** ★
- Taxlots
- Urban Growth Boundary
- Outside Salem City Limits

★ ***Note:***
Only the Existing Zoning WITHIN the "Proposed Zoning Change Areas" would be impacted by these changes

Existing Zoning ◊

CB	EFU	MU-I	PM	RS
CG	ESMU	MU-II	PS	SCI
CN	FMU	NCMU	RA	SWMU
CO	IBC	PA	RD	WSCB
CR	IC	PC	RH	
EC	IG	PE	RM1	
	IP	PH	RM2	

◊ ***Base Zoning Only***
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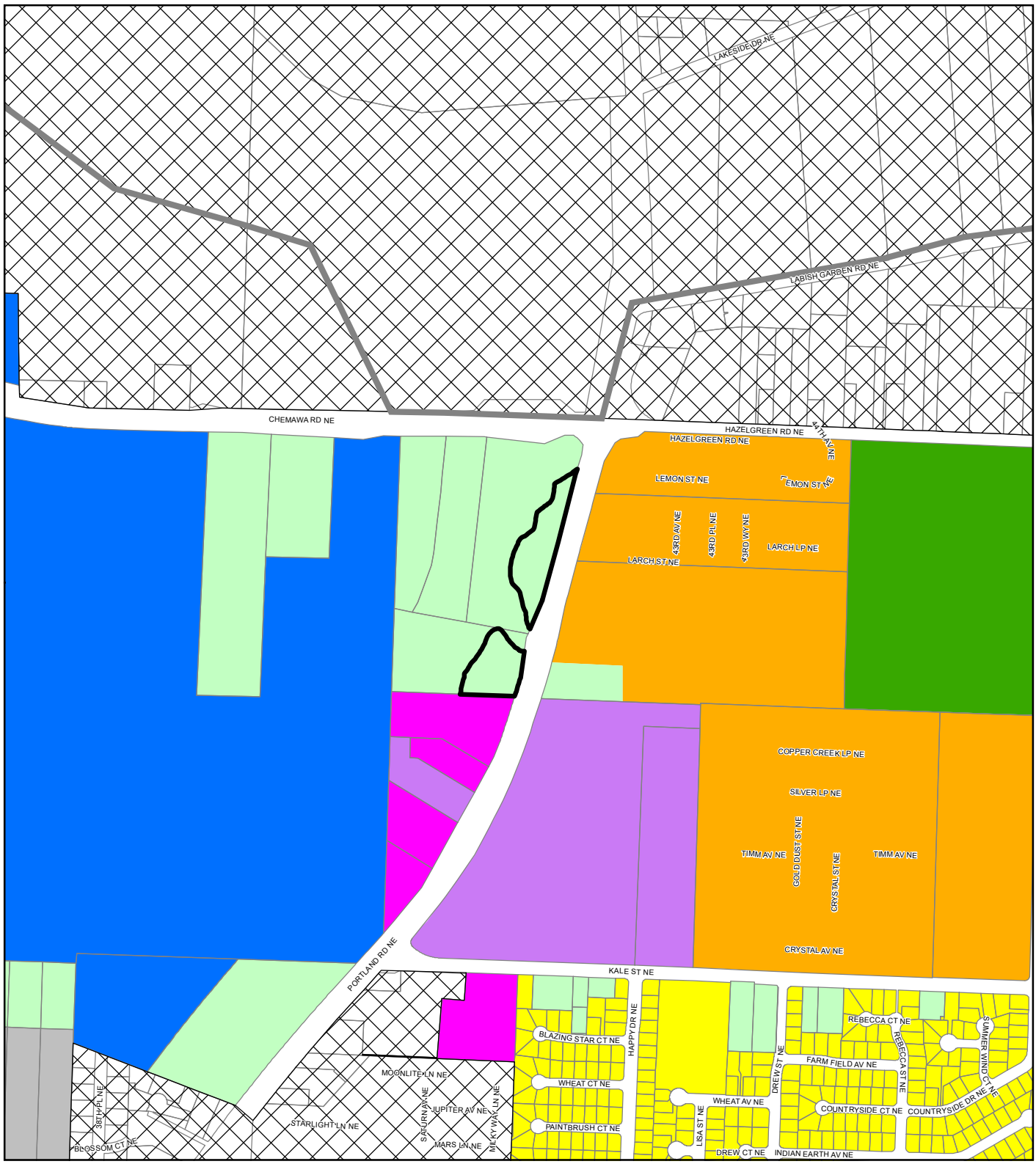
Map 6 - Proposed Salem Zoning Change Areas ★
Proposed Change Areas To "CO" Zoning



Legend

- **Proposed Zoning Change Areas** ★
- Taxlots
- Urban Growth Boundary
- Outside Salem City Limits

★ ***Note:***
Only the Existing Zoning WITHIN the "Proposed Zoning Change Areas" would be impacted by these changes

Existing Zoning ◊

CB	EFU	MU-I	PM	RS
CG	ESMU	MU-II	PS	SCI
CN	FMU	NCMU	RA	SWMU
CO	IBC	PA	RD	WSCB
CR	IC	PC	RH	
EC	IG	PE	RM1	
	IP	PH	RM2	

◊ ***Base Zoning Only***
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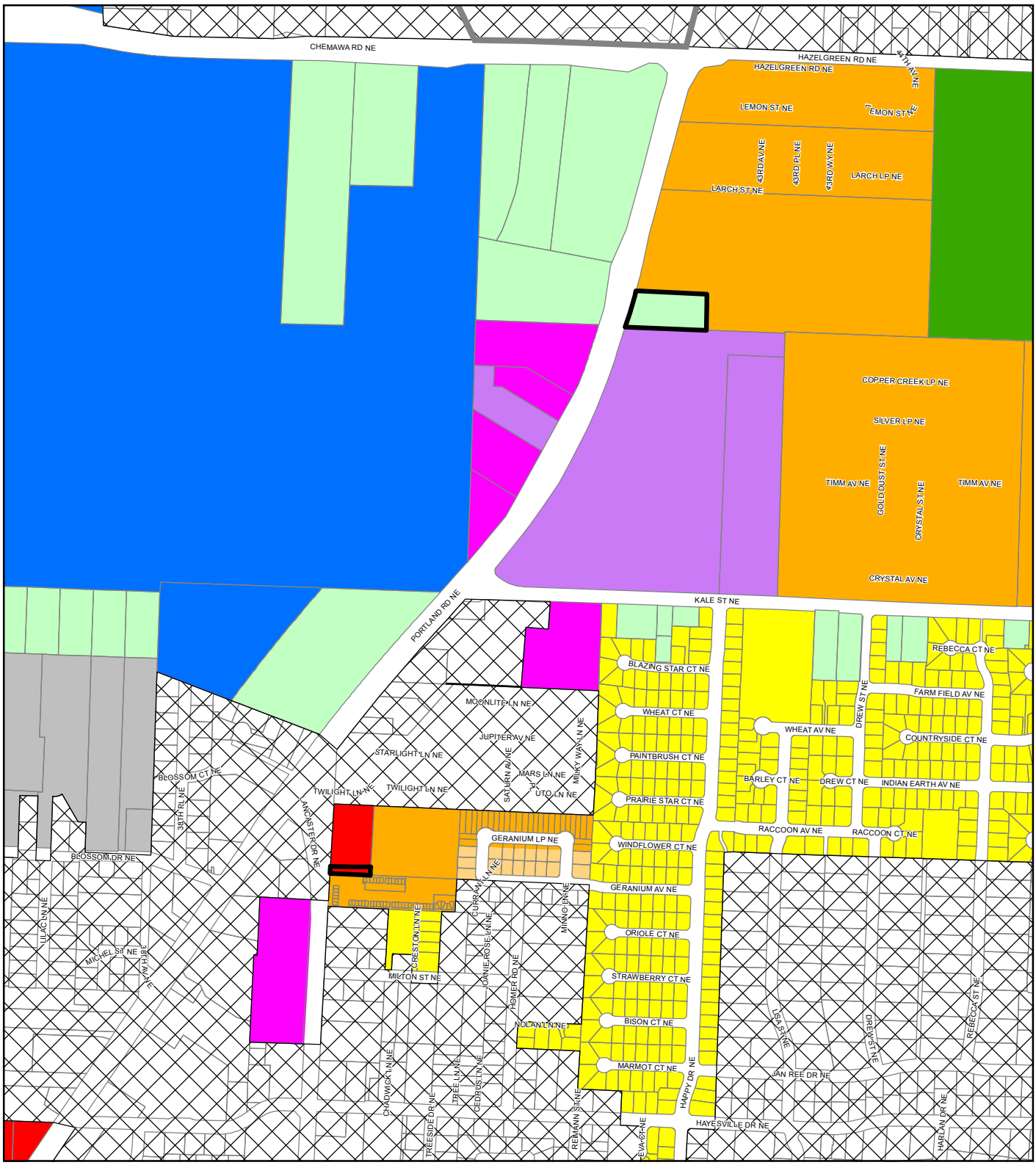
Map 7 - Proposed Salem Zoning Change Areas ★
Proposed Change Areas To "RM2" Zoning



Legend

- **Proposed Zoning Change Areas** ★
- Taxlots
- Urban Growth Boundary
- Outside Salem City Limits

★ ***Note:***
Only the Existing Zoning WITHIN the "Proposed Zoning Change Areas" would be impacted by these changes

Existing Zoning ◊

CB	EFU	MU-I	PM	RS
CG	ESMU	MU-II	PS	SCI
CN	FMU	NCMU	RA	SWMU
CO	IBC	PA	RD	WSCB
CR	IC	PC	RH	
EC	IG	PE	RM1	
	IP	PH	RM2	

◊ ***Base Zoning Only***
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Community Development Dept.

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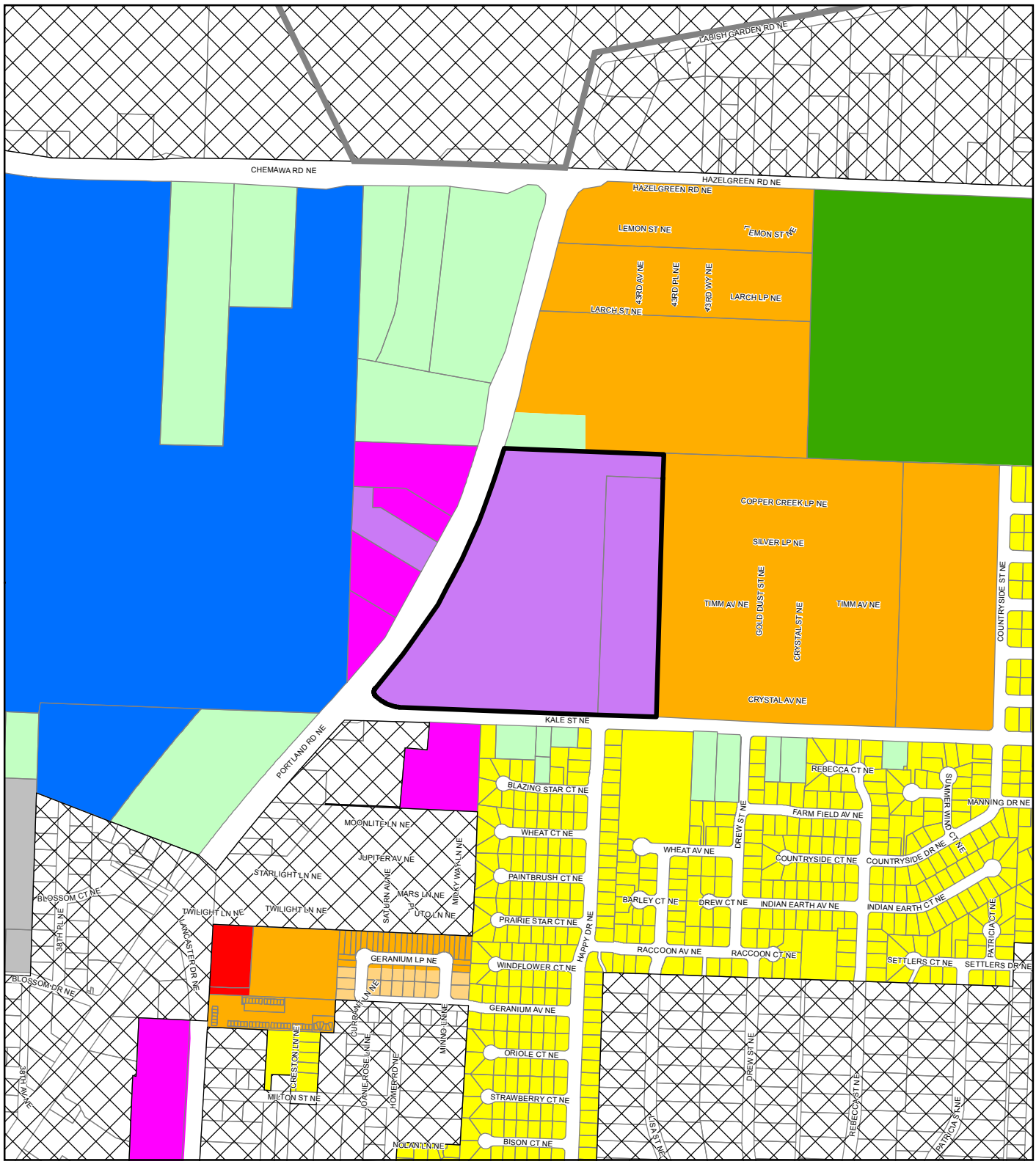
Map 8 - Proposed Salem Zoning Change Areas ★
Proposed Change Areas To "CR" Zoning



Legend

- **Proposed Zoning Change Areas** ★
- Taxlots
- Urban Growth Boundary
- Outside Salem City Limits

★ ***Note:***
Only the Existing Zoning WITHIN the "Proposed Zoning Change Areas" would be impacted by these changes

Existing Zoning ◊

CB	EFU	MU-I	PM	RS
CG	ESMU	MU-II	PS	SCI
CN	FMU	NCMU	RA	SWMU
CO	IBC	PA	RD	WSCB
CR	IC	PC	RH	
EC	IG	PE	RM1	
	IP	PH	RM2	

◊ ***Base Zoning Only***
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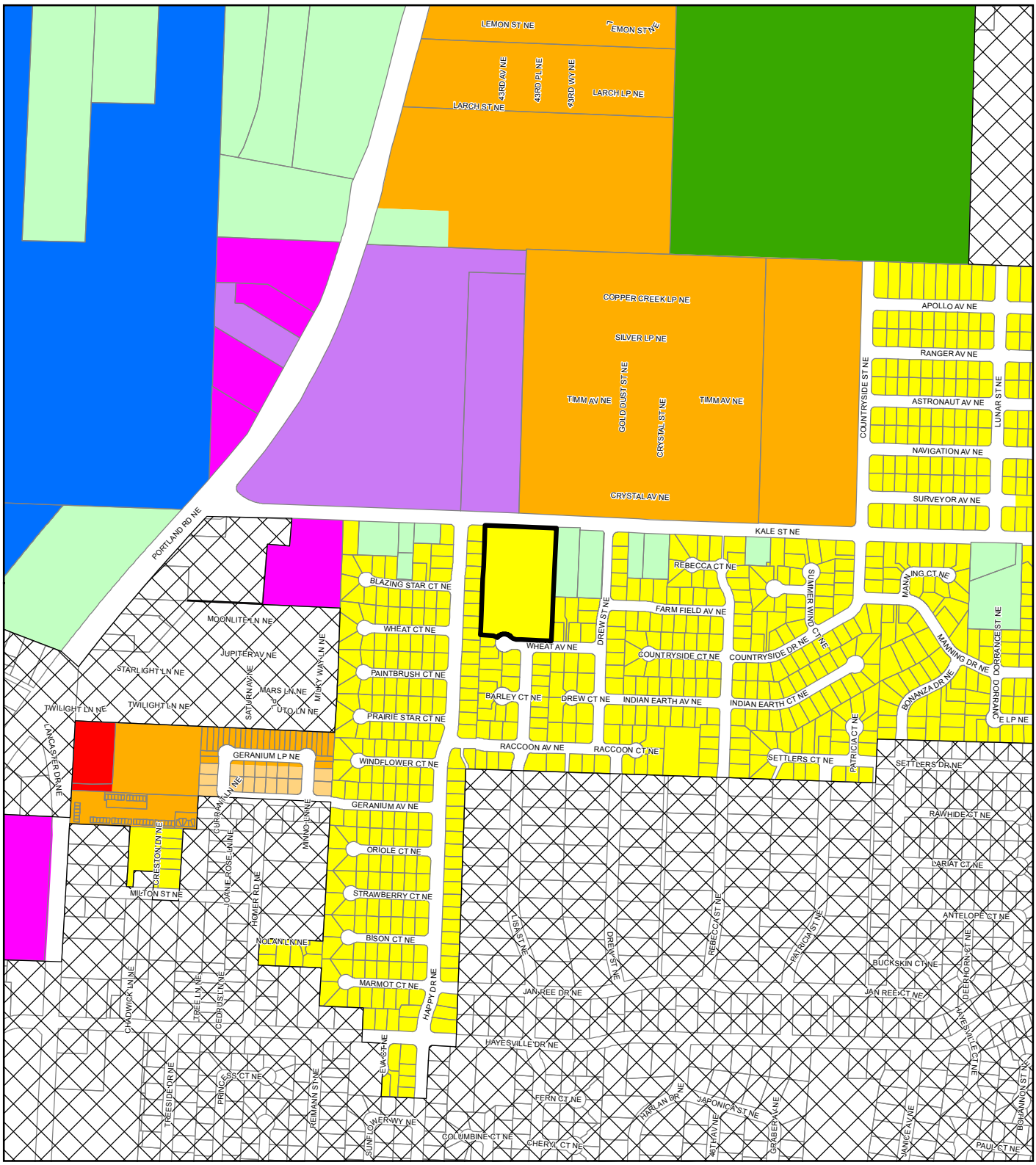
Map 9 - Proposed Salem Zoning Change Areas ★
Proposed Change Areas To "PA" Zoning



Legend

- **Proposed Zoning Change Areas** ★
- Taxlots
- Urban Growth Boundary
- Outside Salem City Limits

★ ***Note:***
Only the Existing Zoning WITHIN the "Proposed Zoning Change Areas" would be impacted by these changes

Existing Zoning ◊

CB	EFU	MU-I	PM	RS
CG	ESMU	MU-II	PS	SCI
CN	FMU	NCMU	RA	SWMU
CO	IBC	PA	RD	WSCB
CR	IC	PC	RH	
EC	IG	PE	RM1	
	IP	PH	RM2	

◊ ***Base Zoning Only***
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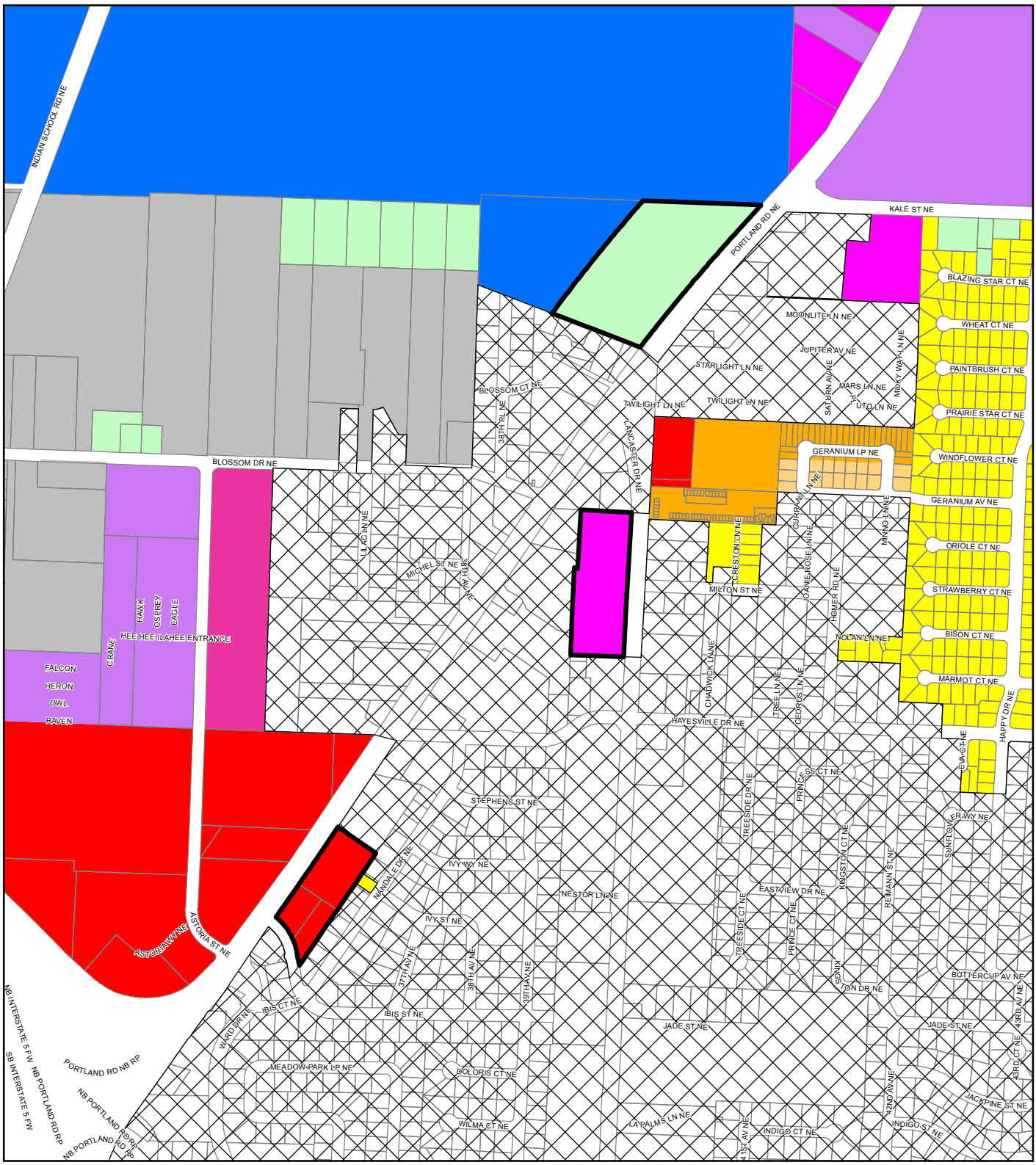
Map 10 - Proposed Salem Zoning Change Areas ★
Proposed Change Areas To "MU-III" Zoning



Legend

- **Proposed Zoning Change Areas** ★
- Taxlots
- Urban Growth Boundary
- Outside Salem City Limits

★ ***Note:***
Only the Existing Zoning WITHIN the "Proposed Zoning Change Areas" would be impacted by these changes

Existing Zoning ◊

CB	EFU	MU-I	PM	RS
CG	ESMU	MU-II	PS	SCI
CN	FMU	NCMU	RA	SWMU
CO	IBC	PA	RD	WSCB
CR	IC	PC	RH	
EC	IG	PE	RM1	
	IP	PH	RM2	

◊ ***Base Zoning Only***
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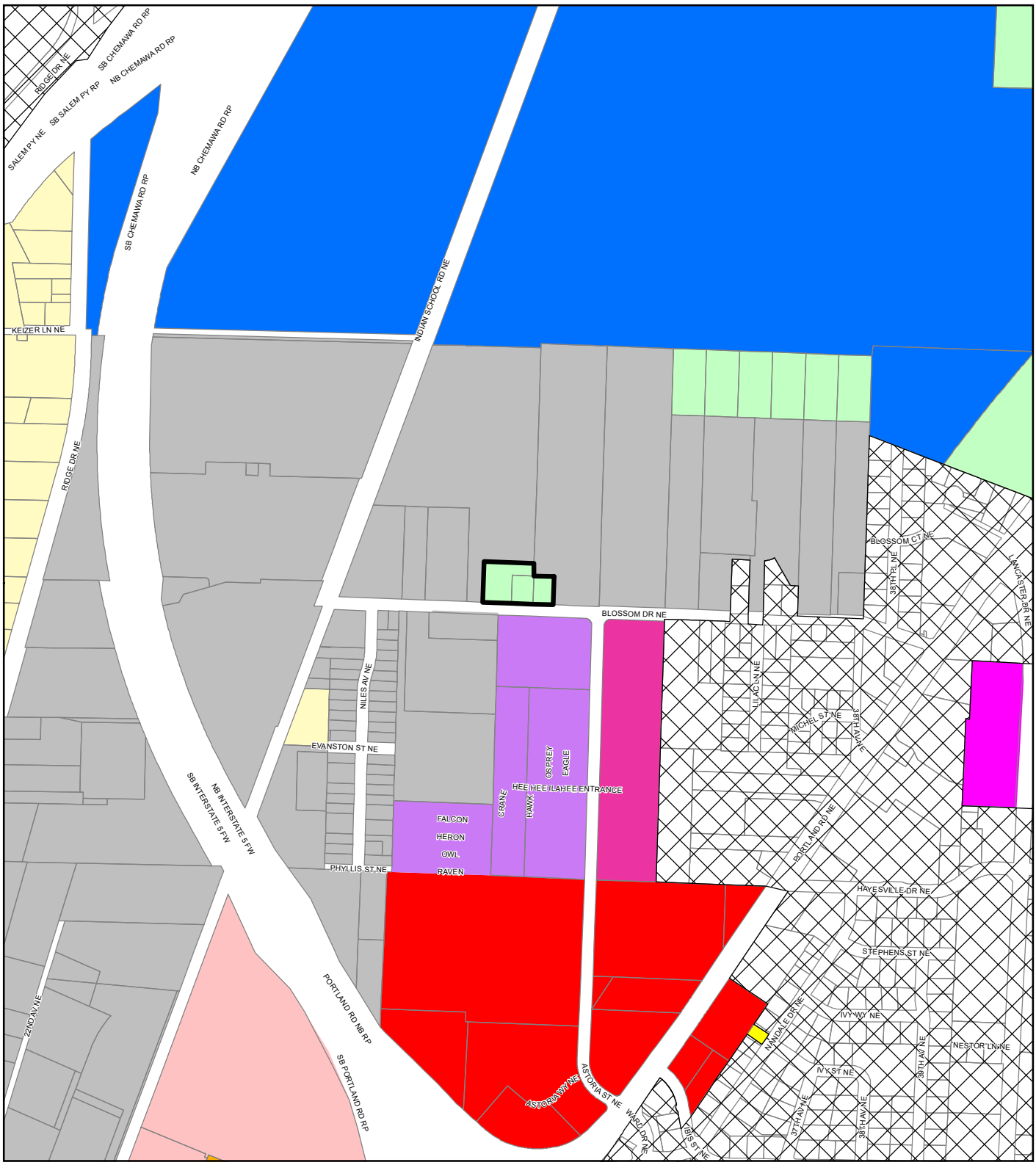
Map 11 - Proposed Salem Zoning Change Areas ★
Proposed Change Areas To "IG" Zoning



Legend

- **Proposed Zoning Change Areas** ★
- Taxlots
- Urban Growth Boundary
- Outside Salem City Limits

★ ***Note:***
Only the Existing Zoning WITHIN the "Proposed Zoning Change Areas" would be impacted by these changes

Existing Zoning ◊

CB	EFU	MU-I	PM	RS
CG	ESMU	MU-II	PS	SCI
CN	FMU	NCMU	RA	SWMU
CO	IBC	PA	RD	WSCB
CR	IC	PC	RH	
EC	IG	PE	RM1	
	IP	PH	RM2	

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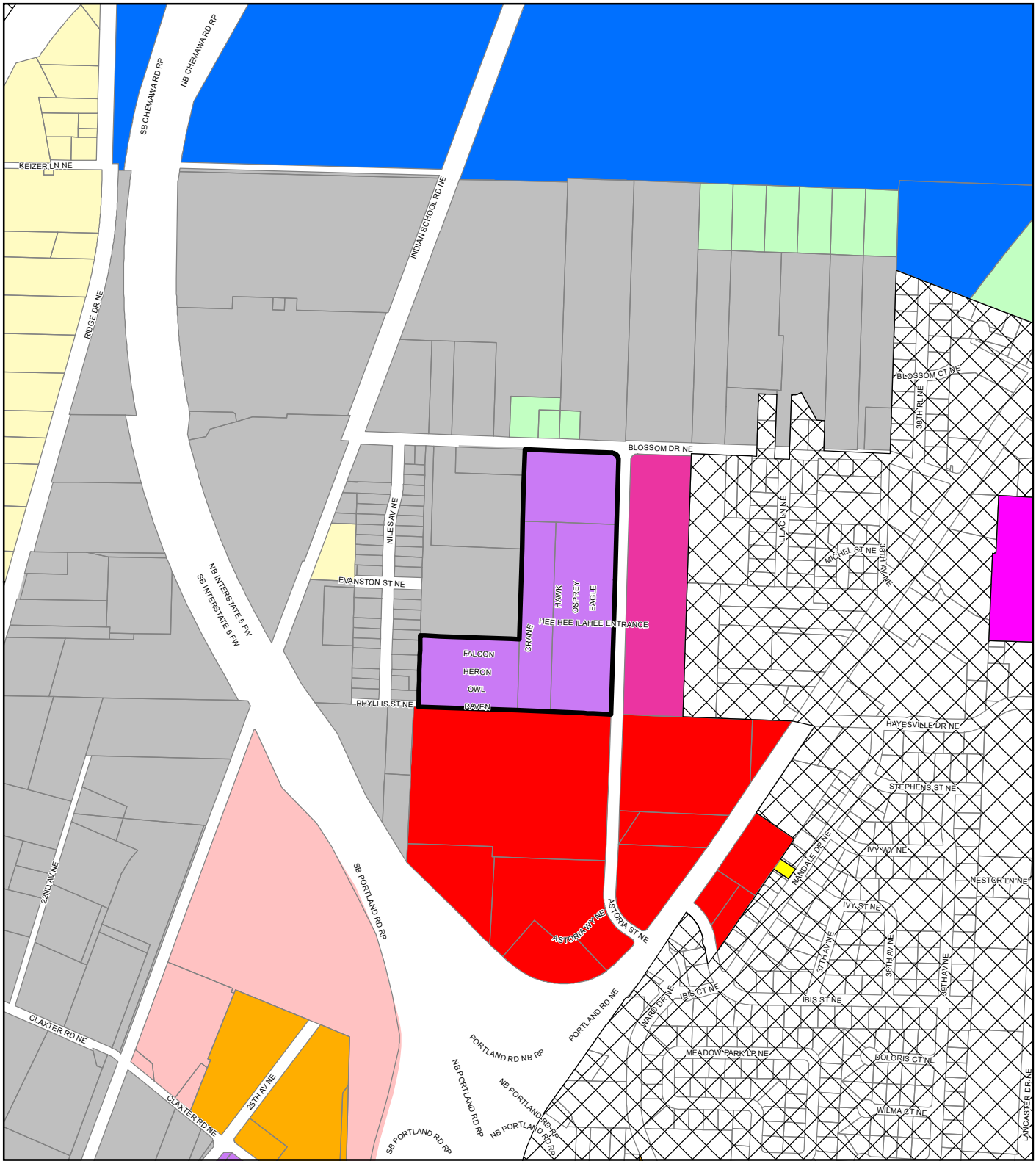
Map 12 - Proposed Salem Zoning Change Areas ★
Proposed Change Areas To "CR" Zoning



Legend

- **Proposed Zoning Change Areas** ★
- Taxlots
- Urban Growth Boundary
- Outside Salem City Limits

★ ***Note:***
Only the Existing Zoning WITHIN the "Proposed Zoning Change Areas" would be impacted by these changes

Existing Zoning ◊

CB	EFU	MU-I	PM	RS
CG	ESMU	MU-II	PS	SCI
CN	FMU	NCMU	RA	SWMU
CO	IBC	PA	RD	WSCB
CR	IC	PC	RH	
EC	IG	PE	RM1	
	IP	PH	RM2	

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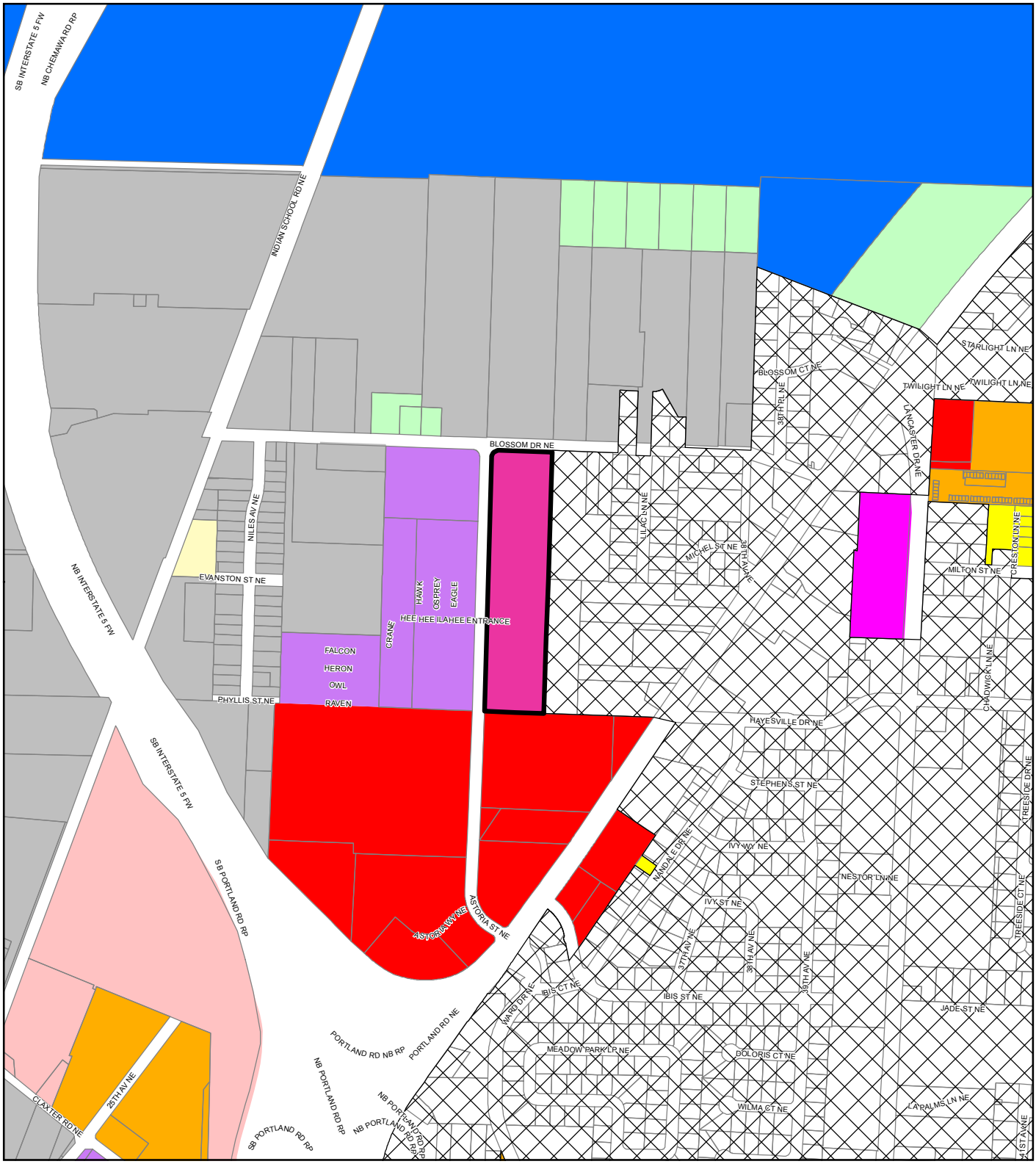
Map 13 - Proposed Salem Zoning Change Areas ★
Proposed Change Areas To "MU-II" Zoning



Legend

- **Proposed Zoning Change Areas** ★
- Taxlots
- Urban Growth Boundary
- Outside Salem City Limits

★ ***Note:***
Only the Existing Zoning WITHIN the "Proposed Zoning Change Areas" would be impacted by these changes

Existing Zoning ◊

CB	EFU	MU-I	PM	RS
CG	ESMU	MU-II	PS	SCI
CN	FMU	NCMU	RA	SWMU
CO	IBC	PA	RD	WSCB
CR	IC	PC	RH	
EC	IG	PE	RM1	
	IP	PH	RM2	

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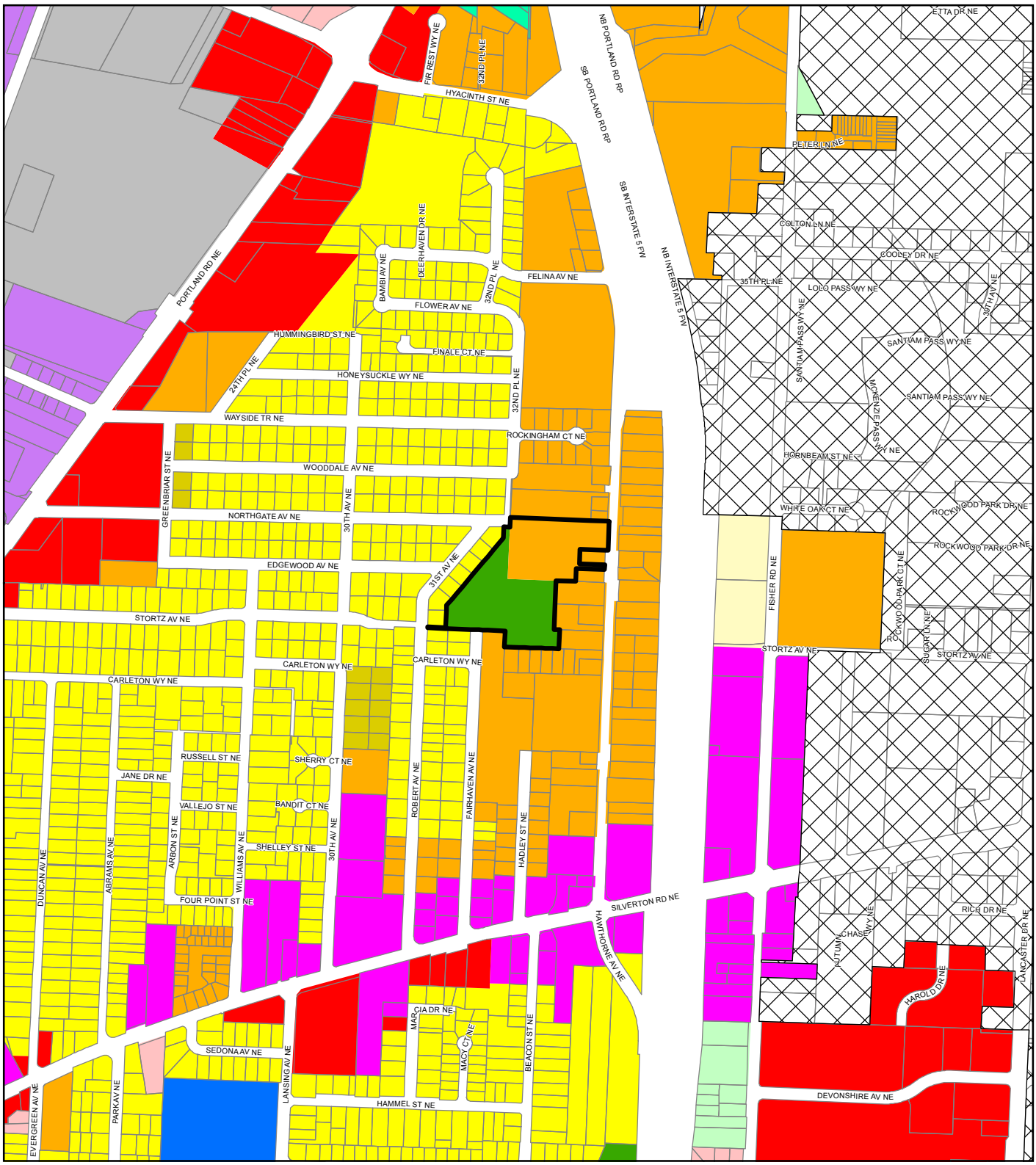
Map 14 - Proposed Salem Zoning Change Areas ★
Proposed Change Areas To "PA" Zoning



Legend

- **Proposed Zoning Change Areas** ★
- Taxlots
- Urban Growth Boundary
- Outside Salem City Limits

★ ***Note:***
Only the Existing Zoning WITHIN the "Proposed Zoning Change Areas" would be impacted by these changes

Existing Zoning ◊

CB	EFU	MU-I	PM	RS
CG	ESMU	MU-II	PS	SCI
CN	FMU	NCMU	RA	SWMU
CO	IBC	PA	RD	WSCB
CR	IC	PC	RH	
EC	IG	PE	RM1	
	IP	PH	RM2	

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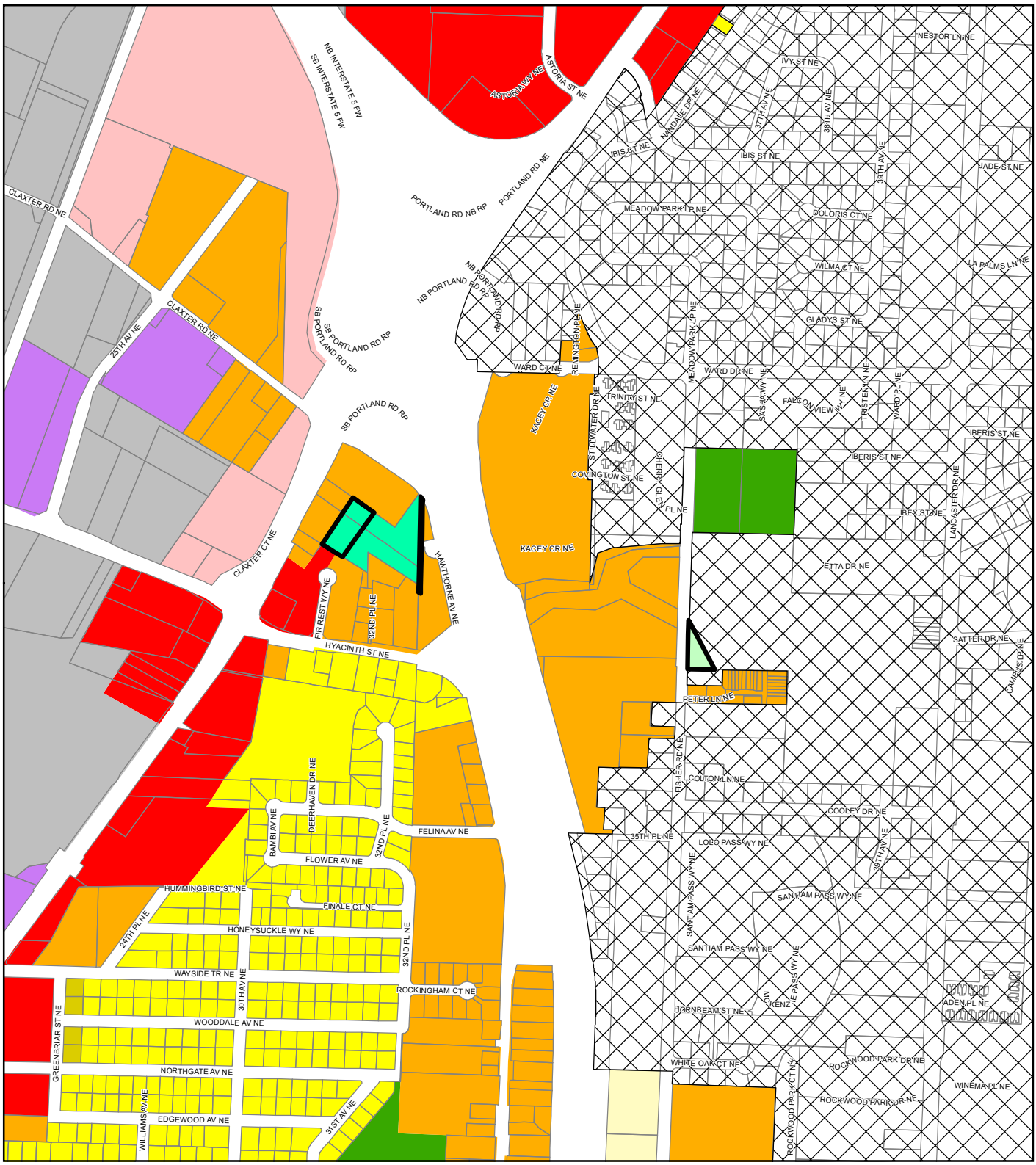
Map 15 - Proposed Salem Zoning Change Areas ★
Proposed Change Areas To "RM2" Zoning



Legend

- **Proposed Zoning Change Areas** ★
- Taxlots
- Urban Growth Boundary
- Outside Salem City Limits

★ ***Note:***
Only the Existing Zoning WITHIN the "Proposed Zoning Change Areas" would be impacted by these changes

Existing Zoning ◊

CB	EFU	MU-I	PM	RS
CG	ESMU	MU-II	PS	SCI
CN	FMU	NCMU	RA	SWMU
CO	IBC	PA	RD	WSCB
CR	IC	PC	RH	
EC	IG	PE	RM1	
	IP	PH	RM2	

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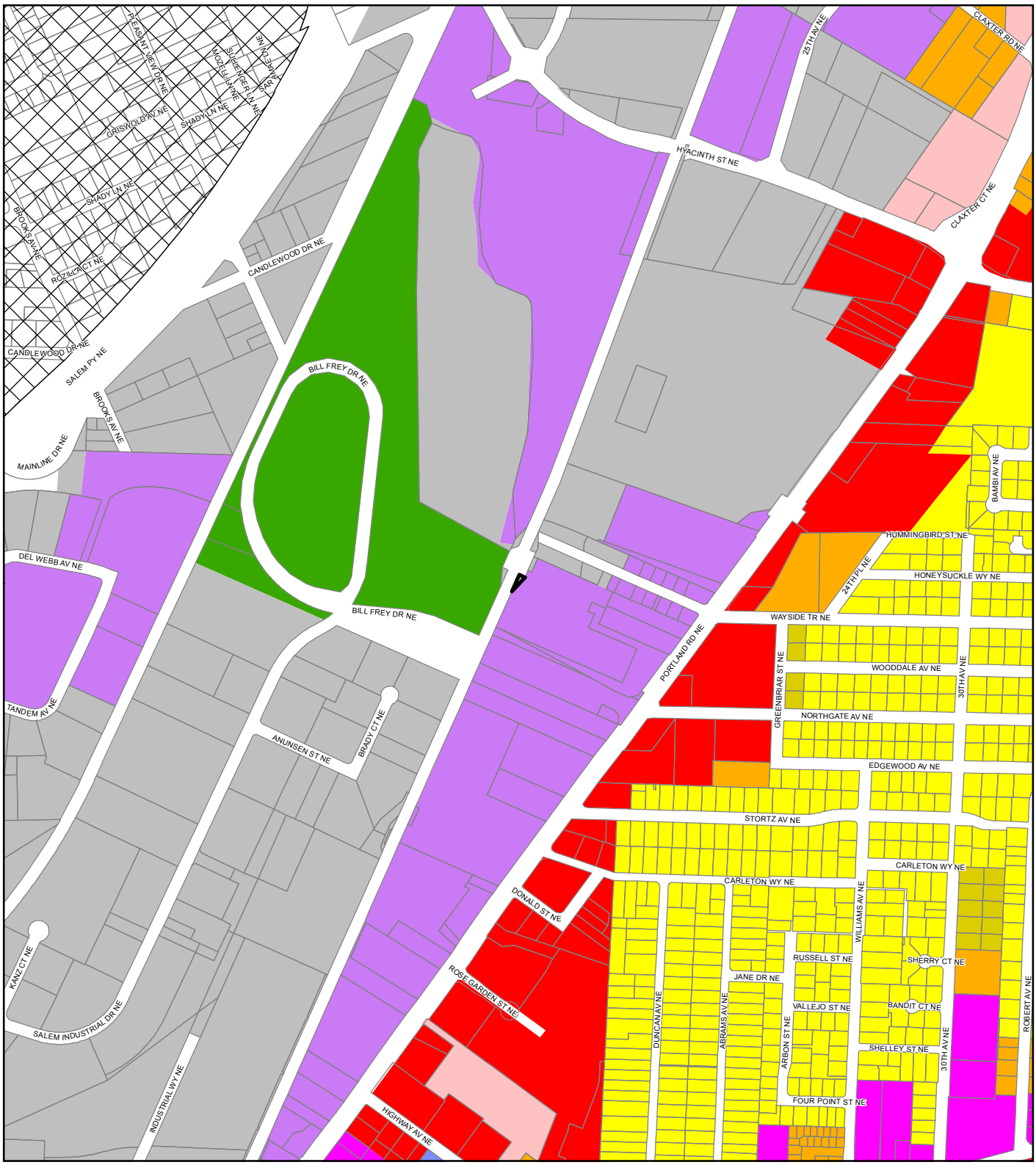
Map 16 - Proposed Salem Zoning Change Areas ★
Proposed Change Areas To "IC" Zoning



Legend

- **Proposed Zoning Change Areas** ★
- Taxlots
- Urban Growth Boundary
- Outside Salem City Limits

★ ***Note:***
Only the Existing Zoning WITHIN the "Proposed Zoning Change Areas" would be impacted by these changes

Existing Zoning ◊

CB	EFU	MU-I	PM	RS
CG	ESMU	MU-II	PS	SCI
CN	FMU	NCMU	RA	SWMU
CO	IBC	PA	RD	WSCB
CR	IC	PC	RH	
EC	IG	PE	RM1	
	IP	PH	RM2	

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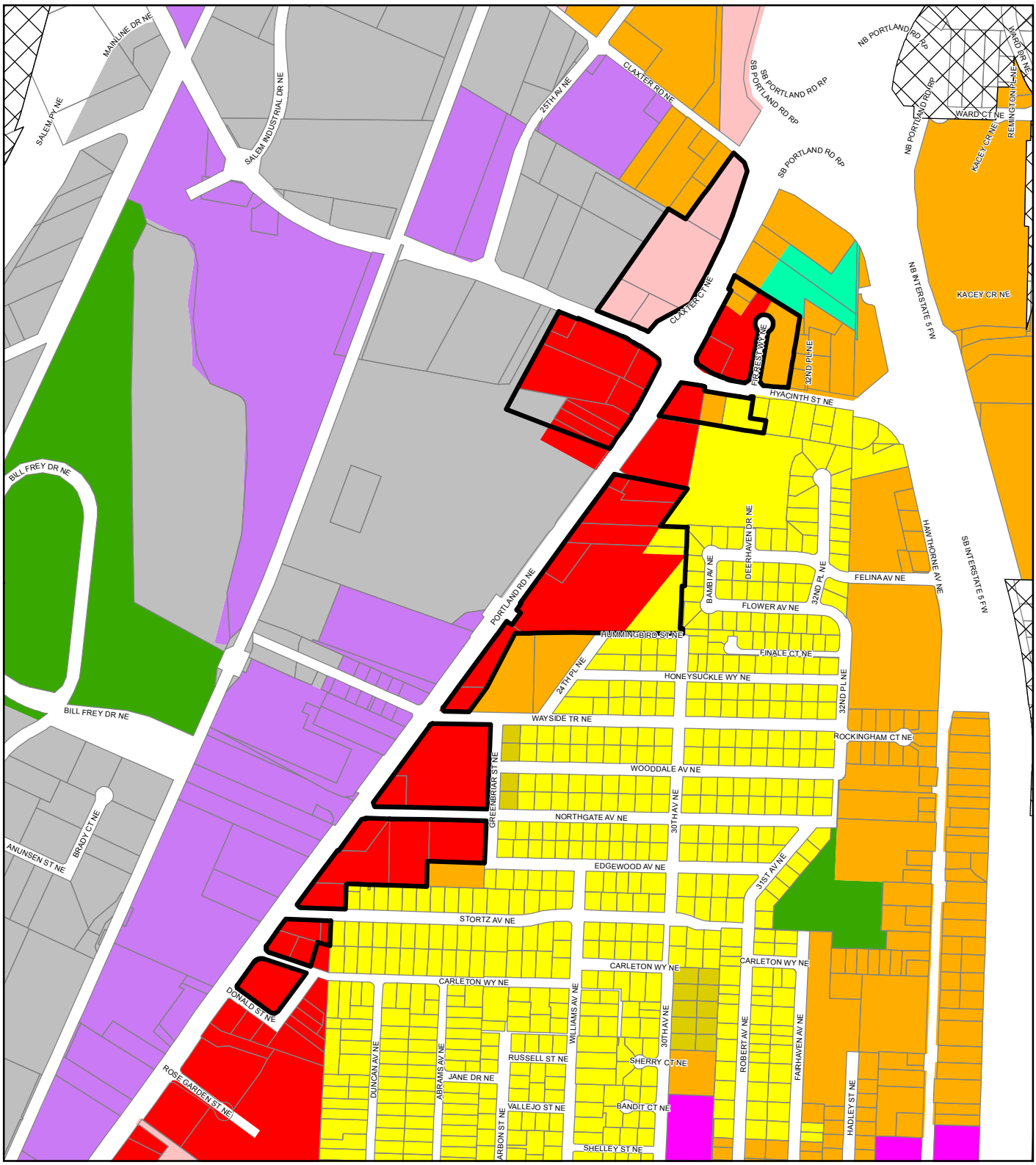
Map 17 - Proposed Salem Zoning Change Areas ★
Proposed Change Areas To "MU-III" Zoning



Legend

- **Proposed Zoning Change Areas** ★
- Taxlots
- Urban Growth Boundary
- Outside Salem City Limits

★ ***Note:***
Only the Existing Zoning WITHIN the "Proposed Zoning Change Areas" would be impacted by these changes

Existing Zoning ◊

CB	EFU	MU-I	PM	RS
CG	ESMU	MU-II	PS	SCI
CN	FMU	NCMU	RA	SWMU
CO	IBC	PA	RD	WSCB
CR	IC	PC	RH	
EC	IG	PE	RM1	
	IP	PH	RM2	

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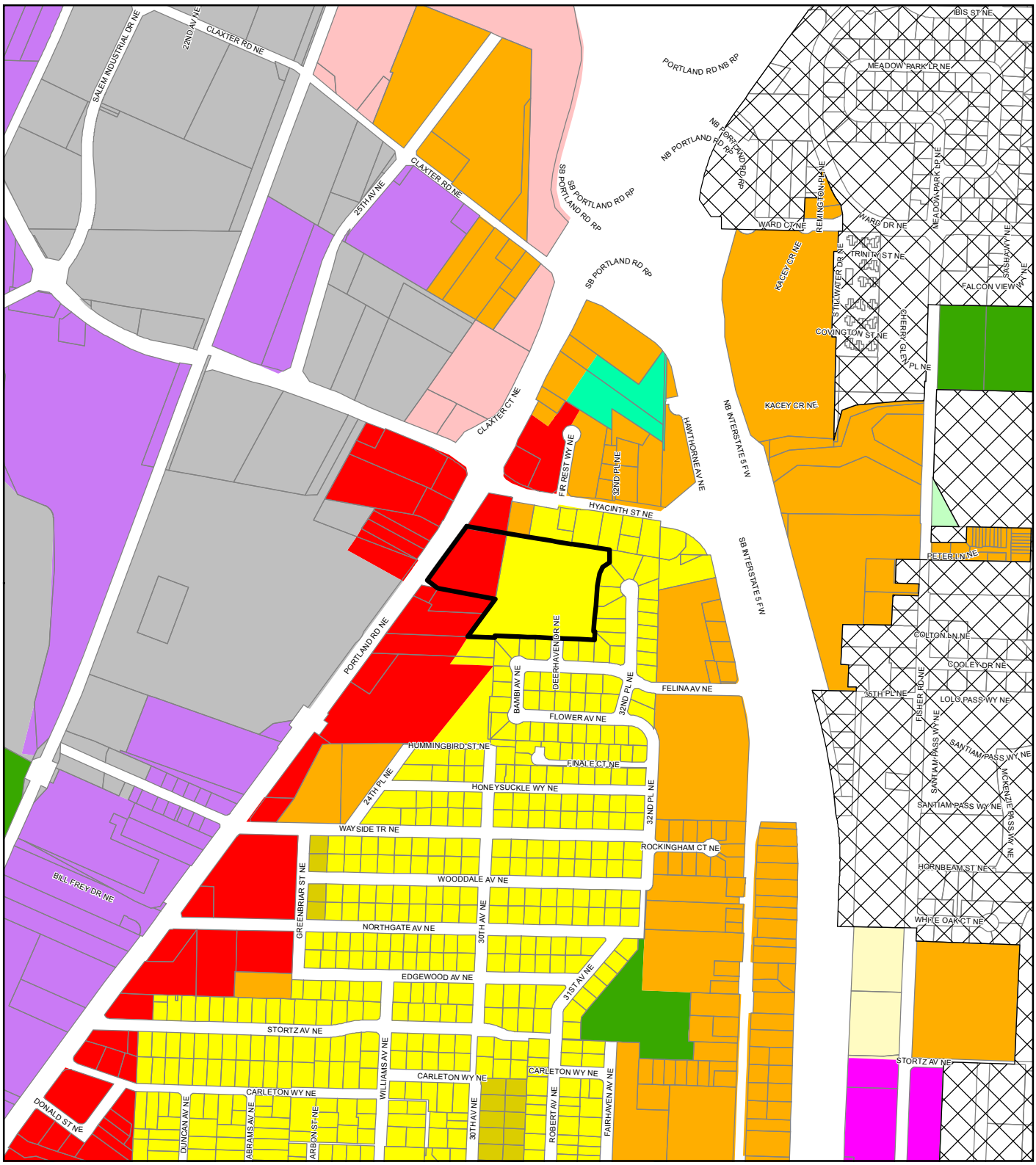
Map 18 - Proposed Salem Zoning Change Areas ★
Proposed Change Areas To "PE" Zoning



Legend

- **Proposed Zoning Change Areas** ★
- Taxlots
- Urban Growth Boundary
- Outside Salem City Limits

★ ***Note:***
Only the Existing Zoning WITHIN the "Proposed Zoning Change Areas" would be impacted by these changes

Existing Zoning ◊

CB	EFU	MU-I	PM	RS
CG	ESMU	MU-II	PS	SCI
CN	FMU	NCMU	RA	SWMU
CO	IBC	PA	RD	WSCB
CR	IC	PC	RH	
EC	IG	PE	RM1	
	IP	PH	RM2	

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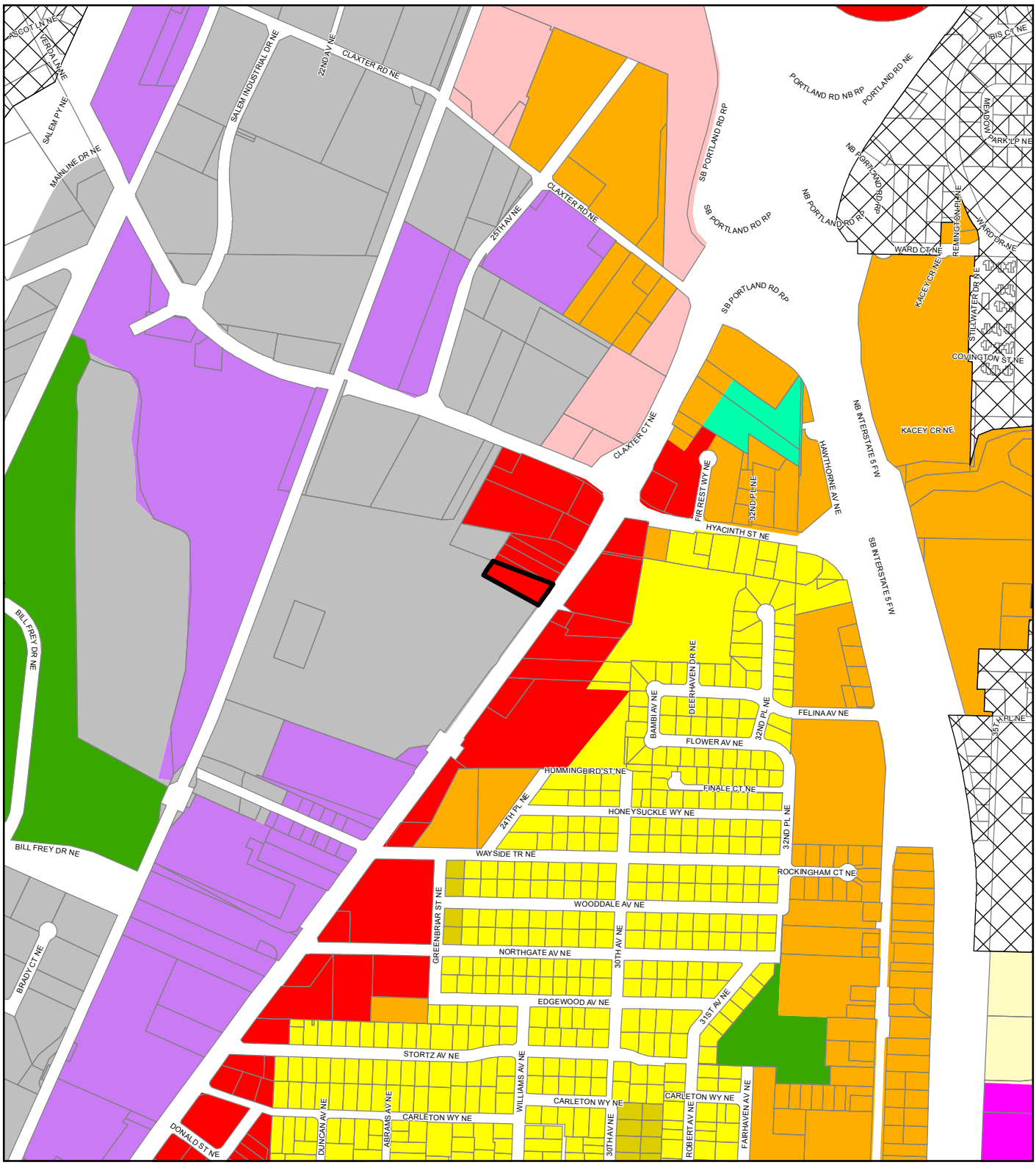
Map 19 - Proposed Salem Zoning Change Areas ★
Proposed Change Areas To "IG" Zoning



Legend

- **Proposed Zoning Change Areas** ★
- Taxlots
- Urban Growth Boundary
- Outside Salem City Limits

★ ***Note:***
Only the Existing Zoning WITHIN the "Proposed Zoning Change Areas" would be impacted by these changes

Existing Zoning ◊

CB	EFU	MU-I	PM	RS
CG	ESMU	MU-II	PS	SCI
CN	FMU	NCMU	RA	SWMU
CO	IBC	PA	RD	WSCB
CR	IC	PC	RH	
EC	IG	PE	RM1	
	IP	PH	RM2	

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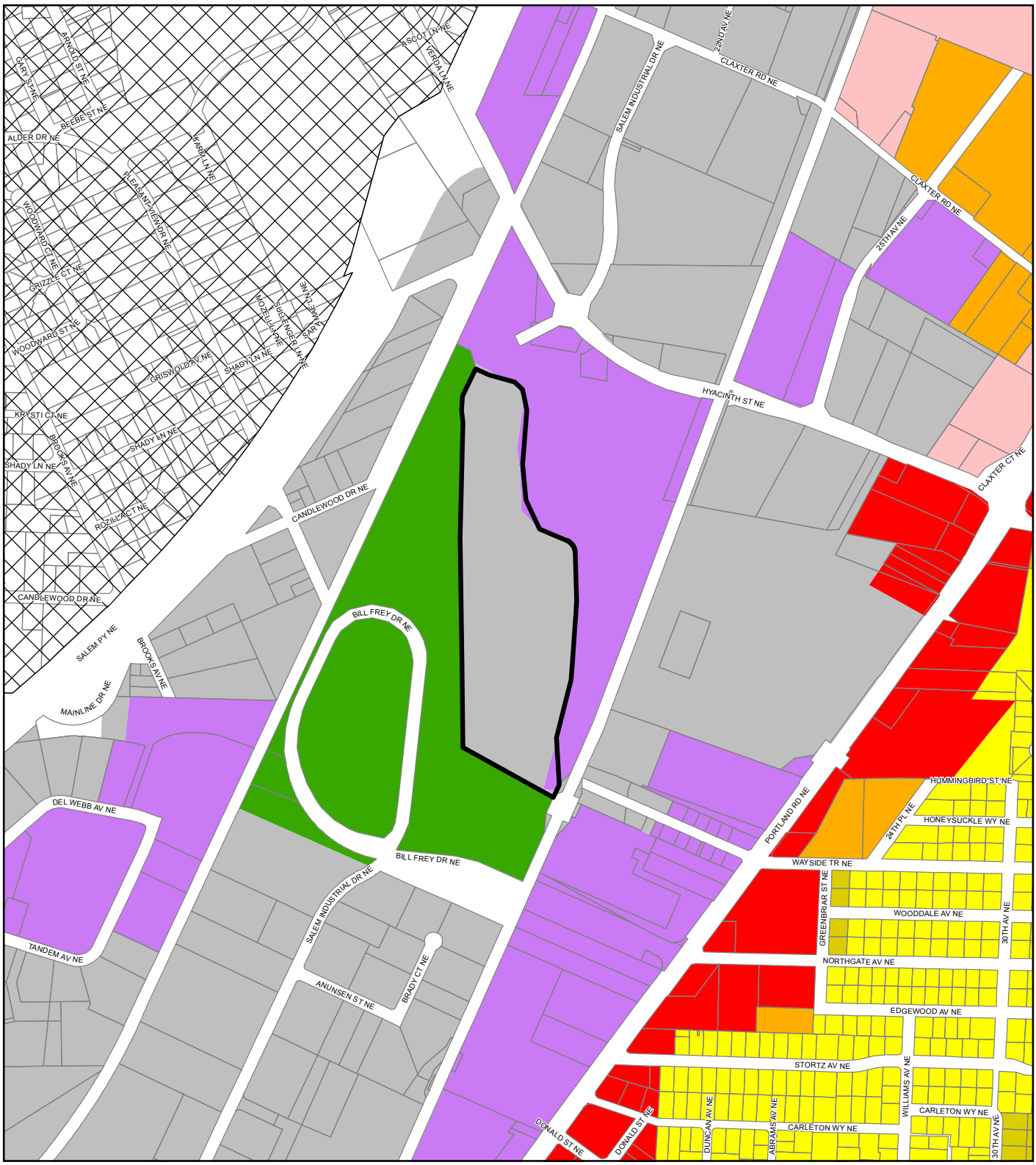
Map 20 - Proposed Salem Zoning Change Areas ★
Proposed Change Areas To "PA" Zoning



Legend

- **Proposed Zoning Change Areas** ★
- Taxlots
- Urban Growth Boundary
- Outside Salem City Limits

★ ***Note:***
Only the Existing Zoning WITHIN the "Proposed Zoning Change Areas" would be impacted by these changes

Existing Zoning ◊

CB	EFU	MU-I	PM	RS
CG	ESMU	MU-II	PS	SCI
CN	FMU	NCMU	RA	SWMU
CO	IBC	PA	RD	WSCB
CR	IC	PC	RH	
EC	IG	PE	RM1	
	IP	PH	RM2	

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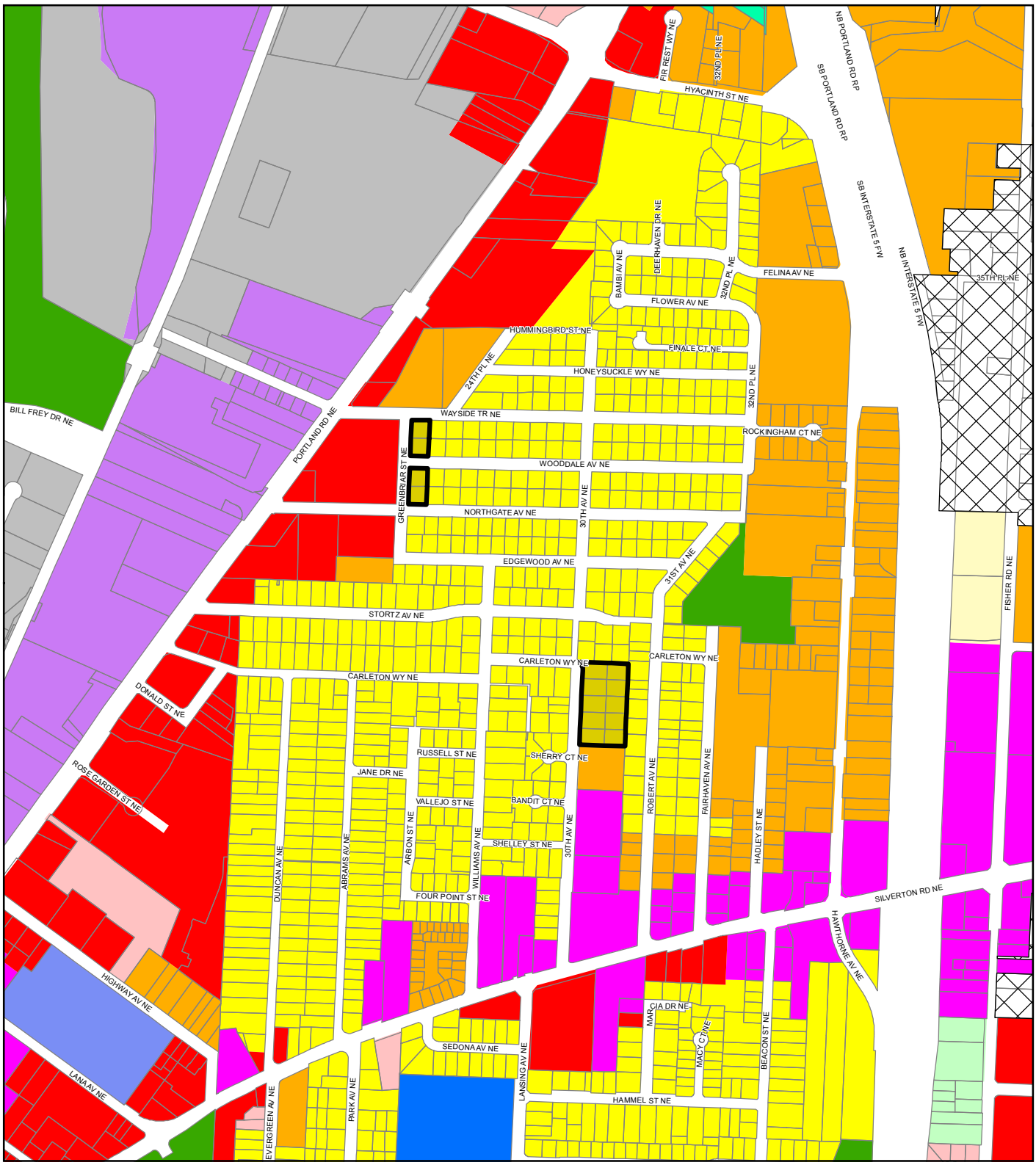
Map 21 - Proposed Salem Zoning Change Areas ★
Proposed Change Areas To "RS" Zoning



Legend

- **Proposed Zoning Change Areas** ★
- Taxlots
- Urban Growth Boundary
- Outside Salem City Limits

★ ***Note:***
Only the Existing Zoning WITHIN the "Proposed Zoning Change Areas" would be impacted by these changes

Existing Zoning ◊

CB	EFU	MU-I	PM	RS
CG	ESMU	MU-II	PS	SCI
CN	FMU	NCMU	RA	SWMU
CO	IBC	PA	RD	WSCB
CR	IC	PC	RH	
EC	IG	PE	RM1	
	IP	PH	RM2	

◊ ***Base Zoning Only***
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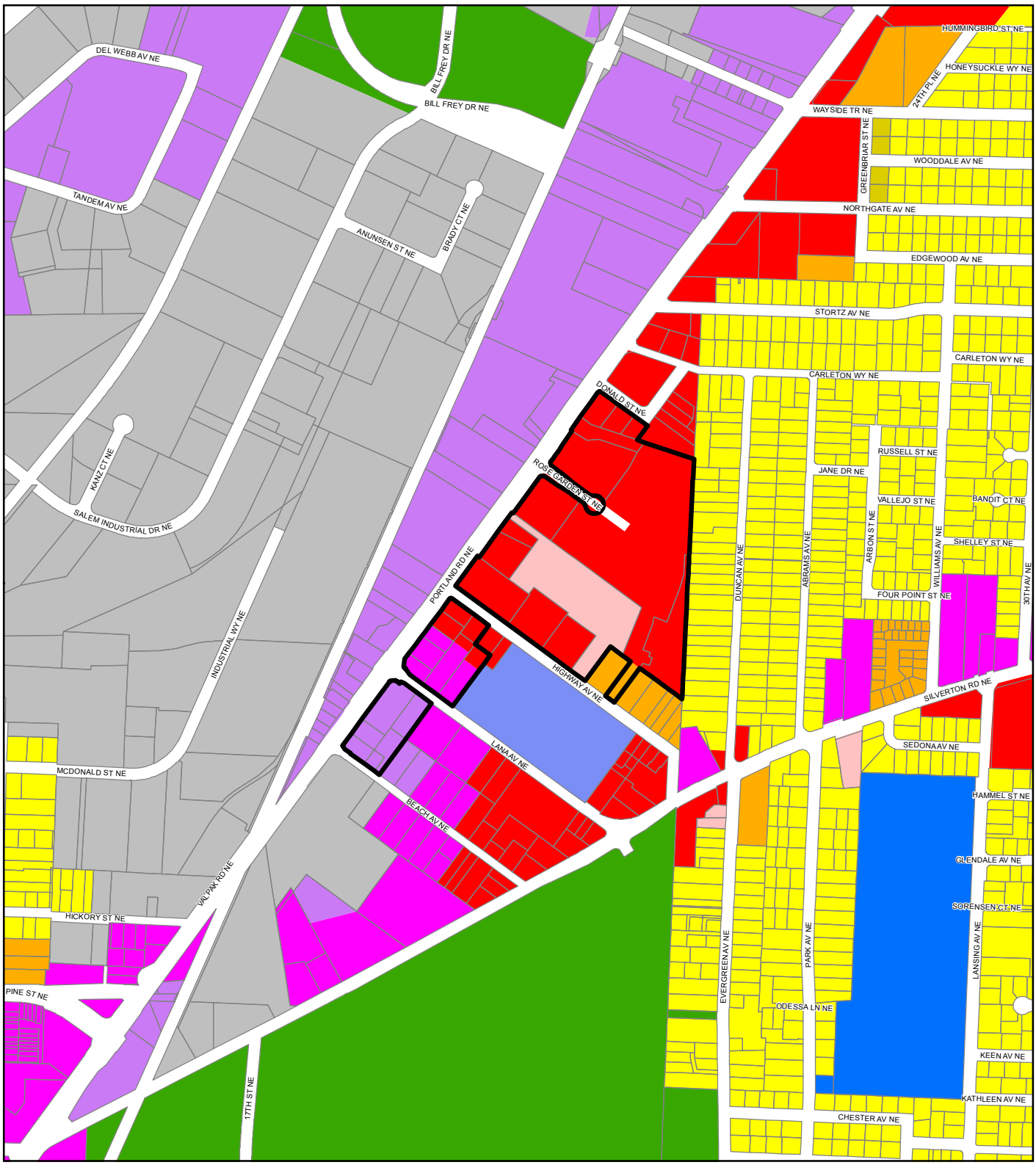
Map 22 - Proposed Salem Zoning Change Areas ★
Proposed Change Areas To "MU-III" Zoning



Legend

- **Proposed Zoning Change Areas** ★
- Taxlots
- Urban Growth Boundary
- Outside Salem City Limits

★ ***Note:***
Only the Existing Zoning WITHIN the "Proposed Zoning Change Areas" would be impacted by these changes

Existing Zoning ◊

CB	EFU	MU-I	PM	RS
CG	ESMU	MU-II	PS	SCI
CN	FMU	NCMU	RA	SWMU
CO	IBC	PA	RD	WSCB
CR	IC	PC	RH	
EC	IG	PE	RM1	
	IP	PH	RM2	

◊ ***Base Zoning Only***
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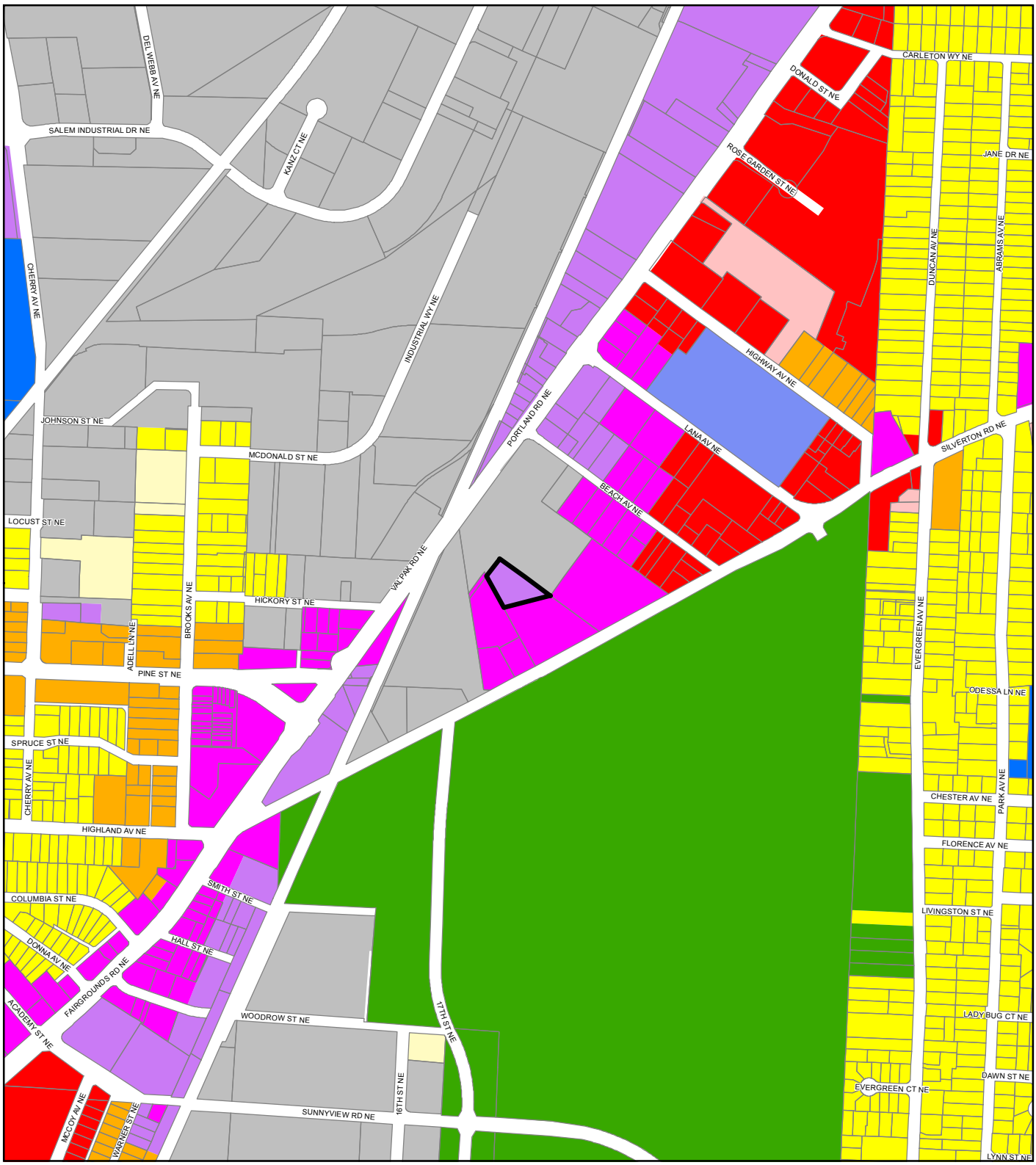
Map 23 - Proposed Salem Zoning Change Areas ★
Proposed Change Areas To "CG" Zoning



Legend

- **Proposed Zoning Change Areas** ★
- Taxlots
- Urban Growth Boundary
- Outside Salem City Limits

★ ***Note:***
Only the Existing Zoning WITHIN the "Proposed Zoning Change Areas" would be impacted by these changes

Existing Zoning ◊

CB	EFU	MU-I	PM	RS
CG	ESMU	MU-II	PS	SCI
CN	FMU	NCMU	RA	SWMU
CO	IBC	PA	RD	WSCB
CR	IC	PC	RH	
EC	IG	PE	RM1	
	IP	PH	RM2	

◊ ***Base Zoning Only***
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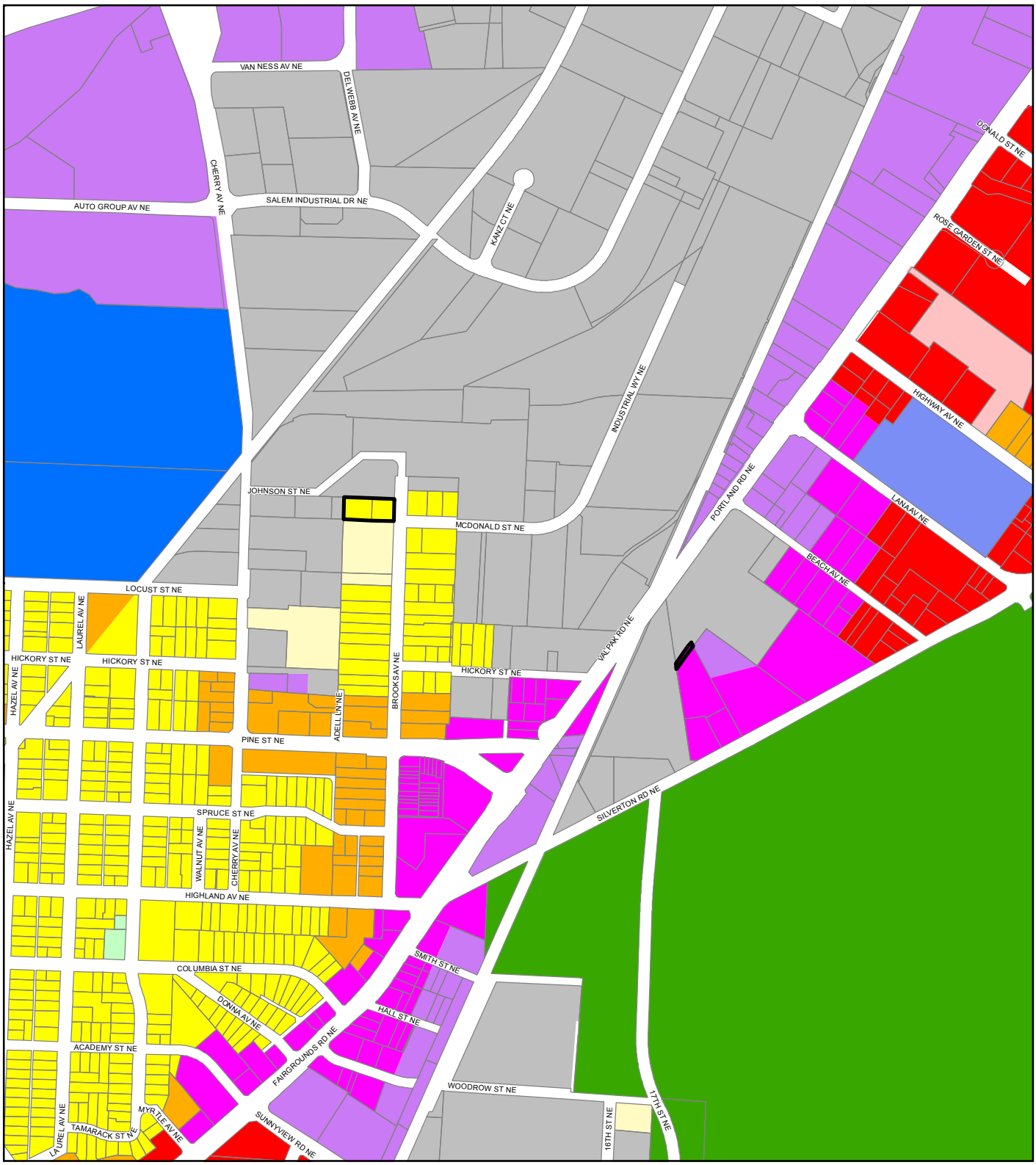
Map 24 - Proposed Salem Zoning Change Areas ★
Proposed Change Areas To "IG" Zoning



Legend

- **Proposed Zoning Change Areas** ★
- Taxlots
- Urban Growth Boundary
- Outside Salem City Limits

★ ***Note:***
Only the Existing Zoning WITHIN the "Proposed Zoning Change Areas" would be impacted by these changes

Existing Zoning ◊

CB	EFU	MU-I	PM	RS
CG	ESMU	MU-II	PS	SCI
CN	FMU	NCMU	RA	SWMU
CO	IBC	PA	RD	WSCB
CR	IC	PC	RH	
EC	IG	PE	RM1	
	IP	PH	RM2	

◊ ***Base Zoning Only***
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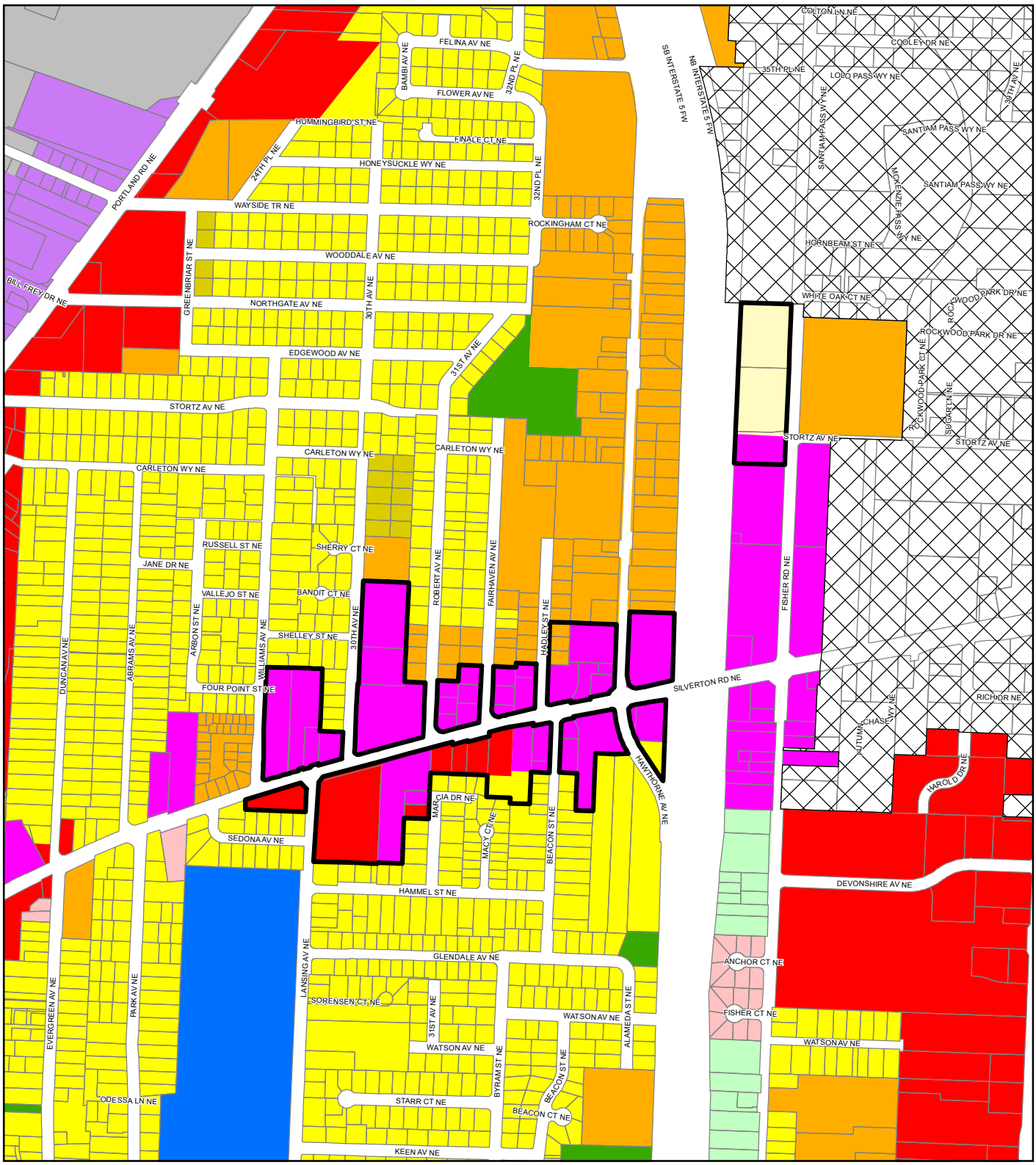
Map 25 - Proposed Salem Zoning Change Areas ★
Proposed Change Areas To "MU-III" Zoning



Legend

- **Proposed Zoning Change Areas** ★
- Taxlots
- Urban Growth Boundary
- Outside Salem City Limits

★ ***Note:***
Only the Existing Zoning WITHIN the "Proposed Zoning Change Areas" would be impacted by these changes

Existing Zoning ◊

CB	EFU	MU-I	PM	RS
CG	ESMU	MU-II	PS	SCI
CN	FMU	NCMU	RA	SWMU
CO	IBC	PA	RD	WSCB
CR	IC	PC	RH	
EC	IG	PE	RM1	
	IP	PH	RM2	

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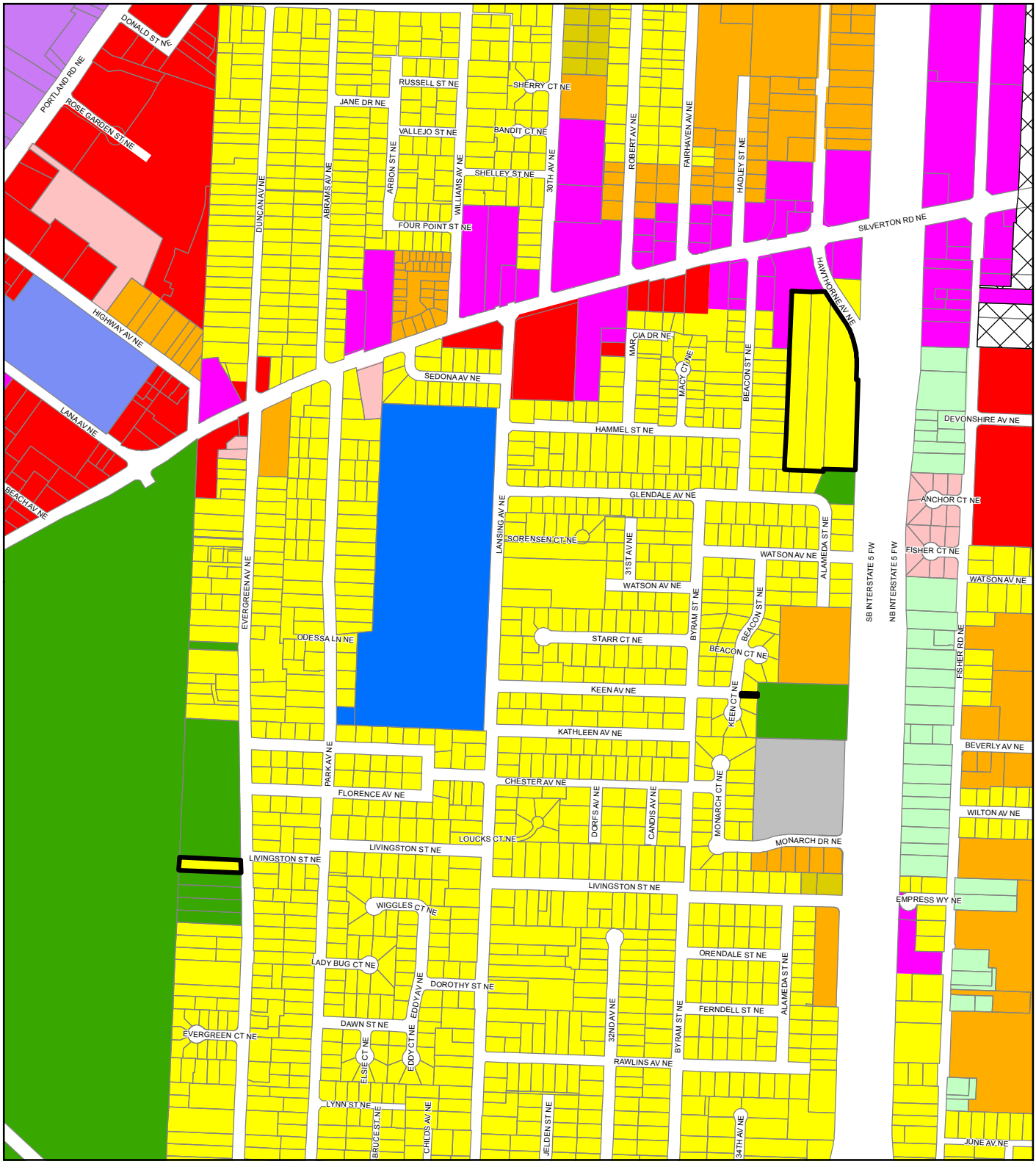
Map 26 - Proposed Salem Zoning Change Areas ★
Proposed Change Areas To "PA" Zoning



Legend

- **Proposed Zoning Change Areas** ★
- Taxlots
- Urban Growth Boundary
- Outside Salem City Limits

★ ***Note:***
Only the Existing Zoning WITHIN the "Proposed Zoning Change Areas" would be impacted by these changes

Existing Zoning ◊

CB	EFU	MU-I	PM	RS
CG	ESMU	MU-II	PS	SCI
CN	FMU	NCMU	RA	SWMU
CO	IBC	PA	RD	WSCB
CR	IC	PC	RH	
EC	IG	PE	RM1	
	IP	PH	RM2	

◊ ***Base Zoning Only***
Overlays are not displayed

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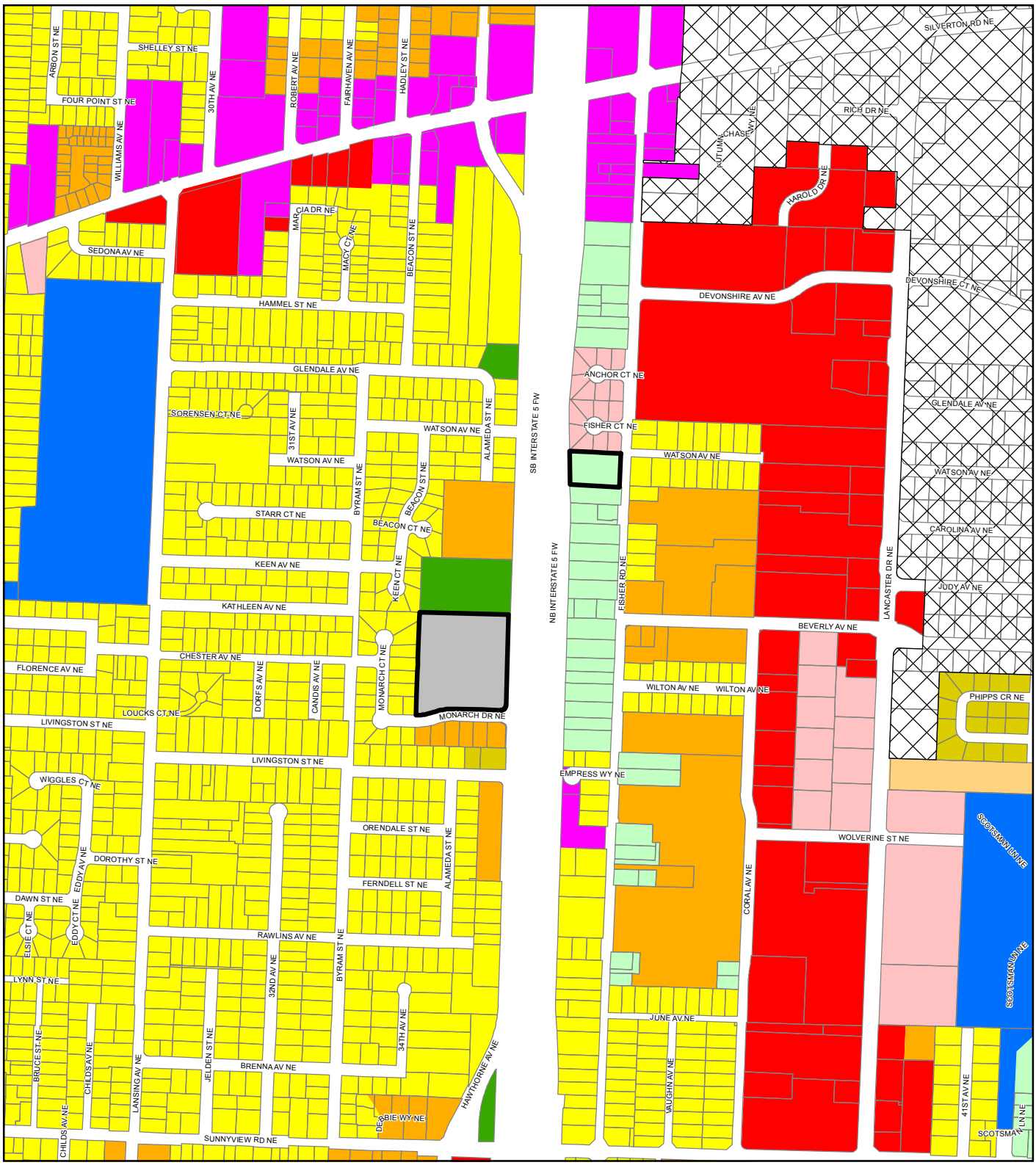
Map 27 - Proposed Salem Zoning Change Areas ★
Proposed Change Areas To "RM2" Zoning



Legend

- **Proposed Zoning Change Areas** ★
- Taxlots
- Urban Growth Boundary
- Outside Salem City Limits

★ ***Note:***
Only the Existing Zoning WITHIN the "Proposed Zoning Change Areas" would be impacted by these changes

Existing Zoning ◊

CB	EFU	MU-I	PM	RS
CG	ESMU	MU-II	PS	SCI
CN	FMU	NCMU	RA	SWMU
CO	IBC	PA	RD	WSCB
CR	IC	PC	RH	
EC	IG	PE	RM1	
	IP	PH	RM2	

◊ ***Base Zoning Only***
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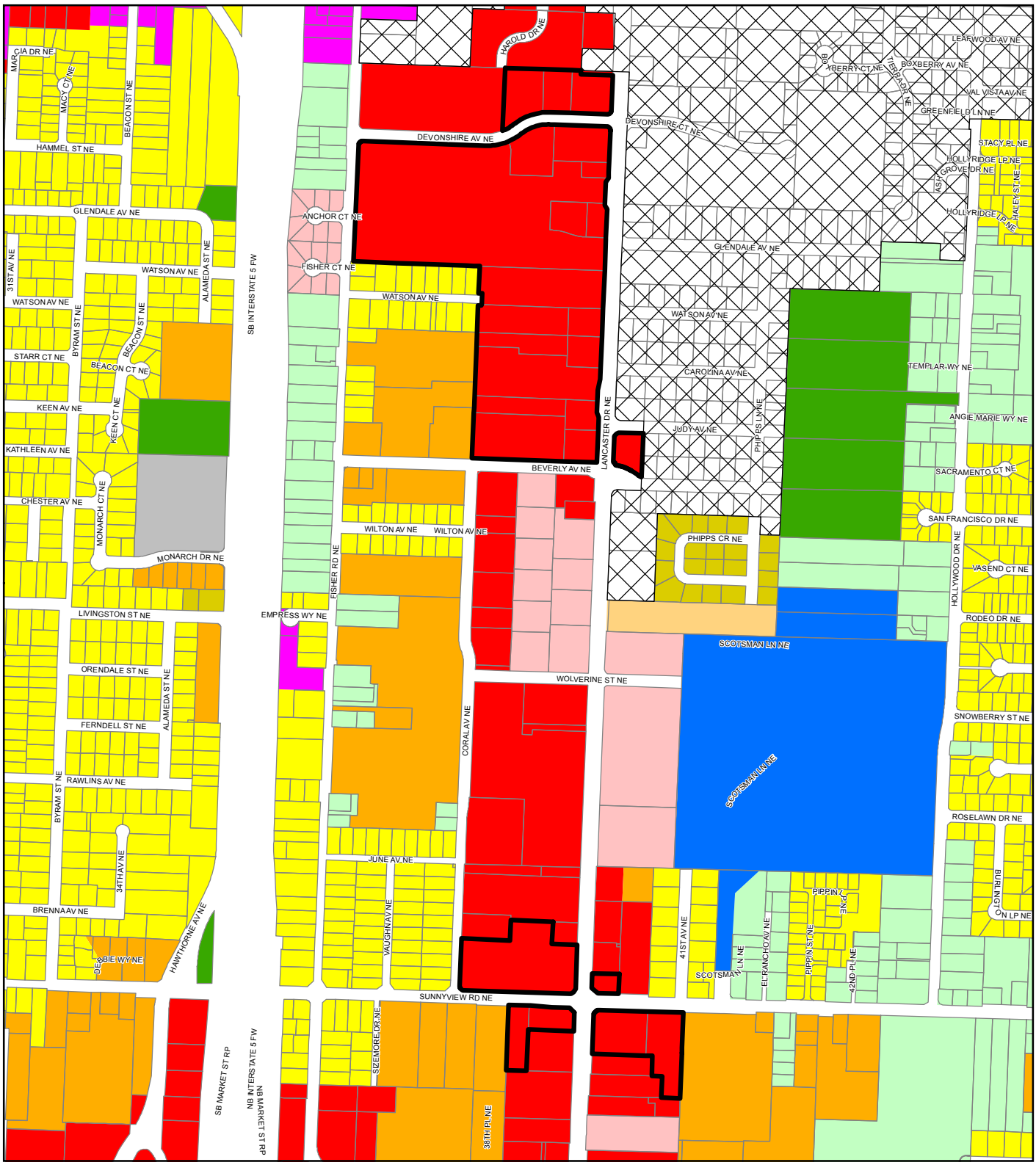
Map 28 - Proposed Salem Zoning Change Areas ★
Proposed Change Areas To "MU-I" Zoning



Legend

- **Proposed Zoning Change Areas** ★
- Taxlots
- Urban Growth Boundary
- Outside Salem City Limits

★ ***Note:***
Only the Existing Zoning WITHIN the "Proposed Zoning Change Areas" would be impacted by these changes

Existing Zoning ◊

CB	EFU	MU-I	PM	RS
CG	ESMU	MU-II	PS	SCI
CN	FMU	NCMU	RA	SWMU
CO	IBC	PA	RD	WSCB
CR	IC	PC	RH	
EC	IG	PE	RM1	
	IP	PH	RM2	

◊ ***Base Zoning Only***
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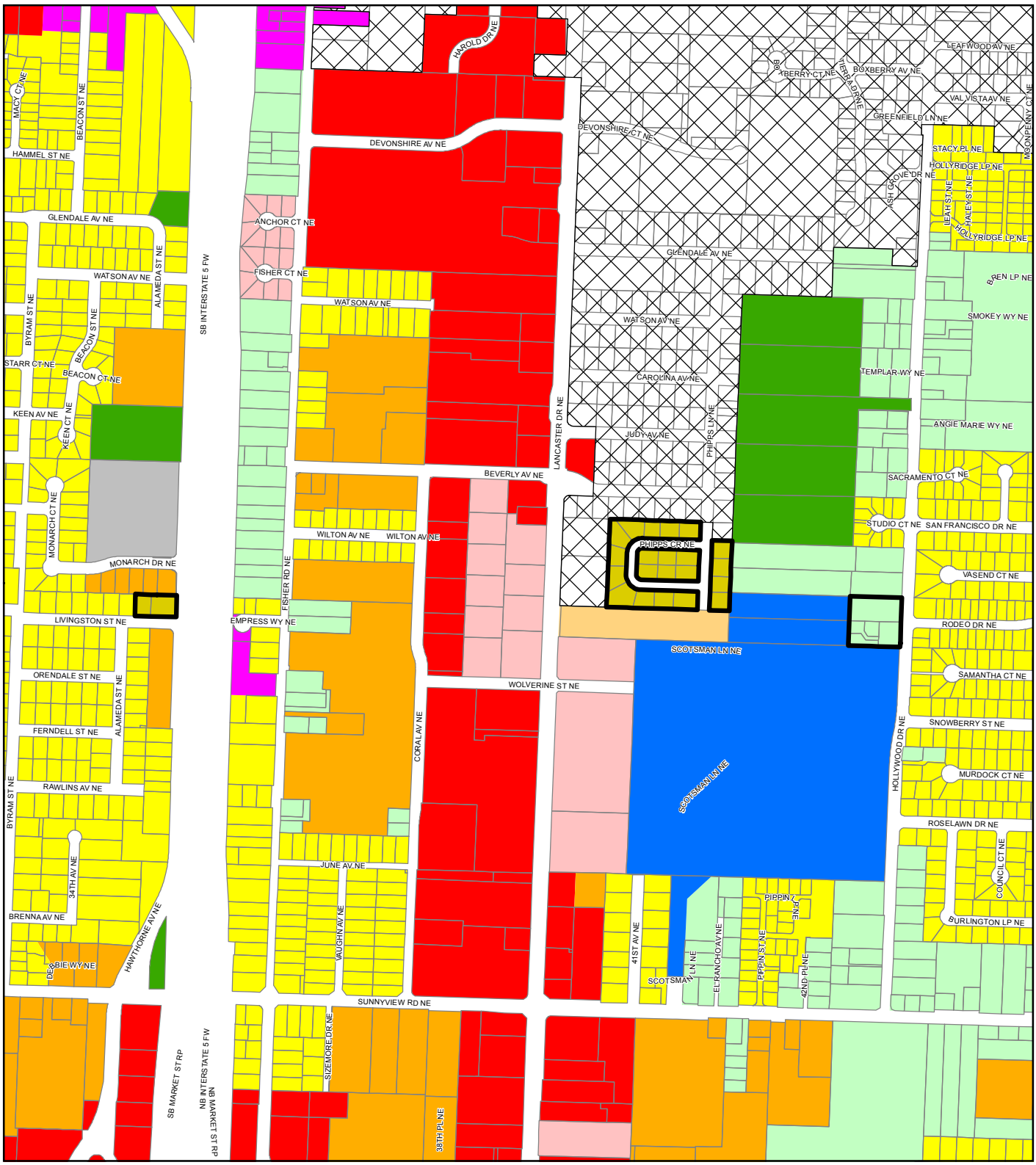
Map 29 - Proposed Salem Zoning Change Areas ★
Proposed Change Areas To "RS" Zoning



Legend

- **Proposed Zoning Change Areas** ★
- Taxlots
- Urban Growth Boundary
- Outside Salem City Limits

★ ***Note:***
Only the Existing Zoning WITHIN the "Proposed Zoning Change Areas" would be impacted by these changes

Existing Zoning ◊

CB	EFU	MU-I	PM	RS
CG	ESMU	MU-II	PS	SCI
CN	FMU	NCMU	RA	SWMU
CO	IBC	PA	RD	WSCB
CR	IC	PC	RH	
EC	IG	PE	RM1	
	IP	PH	RM2	

◊ ***Base Zoning Only***
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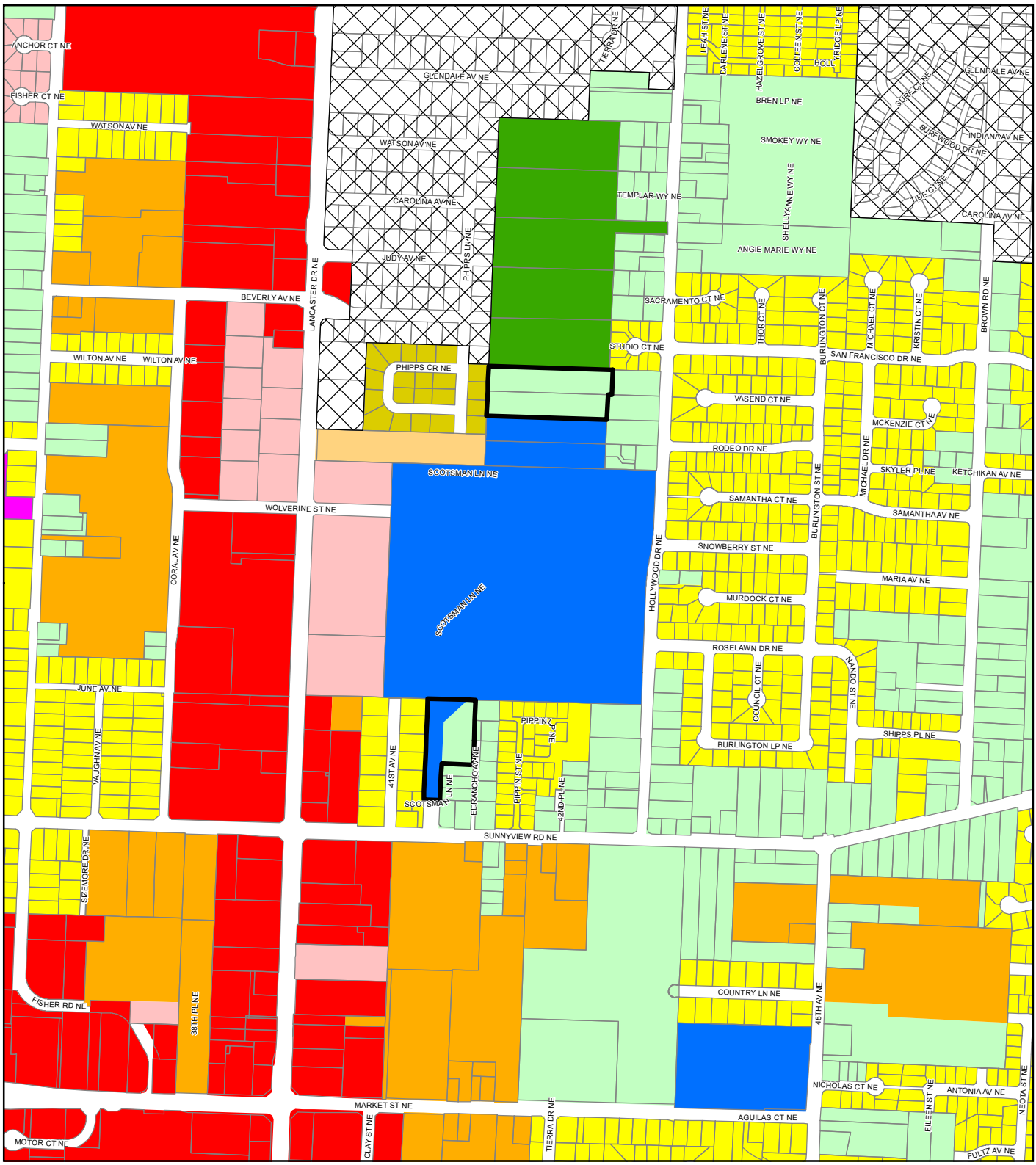
Map 30 - Proposed Salem Zoning Change Areas ★
Proposed Change Areas To "PE" Zoning



Legend

- **Proposed Zoning Change Areas** ★
- Taxlots
- Urban Growth Boundary
- Outside Salem City Limits

★ ***Note:***
Only the Existing Zoning WITHIN the "Proposed Zoning Change Areas" would be impacted by these changes

Existing Zoning ◊

CB	EFU	MU-I	PM	RS
CG	ESMU	MU-II	PS	SCI
CN	FMU	NCMU	RA	SWMU
CO	IBC	PA	RD	WSCB
CR	IC	PC	RH	
EC	IG	PE	RM1	
	IP	PH	RM2	

◊ ***Base Zoning Only***
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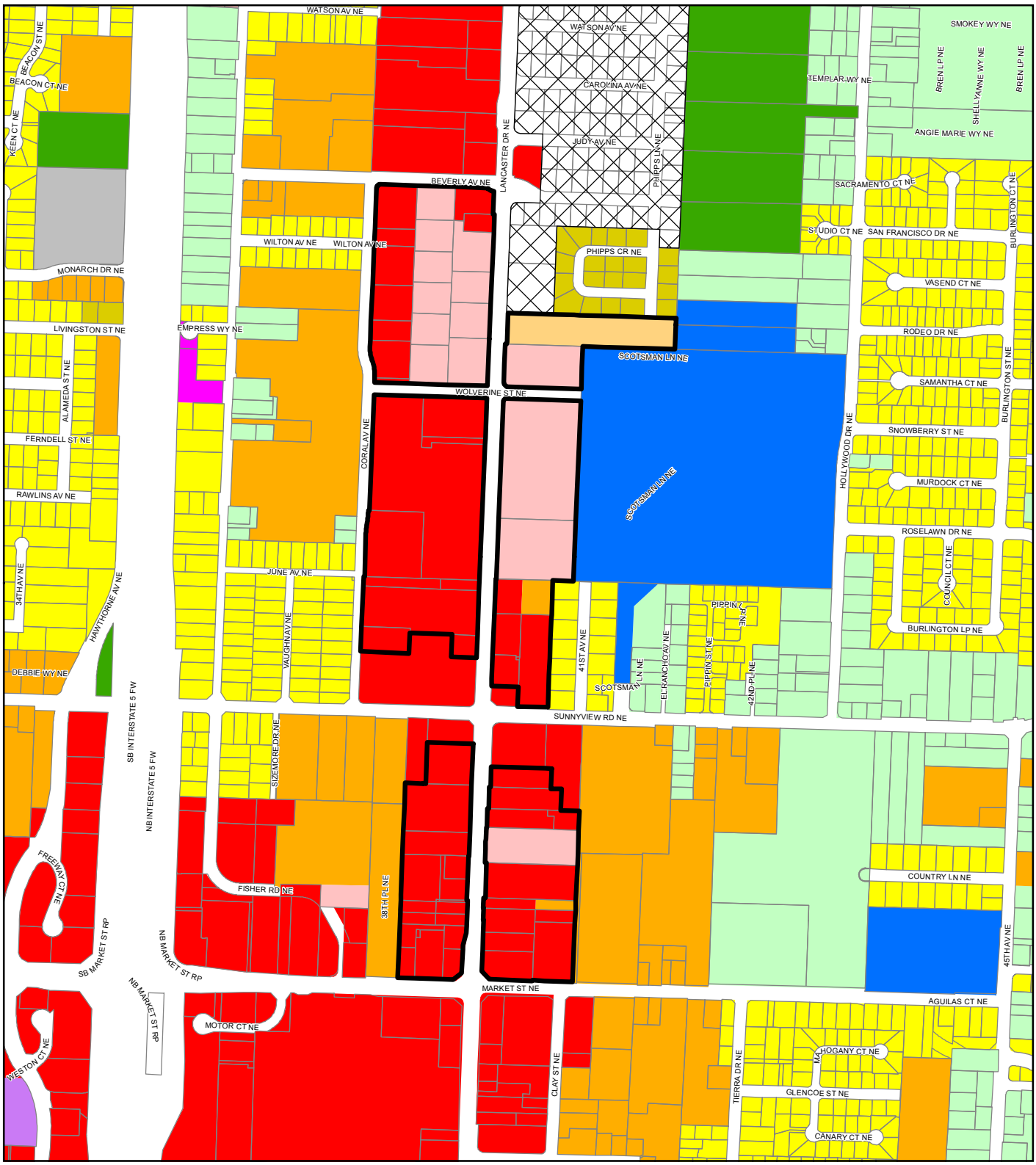
Map 31 - Proposed Salem Zoning Change Areas ★
Proposed Change Areas To "MU-III" Zoning



Legend

- **Proposed Zoning Change Areas** ★
- Taxlots
- Urban Growth Boundary
- Outside Salem City Limits

★ ***Note:***
Only the Existing Zoning WITHIN the "Proposed Zoning Change Areas" would be impacted by these changes

Existing Zoning ◊

CB	EFU	MU-I	PM	RS
CG	ESMU	MU-II	PS	SCI
CN	FMU	NCMU	RA	SWMU
CO	IBC	PA	RD	WSCB
CR	IC	PC	RH	
EC	IG	PE	RM1	
	IP	PH	RM2	

◊ ***Base Zoning Only***
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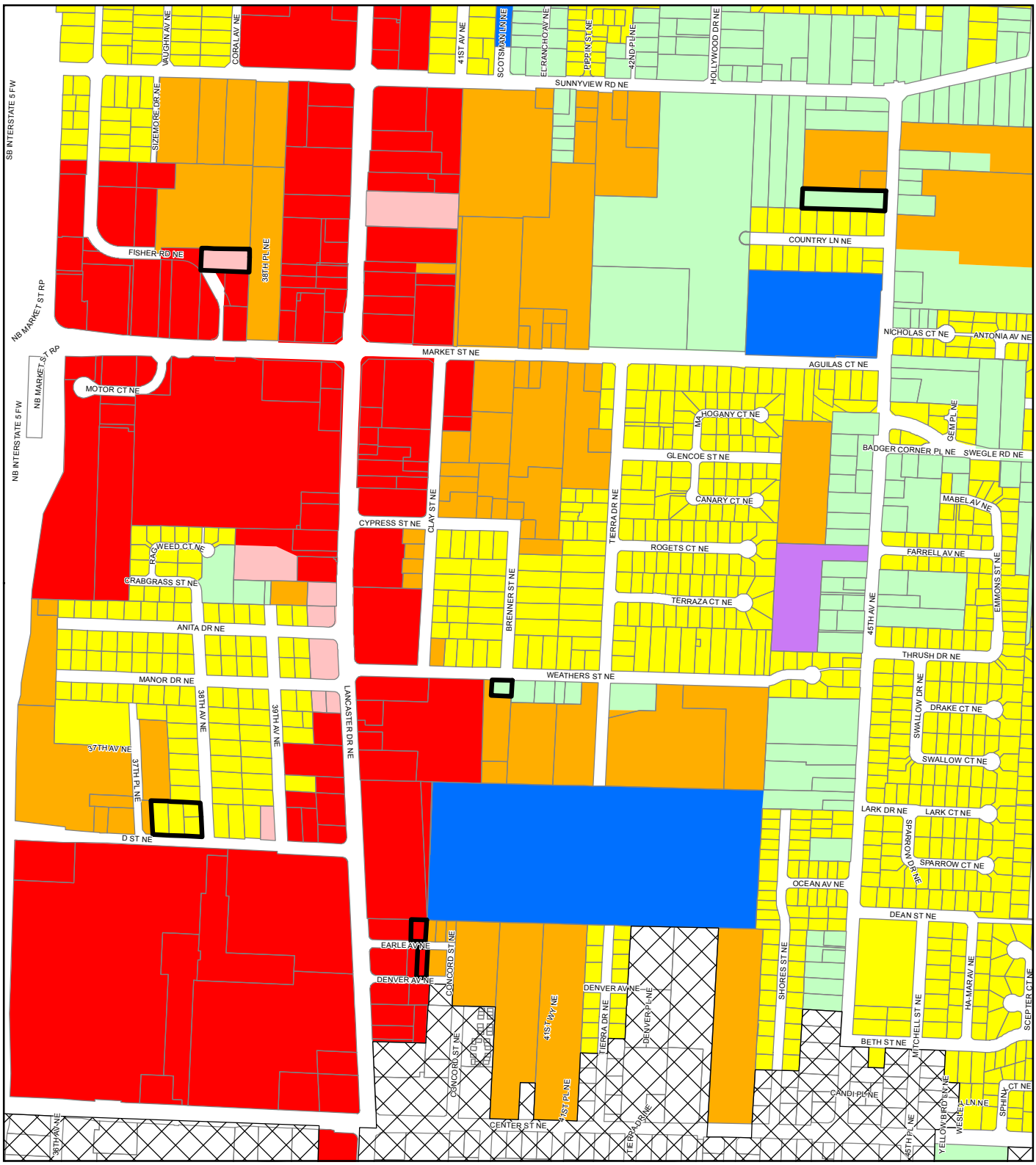
Map 32 - Proposed Salem Zoning Change Areas ★
Proposed Change Areas To "RM2" Zoning



Legend

- **Proposed Zoning Change Areas** ★
- Taxlots
- Urban Growth Boundary
- Outside Salem City Limits

★ ***Note:***
Only the Existing Zoning WITHIN the "Proposed Zoning Change Areas" would be impacted by these changes

Existing Zoning ◊

CB	EFU	MU-I	PM	RS
CG	ESMU	MU-II	PS	SCI
CN	FMU	NCMU	RA	SWMU
CO	IBC	PA	RD	WSCB
CR	IC	PC	RH	
EC	IG	PE	RM1	
	IP	PH	RM2	

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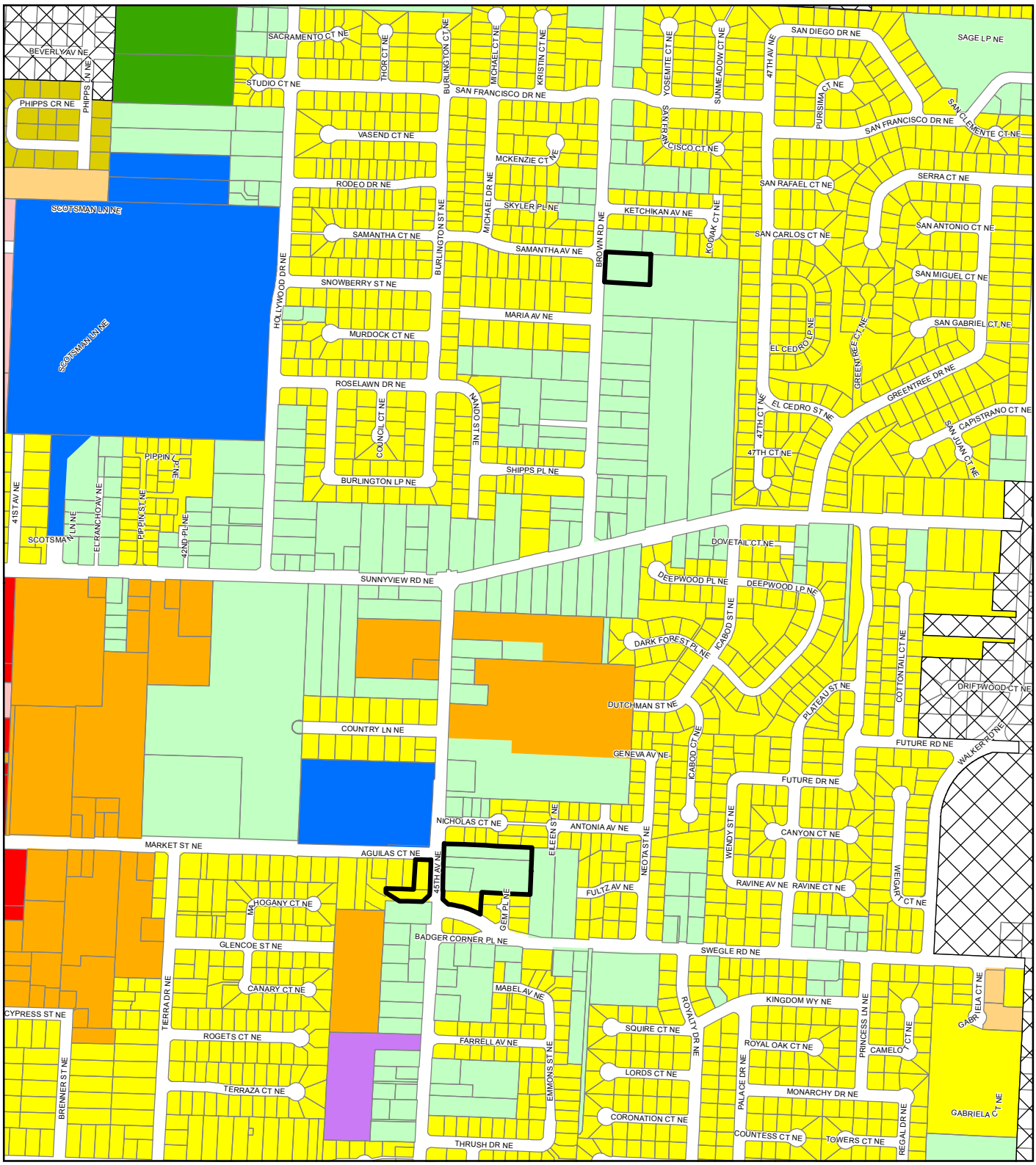
Map 33 - Proposed Salem Zoning Change Areas ★
Proposed Change Areas To "NH" Zoning



Legend

- **Proposed Zoning Change Areas** ★
- Taxlots
- Urban Growth Boundary
- Outside Salem City Limits

★ ***Note:***
Only the Existing Zoning WITHIN the "Proposed Zoning Change Areas" would be impacted by these changes

Existing Zoning ◊

CB	EFU	MU-I	PM	RS
CG	ESMU	MU-II	PS	SCI
CN	FMU	NCMU	RA	SWMU
CO	IBC	PA	RD	WSCB
CR	IC	PC	RH	
EC	IG	PE	RM1	
	IP	PH	RM2	

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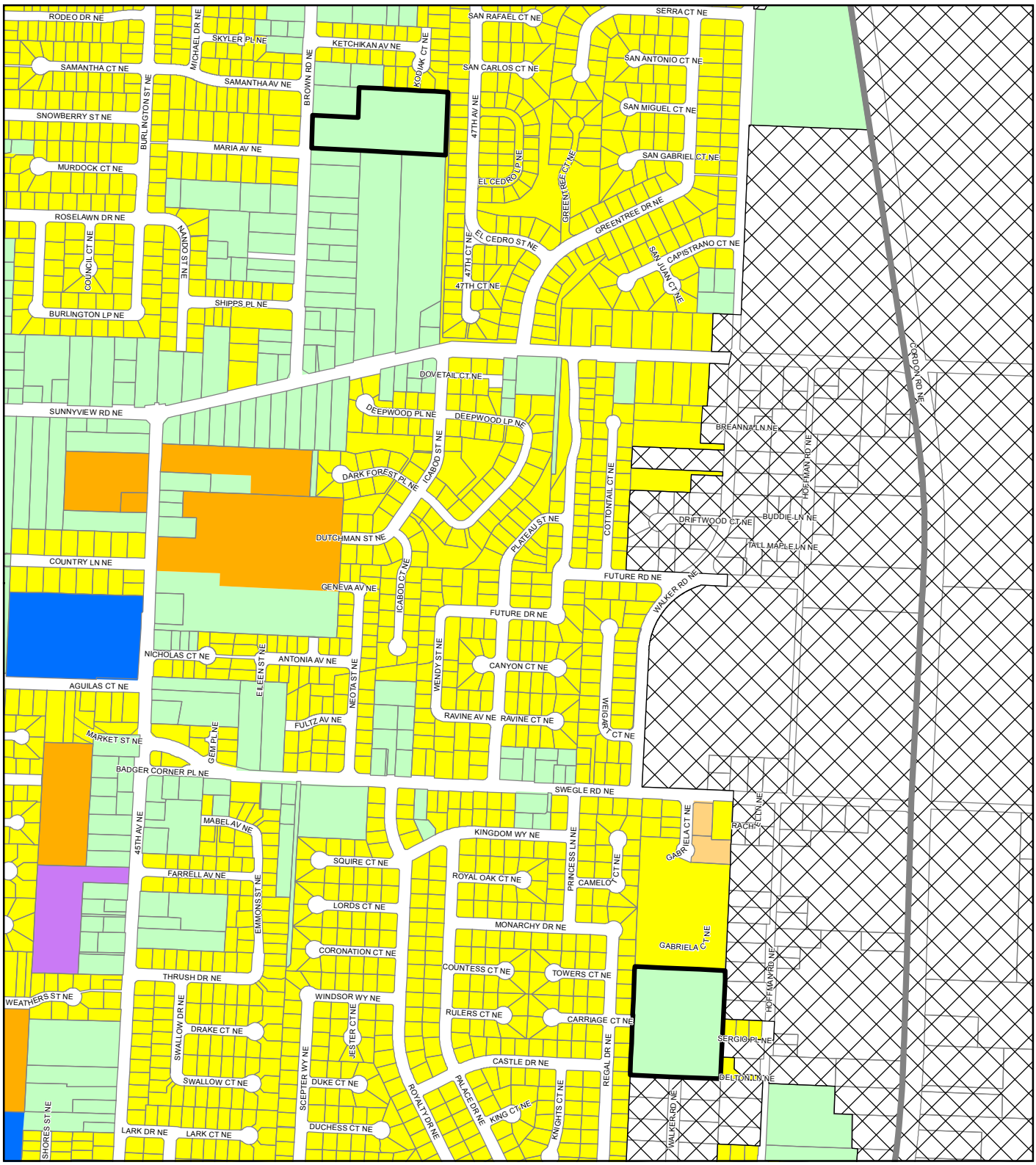
Map 34 - Proposed Salem Zoning Change Areas ★
Proposed Change Areas To "PA" Zoning



Legend

- **Proposed Zoning Change Areas** ★
- Taxlots
- Urban Growth Boundary
- Outside Salem City Limits

★ ***Note:***
Only the Existing Zoning WITHIN the "Proposed Zoning Change Areas" would be impacted by these changes

Existing Zoning ◊

CB	EFU	MU-I	PM	RS
CG	ESMU	MU-II	PS	SCI
CN	FMU	NCMU	RA	SWMU
CO	IBC	PA	RD	WSCB
CR	IC	PC	RH	
EC	IG	PE	RM1	
	IP	PH	RM2	

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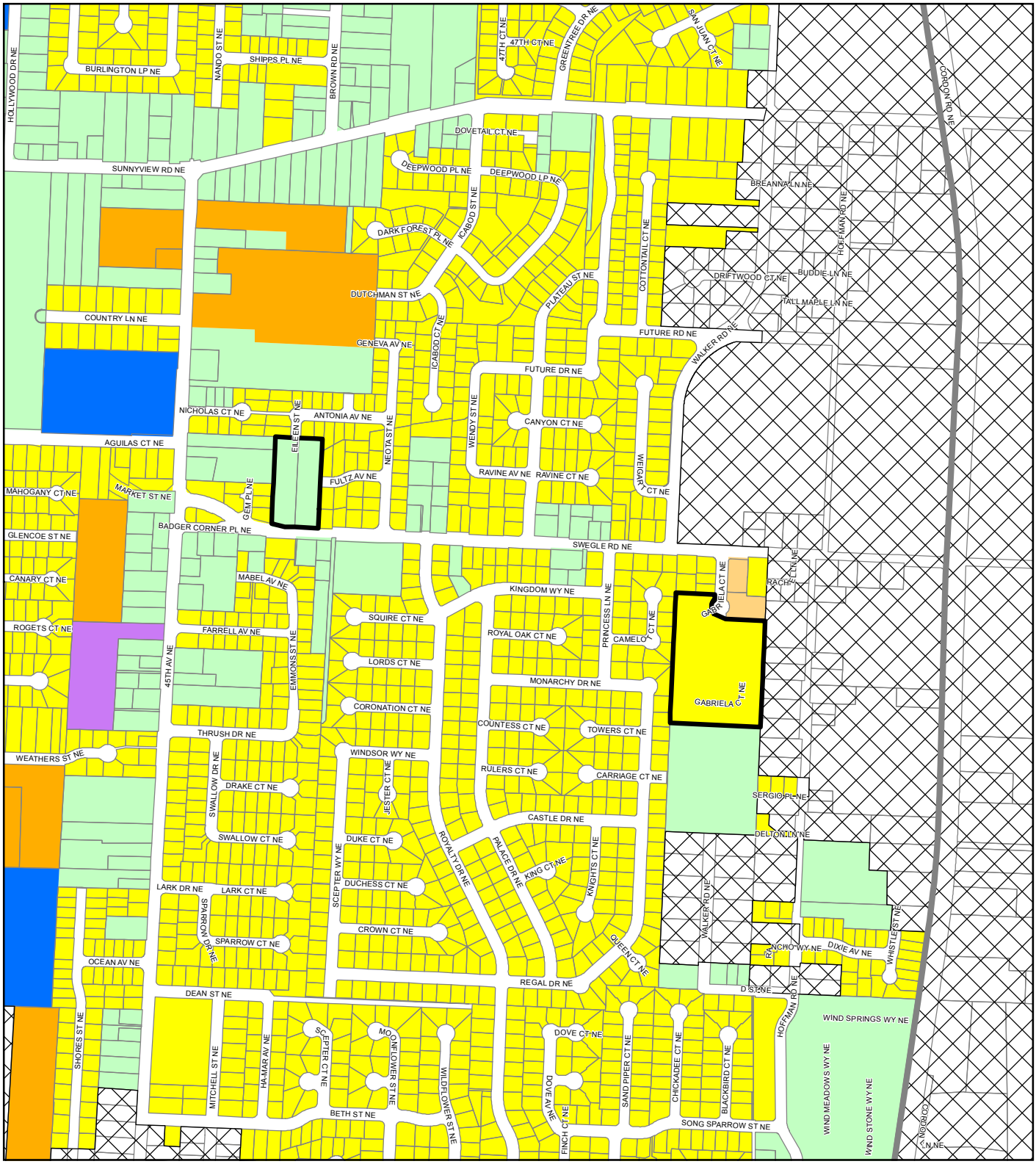
Map 35 - Proposed Salem Zoning Change Areas ★
Proposed Change Areas To "RM1" Zoning



Legend

- **Proposed Zoning Change Areas** ★
- Taxlots
- Urban Growth Boundary
- Outside Salem City Limits

★ ***Note:***
Only the Existing Zoning WITHIN the "Proposed Zoning Change Areas" would be impacted by these changes

Existing Zoning ◊

CB	EFU	MU-I	PM	RS
CG	ESMU	MU-II	PS	SCI
CN	FMU	NCMU	RA	SWMU
CO	IBC	PA	RD	WSCB
CR	IC	PC	RH	
EC	IG	PE	RM1	
	IP	PH	RM2	

◊ ***Base Zoning Only***
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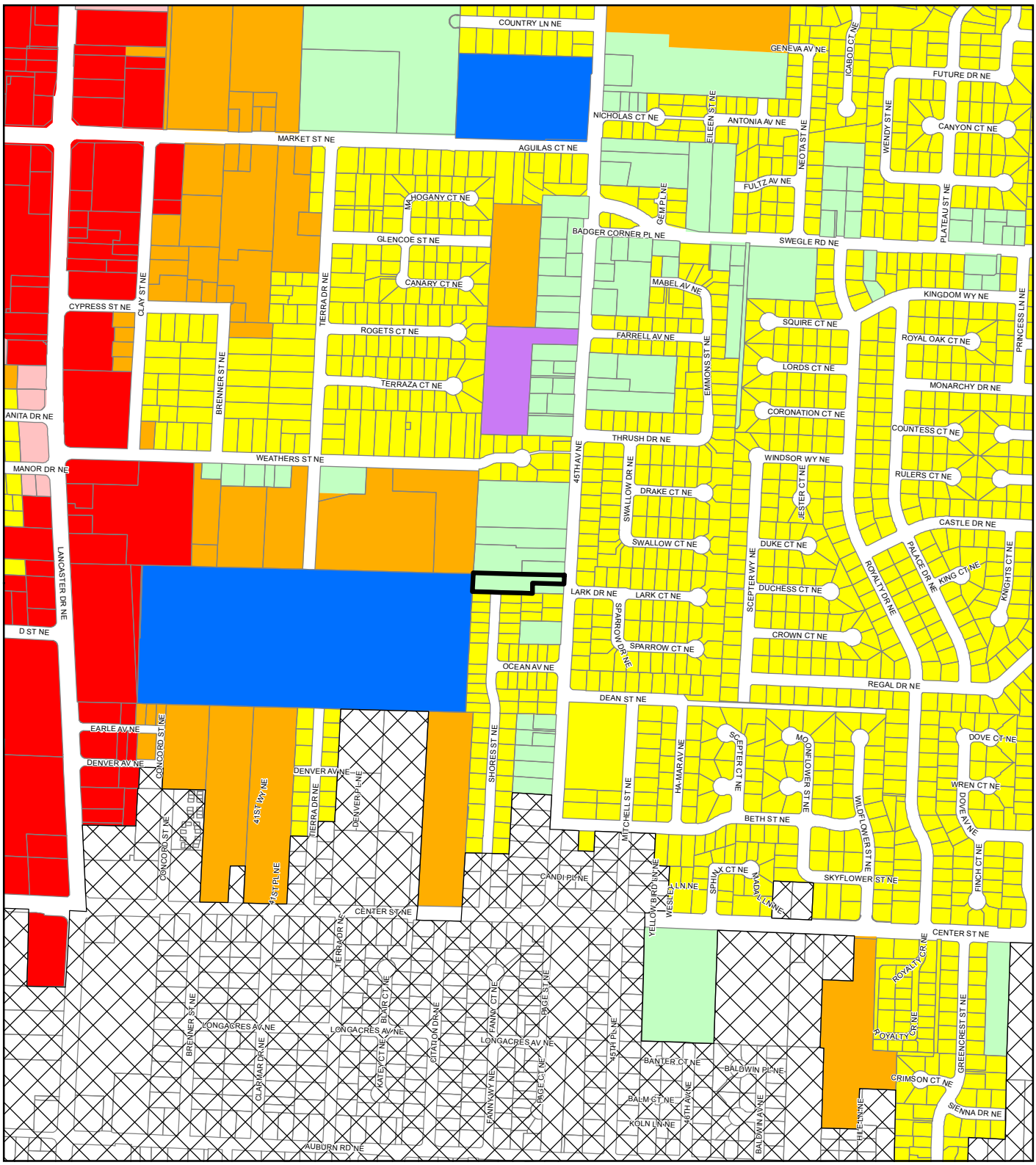
Map 36 - Proposed Salem Zoning Change Areas ★
Proposed Change Areas To "RS" Zoning



Legend

- **Proposed Zoning Change Areas** ★
- Taxlots
- Urban Growth Boundary
- Outside Salem City Limits

★ ***Note:***
Only the Existing Zoning WITHIN the "Proposed Zoning Change Areas" would be impacted by these changes

Existing Zoning ◊

CB	EFU	MU-I	PM	RS
CG	ESMU	MU-II	PS	SCI
CN	FMU	NCMU	RA	SWMU
CO	IBC	PA	RD	WSCB
CR	IC	PC	RH	
EC	IG	PE	RM1	
	IP	PH	RM2	

◊ ***Base Zoning Only***
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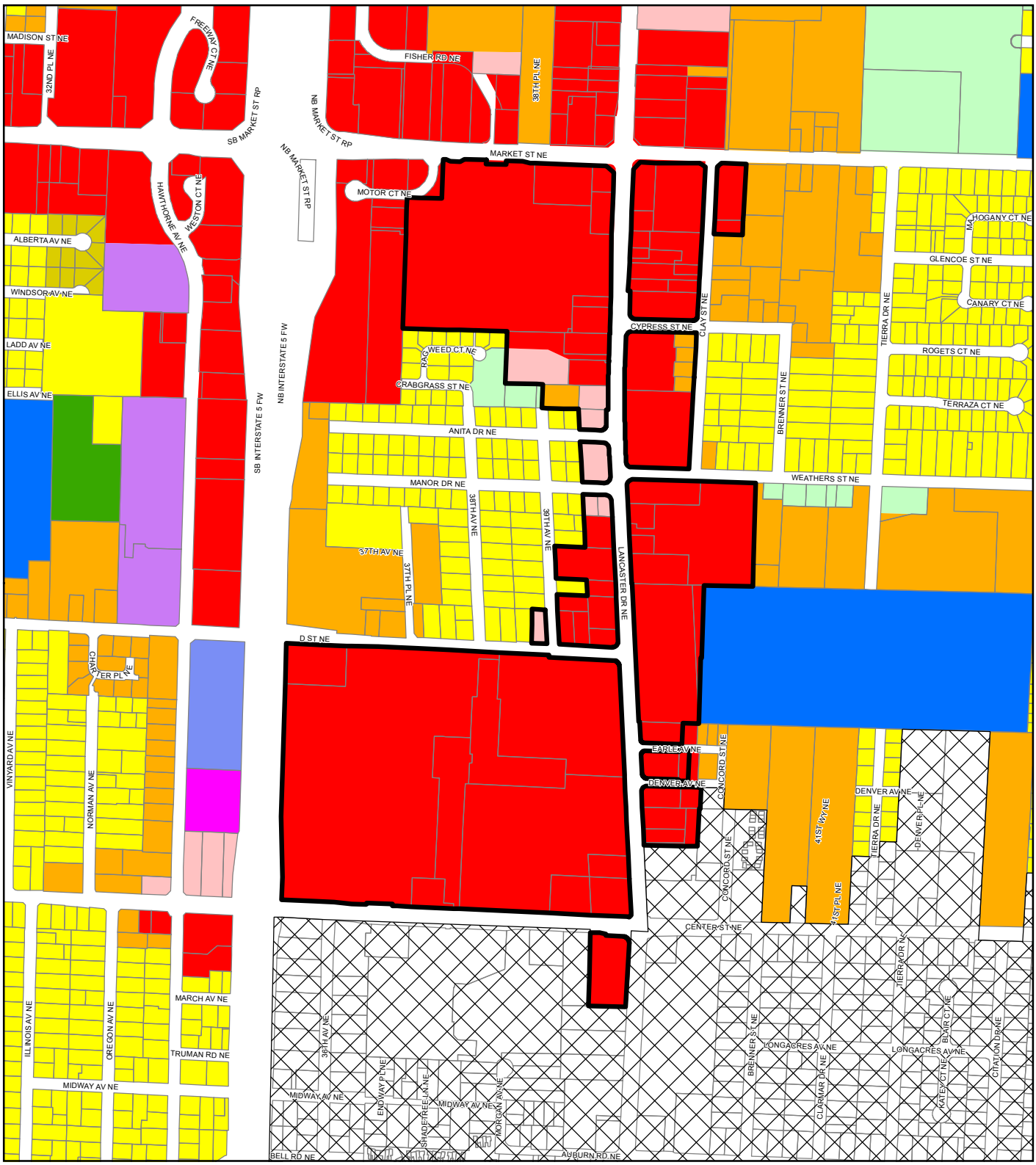
Map 37 - Proposed Salem Zoning Change Areas ★
Proposed Change Areas To "MU-III" Zoning



Legend

- **Proposed Zoning Change Areas** ★
- Taxlots
- Urban Growth Boundary
- Outside Salem City Limits

★ ***Note:***
Only the Existing Zoning WITHIN the "Proposed Zoning Change Areas" would be impacted by these changes

Existing Zoning ◊

CB	EFU	MU-I	PM	RS
CG	ESMU	MU-II	PS	SCI
CN	FMU	NCMU	RA	SWMU
CO	IBC	PA	RD	WSCB
CR	IC	PC	RH	
EC	IG	PE	RM1	
	IP	PH	RM2	

◊ ***Base Zoning Only***
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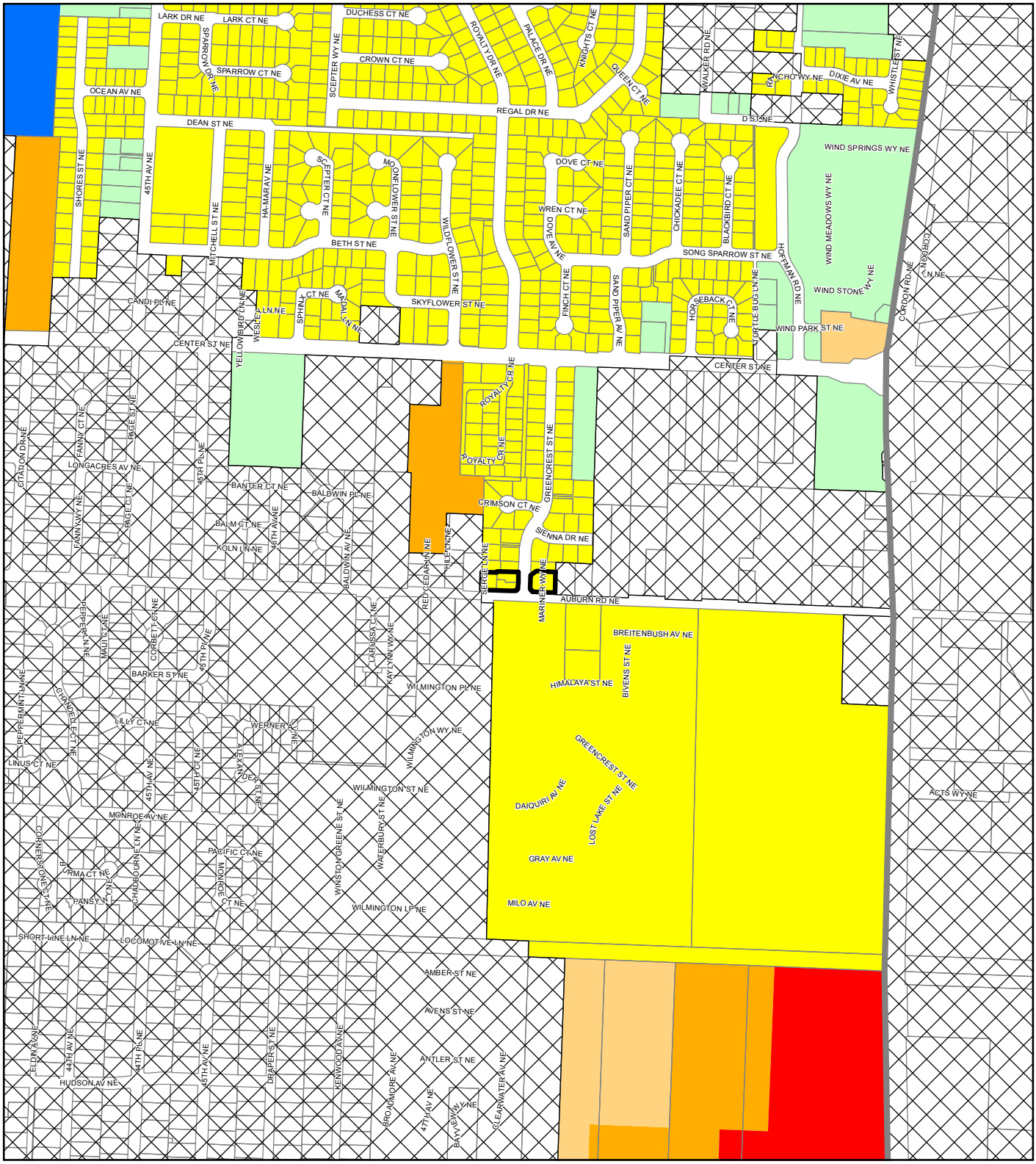
Map 38 - Proposed Salem Zoning Change Areas ★
Proposed Change Areas To "NH" Zoning



Legend

- **Proposed Zoning Change Areas** ★
- Taxlots
- Urban Growth Boundary
- Outside Salem City Limits

★ ***Note:***
Only the Existing Zoning WITHIN the "Proposed Zoning Change Areas" would be impacted by these changes

Existing Zoning ◊

CB	EFU	MU-I	PM	RS
CG	ESMU	MU-II	PS	SCI
CN	FMU	NCMU	RA	SWMU
CO	IBC	PA	RD	WSCB
CR	IC	PC	RH	
EC	IG	PE	RM1	
	IP	PH	RM2	

◊ ***Base Zoning Only***
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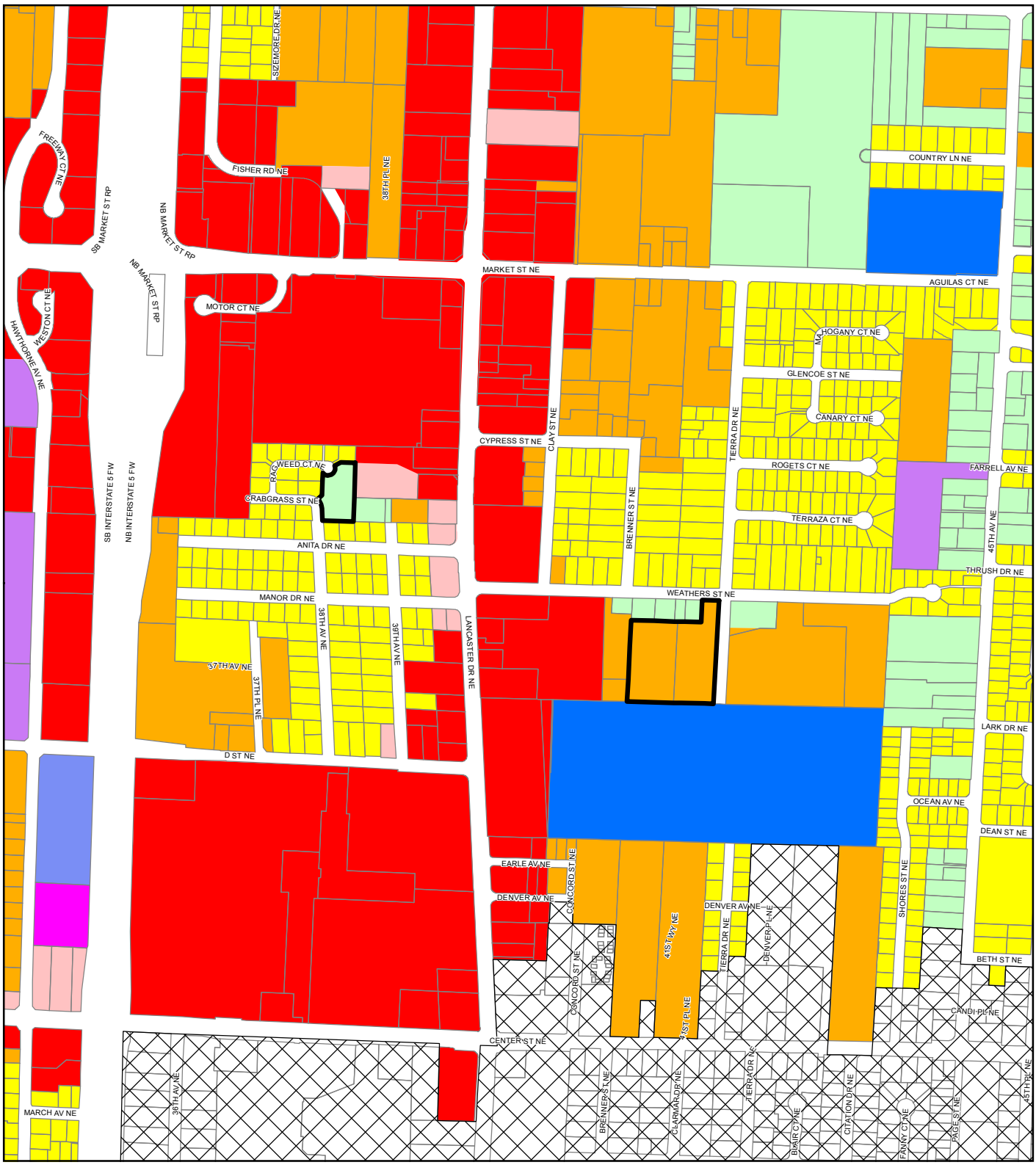
Map 39 - Proposed Salem Zoning Change Areas ★
Proposed Change Areas To "PA" Zoning



Legend

- **Proposed Zoning Change Areas** ★
- Taxlots
- Urban Growth Boundary
- Outside Salem City Limits

★ ***Note:***
Only the Existing Zoning WITHIN the "Proposed Zoning Change Areas" would be impacted by these changes

Existing Zoning ◊

CB	EFU	MU-I	PM	RS
CG	ESMU	MU-II	PS	SCI
CN	FMU	NCMU	RA	SWMU
CO	IBC	PA	RD	WSCB
CR	IC	PC	RH	
EC	IG	PE	RM1	
	IP	PH	RM2	

◊ ***Base Zoning Only***
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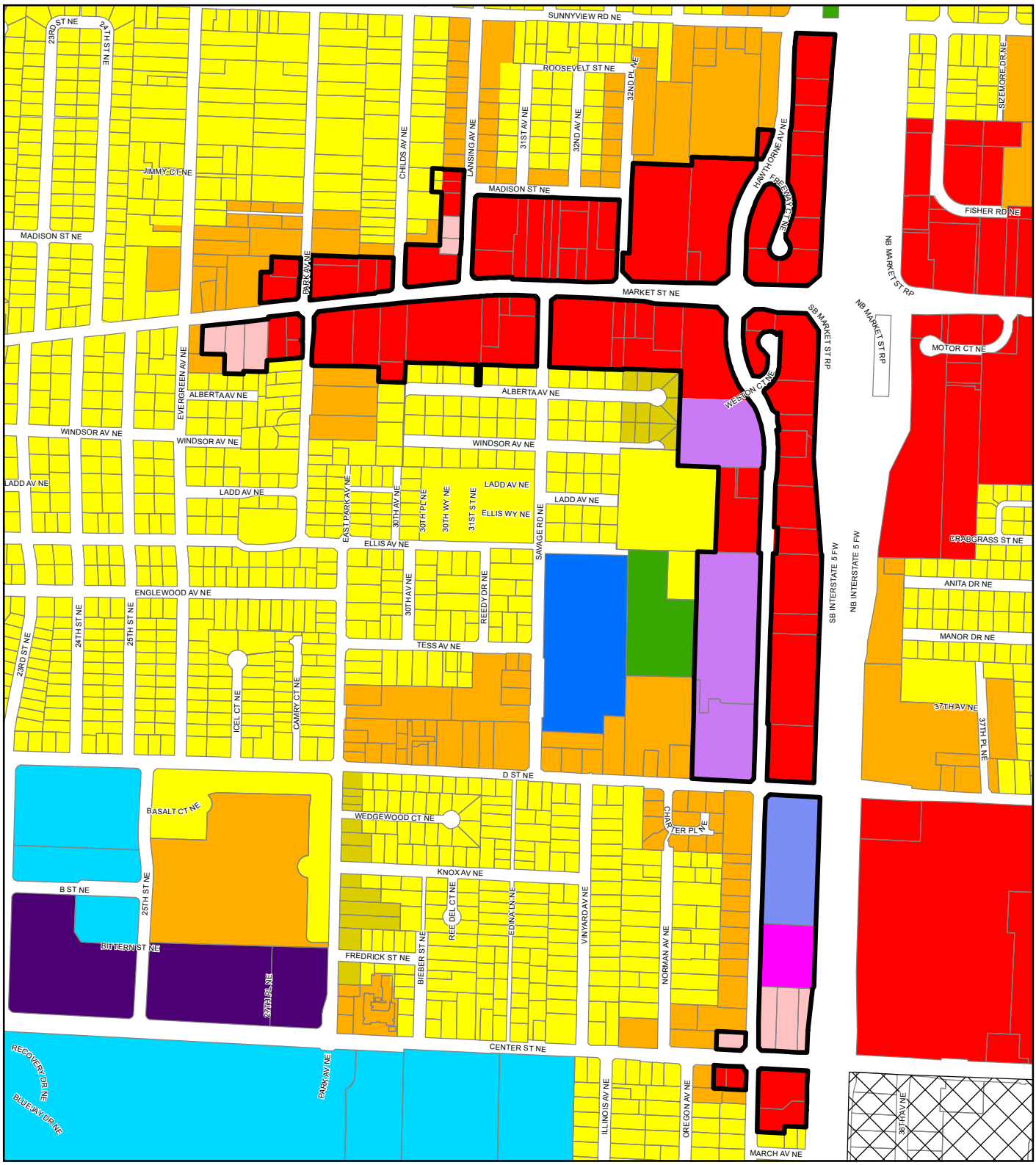
Map 40 - Proposed Salem Zoning Change Areas ★
Proposed Change Areas To "MU-III" Zoning



Legend

- **Proposed Zoning Change Areas** ★
- Taxlots
- Urban Growth Boundary
- Outside Salem City Limits

★ ***Note:***
Only the Existing Zoning WITHIN the "Proposed Zoning Change Areas" would be impacted by these changes

Existing Zoning ◊

CB	EFU	MU-I	PM	RS
CG	ESMU	MU-II	PS	SCI
CN	FMU	NCMU	RA	SWMU
CO	IBC	PA	RD	WSCB
CR	IC	PC	RH	
EC	IG	PE	RM1	
	IP	PH	RM2	

◊ ***Base Zoning Only***
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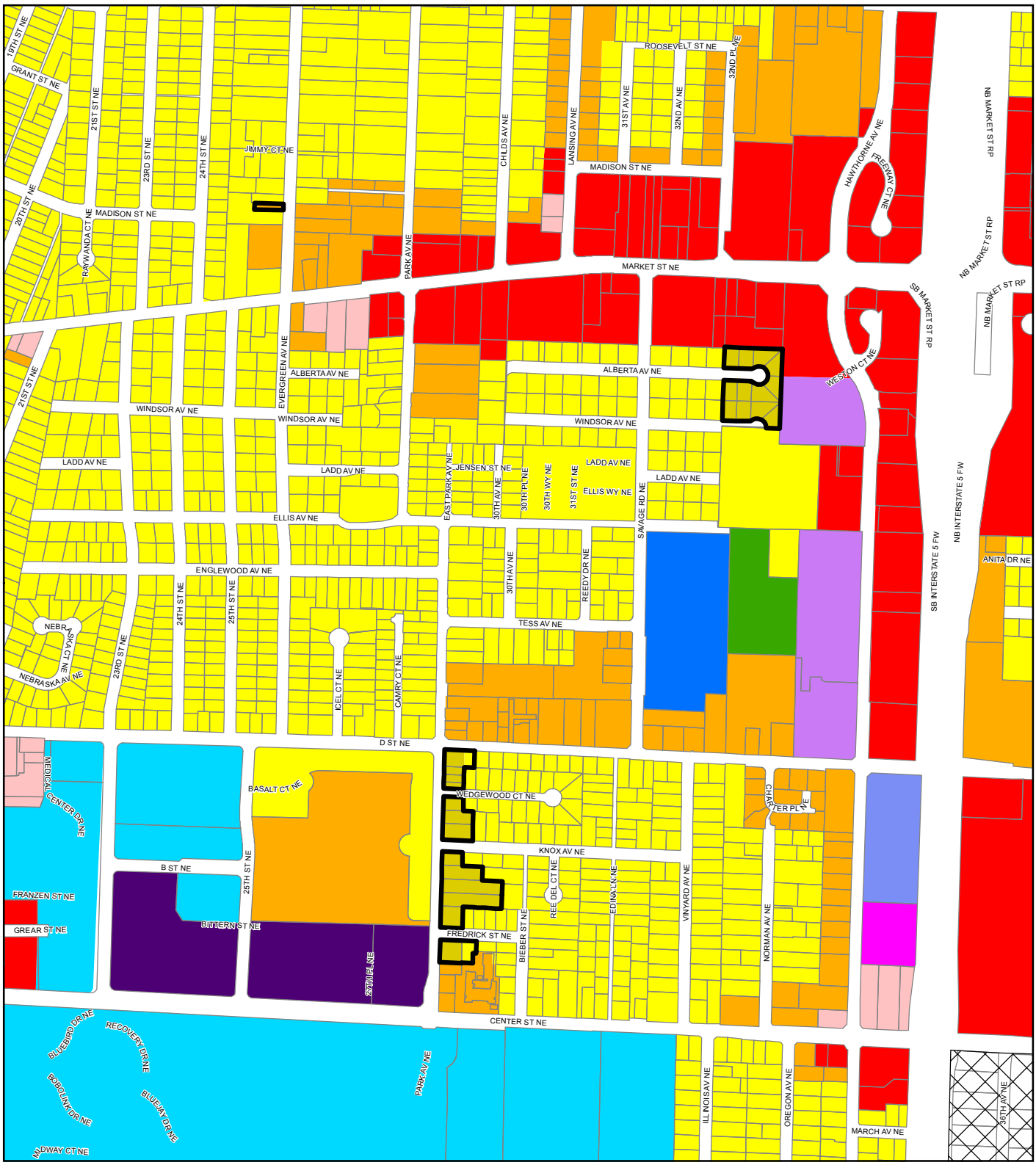
Map 41 - Proposed Salem Zoning Change Areas ★
Proposed Change Areas To "RS" Zoning



Legend

- **Proposed Zoning Change Areas** ★
- Taxlots
- Urban Growth Boundary
- Outside Salem City Limits

★ ***Note:***
Only the Existing Zoning WITHIN the "Proposed Zoning Change Areas" would be impacted by these changes

Existing Zoning ◊

CB	EFU	MU-I	PM	RS
CG	ESMU	MU-II	PS	SCI
CN	FMU	NCMU	RA	SWMU
CO	IBC	PA	RD	WSCB
CR	IC	PC	RH	
EC	IG	PE	RM1	
	IP	PH	RM2	

◊ ***Base Zoning Only***
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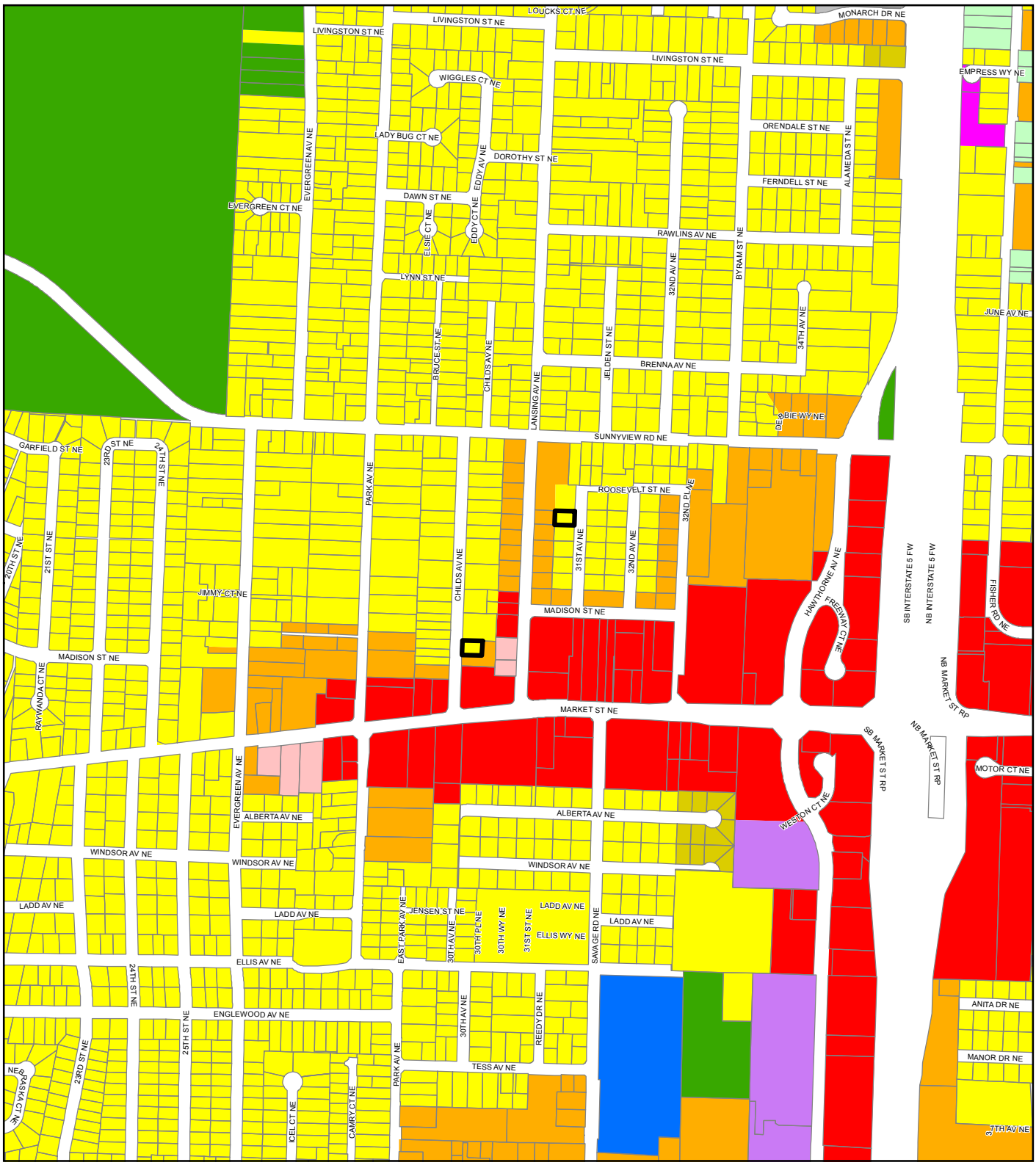
Map 42 - Proposed Salem Zoning Change Areas ★
Proposed Change Areas To "RM2" Zoning



Legend

- **Proposed Zoning Change Areas** ★
- Taxlots
- Urban Growth Boundary
- Outside Salem City Limits

★ ***Note:***
Only the Existing Zoning WITHIN the "Proposed Zoning Change Areas" would be impacted by these changes

Existing Zoning ◊

CB	EFU	MU-I	PM	RS
CG	ESMU	MU-II	PS	SCI
CN	FMU	NCMU	RA	SWMU
CO	IBC	PA	RD	WSCB
CR	IC	PC	RH	
EC	IG	PE	RM1	
	IP	PH	RM2	

◊ ***Base Zoning Only***
Overlays are not displayed

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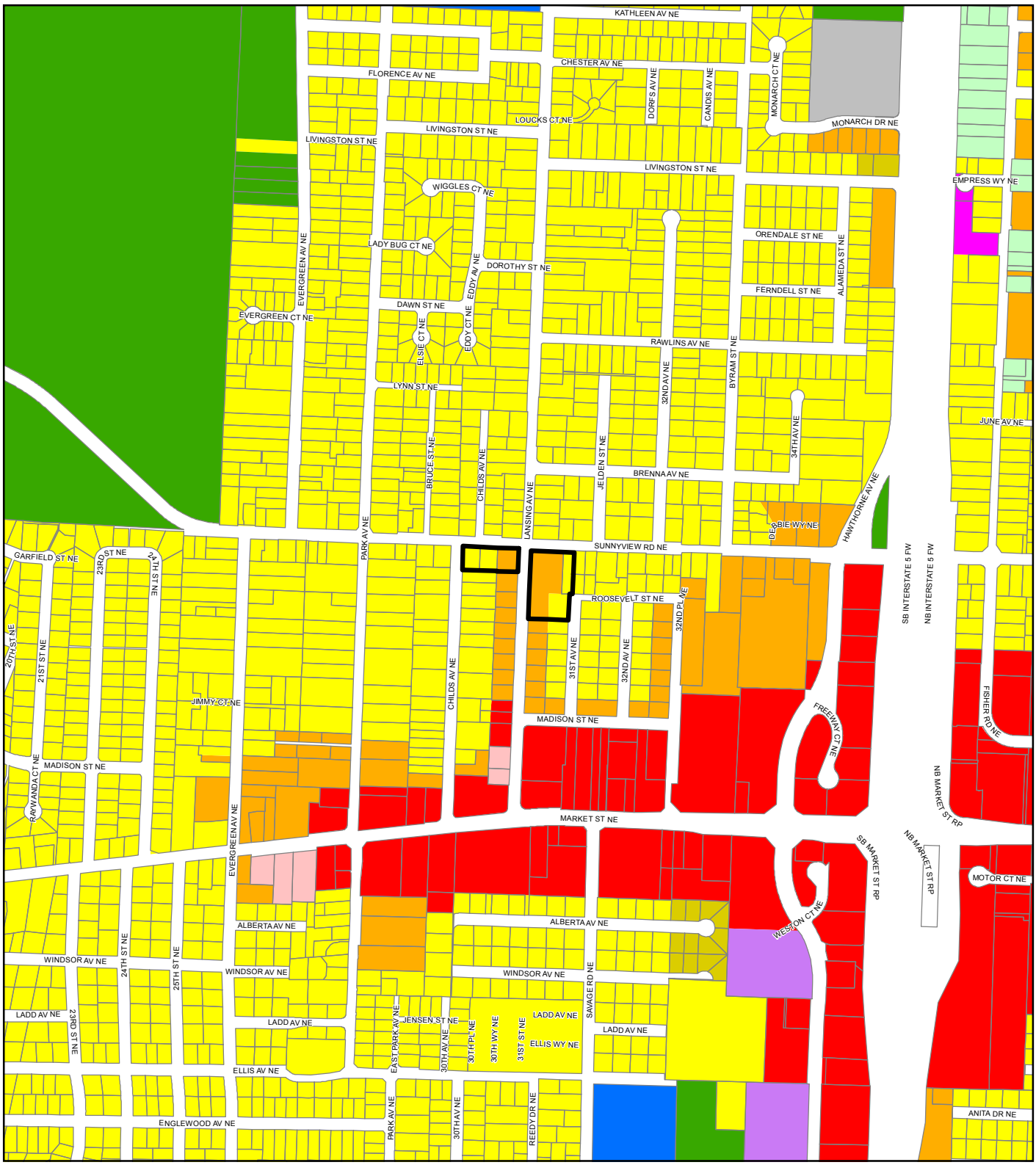
Map 43 - Proposed Salem Zoning Change Areas ★
Proposed Change Areas To "NH" Zoning



Legend

- **Proposed Zoning Change Areas** ★
- Taxlots
- Urban Growth Boundary
- Outside Salem City Limits

★ ***Note:***
Only the Existing Zoning WITHIN the "Proposed Zoning Change Areas" would be impacted by these changes

Existing Zoning ◊

CB	EFU	MU-I	PM	RS
CG	ESMU	MU-II	PS	SCI
CN	FMU	NCMU	RA	SWMU
CO	IBC	PA	RD	WSCB
CR	IC	PC	RH	
EC	IG	PE	RM1	
	IP	PH	RM2	

◊ ***Base Zoning Only***
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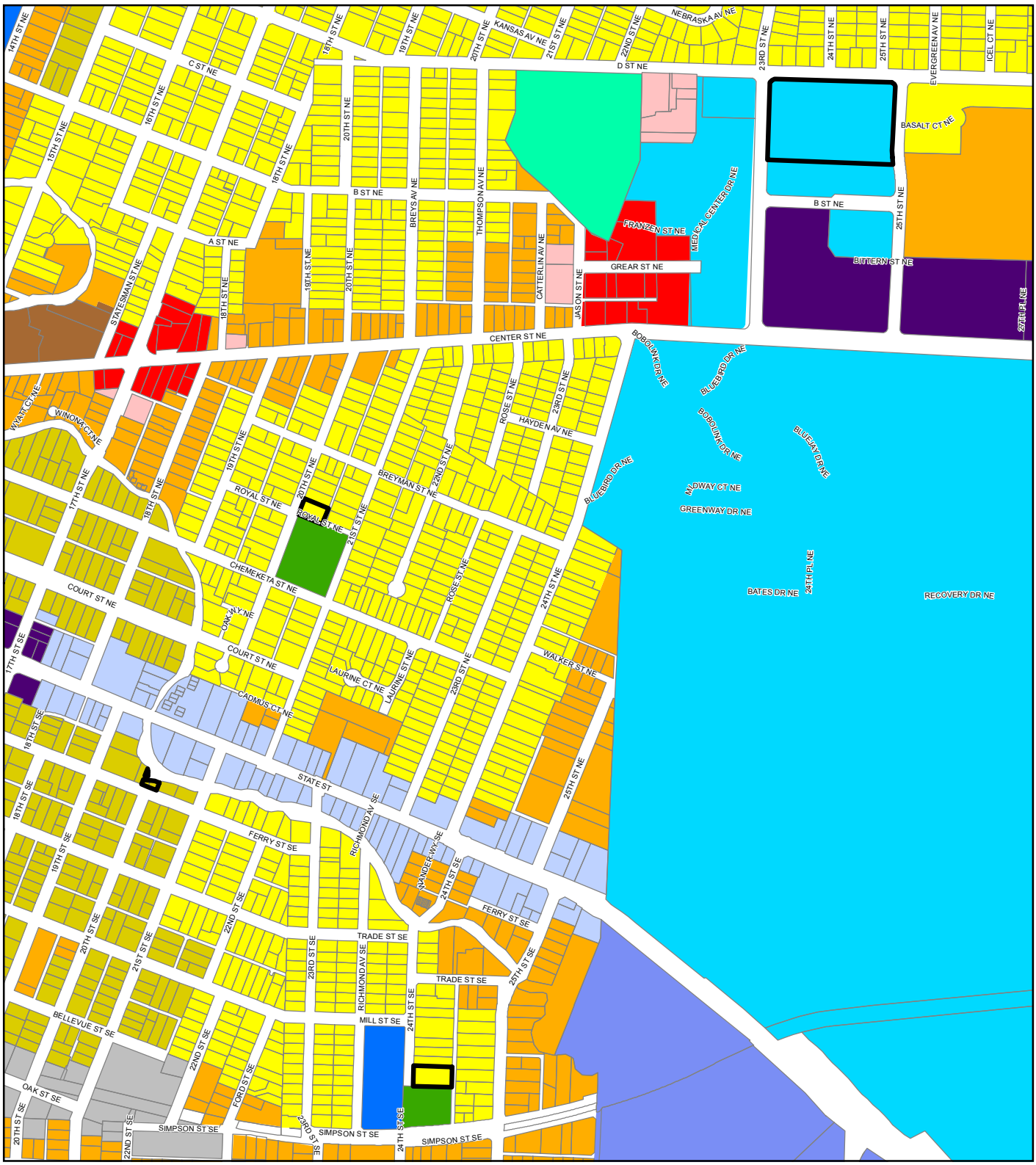
Map 44 - Proposed Salem Zoning Change Areas ★
Proposed Change Areas To "PA" Zoning



Legend

- **Proposed Zoning Change Areas** ★
- Taxlots
- Urban Growth Boundary
- Outside Salem City Limits

★ ***Note:***
Only the Existing Zoning WITHIN the "Proposed Zoning Change Areas" would be impacted by these changes

Existing Zoning ◊

CB	EFU	MU-I	PM	RS
CG	ESMU	MU-II	PS	SCI
CN	FMU	NCMU	RA	SWMU
CO	IBC	PA	RD	WSCB
CR	IC	PC	RH	
EC	IG	PE	RM1	
	IP	PH	RM2	

◊ ***Base Zoning Only***
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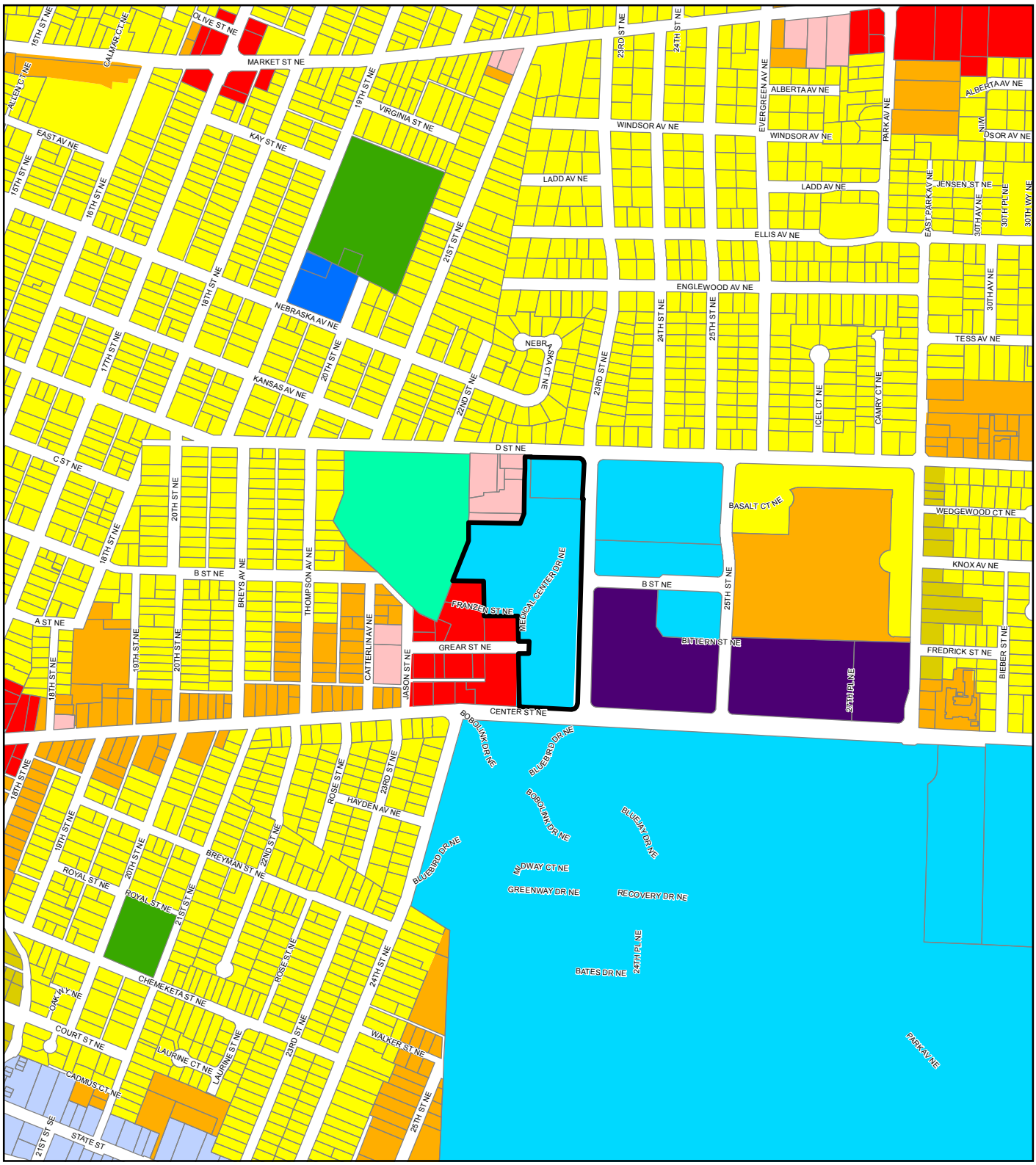
Map 45 - Proposed Salem Zoning Change Areas ★
Proposed Change Areas To "MU-I" Zoning



Legend

- **Proposed Zoning Change Areas** ★
- Taxlots
- Urban Growth Boundary
- Outside Salem City Limits

★ ***Note:***
Only the Existing Zoning WITHIN the "Proposed Zoning Change Areas" would be impacted by these changes

Existing Zoning ◊

CB	EFU	MU-I	PM	RS
CG	ESMU	MU-II	PS	SCI
CN	FMU	NCMU	RA	SWMU
CO	IBC	PA	RD	WSCB
CR	IC	PC	RH	
EC	IG	PE	RM1	
	IP	PH	RM2	

◊ ***Base Zoning Only***
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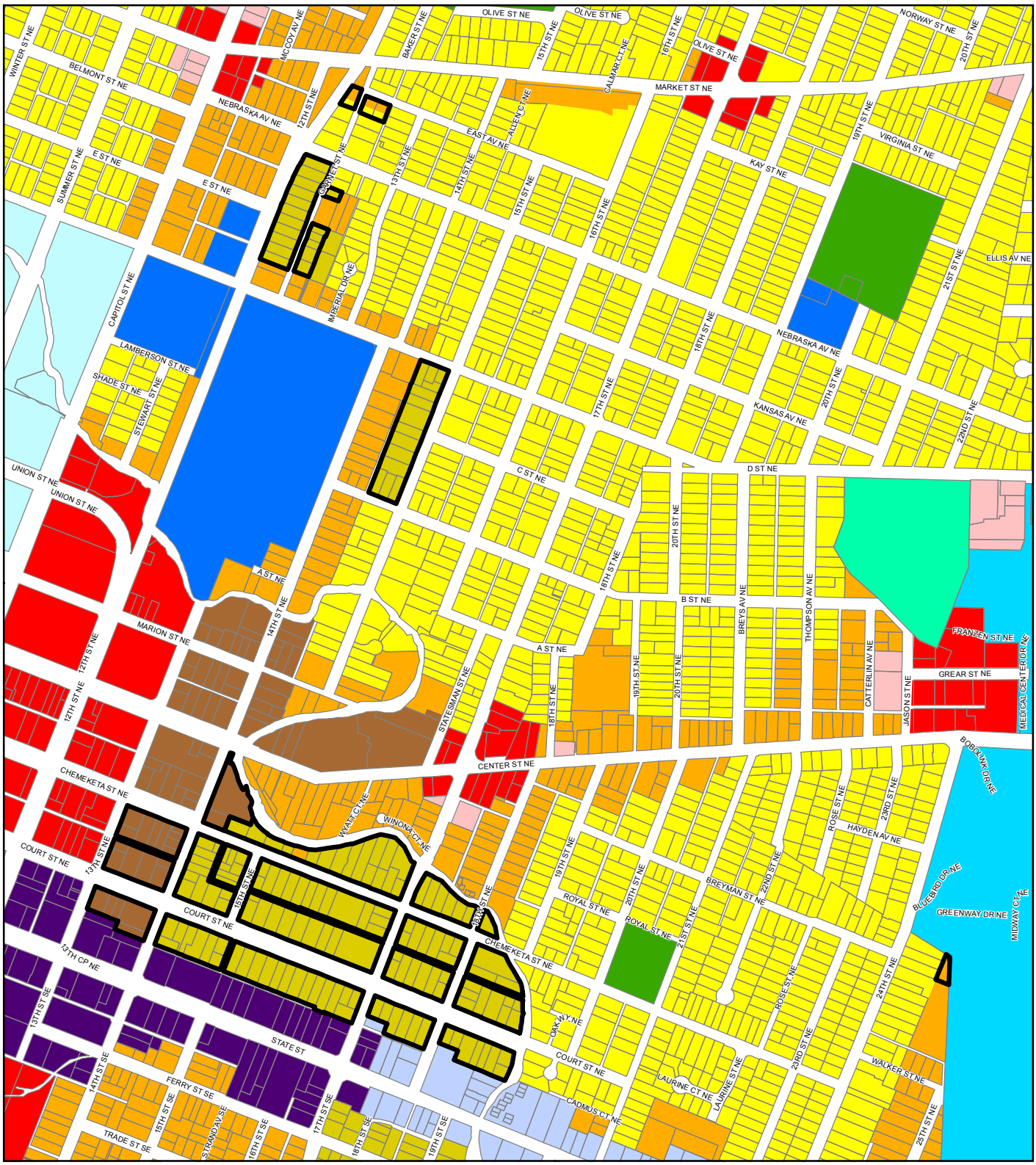
Map 46 - Proposed Salem Zoning Change Areas ★
Proposed Change Areas To "RS" Zoning



Legend

- **Proposed Zoning Change Areas** ★
- Taxlots
- Urban Growth Boundary
- Outside Salem City Limits

★ ***Note:***
Only the Existing Zoning WITHIN the "Proposed Zoning Change Areas" would be impacted by these changes

Existing Zoning ◊

CB	EFU	MU-I	PM	RS
CG	ESMU	MU-II	PS	SCI
CN	FMU	NCMU	RA	SWMU
CO	IBC	PA	RD	WSCB
CR	IC	PC	RH	
EC	IG	PE	RM1	
	IP	PH	RM2	

◊ ***Base Zoning Only***
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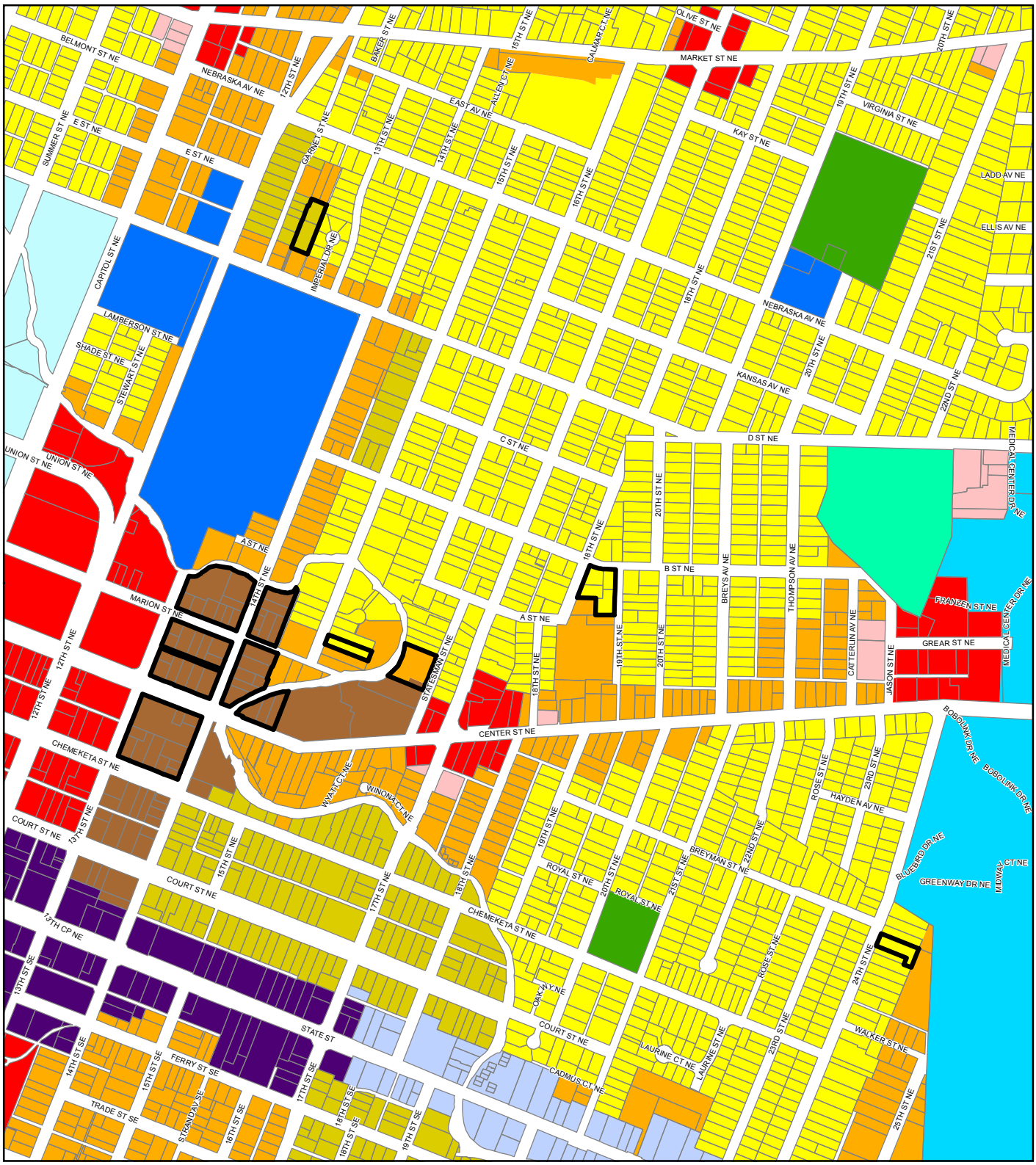
Map 47 - Proposed Salem Zoning Change Areas ★
Proposed Change Areas To "RM2" Zoning



Legend

- **Proposed Zoning Change Areas** ★
- Taxlots
- Urban Growth Boundary
- Outside Salem City Limits

★ ***Note:***
Only the Existing Zoning WITHIN the "Proposed Zoning Change Areas" would be impacted by these changes

Existing Zoning ◊

CB	EFU	MU-I	PM	RS
CG	ESMU	MU-II	PS	SCI
CN	FMU	NCMU	RA	SWMU
CO	IBC	PA	RD	WSCB
CR	IC	PC	RH	
EC	IG	PE	RM1	
	IP	PH	RM2	

◊ ***Base Zoning Only***
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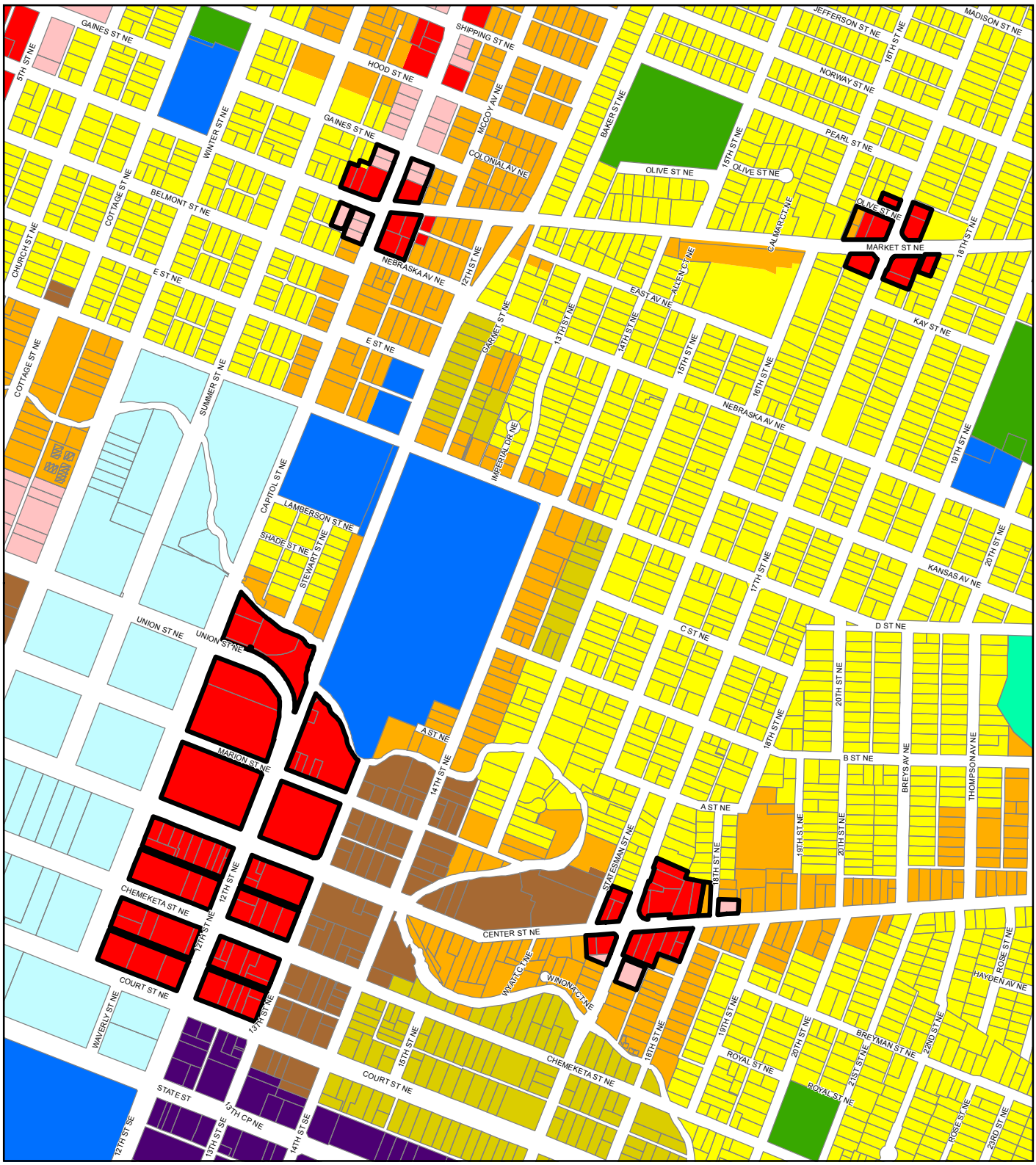
Map 48 - Proposed Salem Zoning Change Areas ★
Proposed Change Areas To "MU-I" Zoning



Legend

- **Proposed Zoning Change Areas** ★
- Taxlots
- Urban Growth Boundary
- Outside Salem City Limits

★ ***Note:***
Only the Existing Zoning WITHIN the "Proposed Zoning Change Areas" would be impacted by these changes

Existing Zoning ◊

CB	EFU	MU-I	PM	RS
CG	ESMU	MU-II	PS	SCI
CN	FMU	NCMU	RA	SWMU
CO	IBC	PA	RD	WSCB
CR	IC	PC	RH	
EC	IG	PE	RM1	
	IP	PH	RM2	

◊ ***Base Zoning Only***
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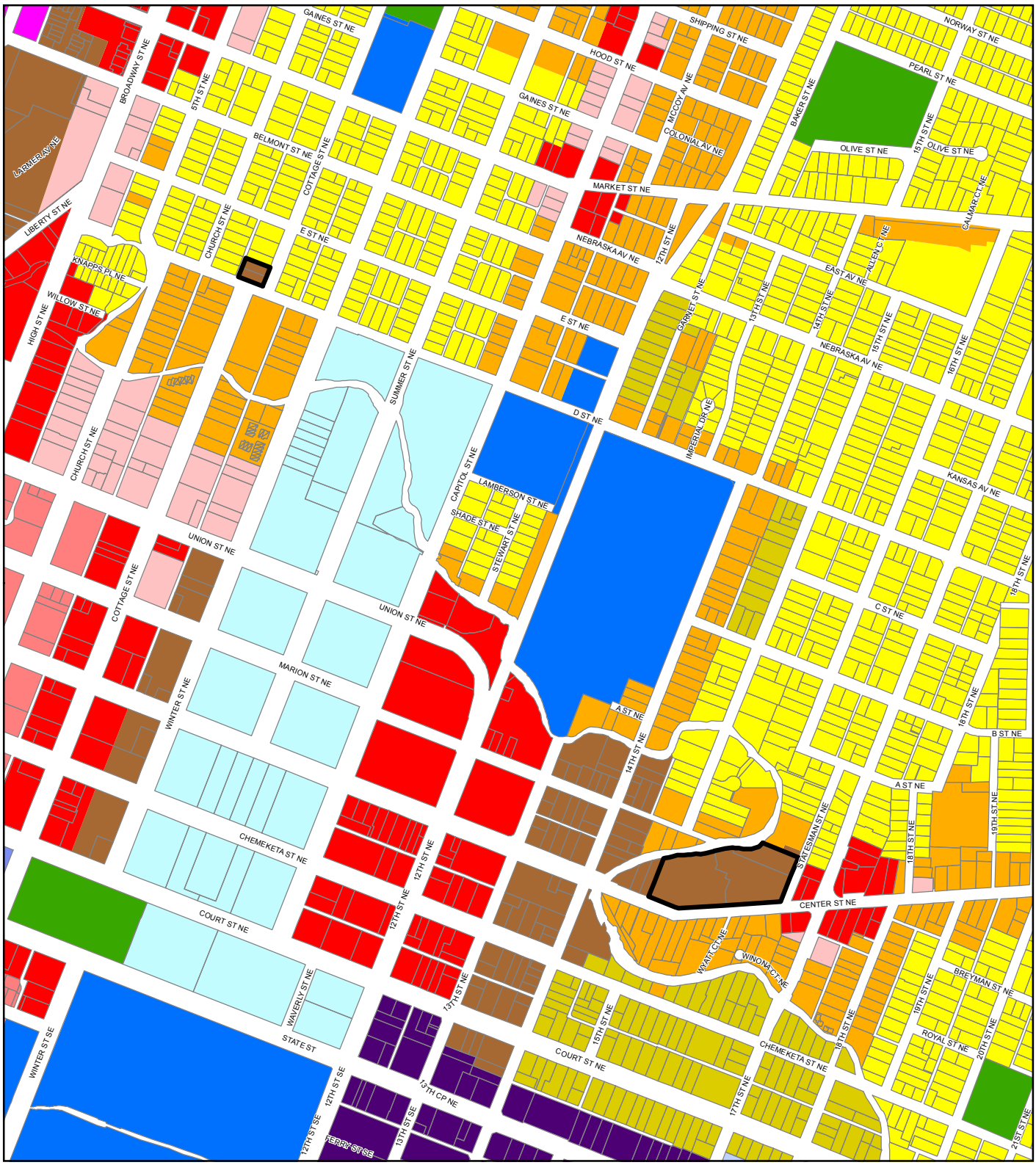
Map 49 - Proposed Salem Zoning Change Areas ★
Proposed Change Areas To "RM3" Zoning



Legend

- **Proposed Zoning Change Areas** ★
- Taxlots
- Urban Growth Boundary
- Outside Salem City Limits

★ ***Note:***
Only the Existing Zoning WITHIN the "Proposed Zoning Change Areas" would be impacted by these changes

Existing Zoning ◊

CB	EFU	MU-I	PM	RS
CG	ESMU	MU-II	PS	SCI
CN	FMU	NCMU	RA	SWMU
CO	IBC	PA	RD	WSCB
CR	IC	PC	RH	
EC	IG	PE	RM1	
	IP	PH	RM2	

◊ ***Base Zoning Only***
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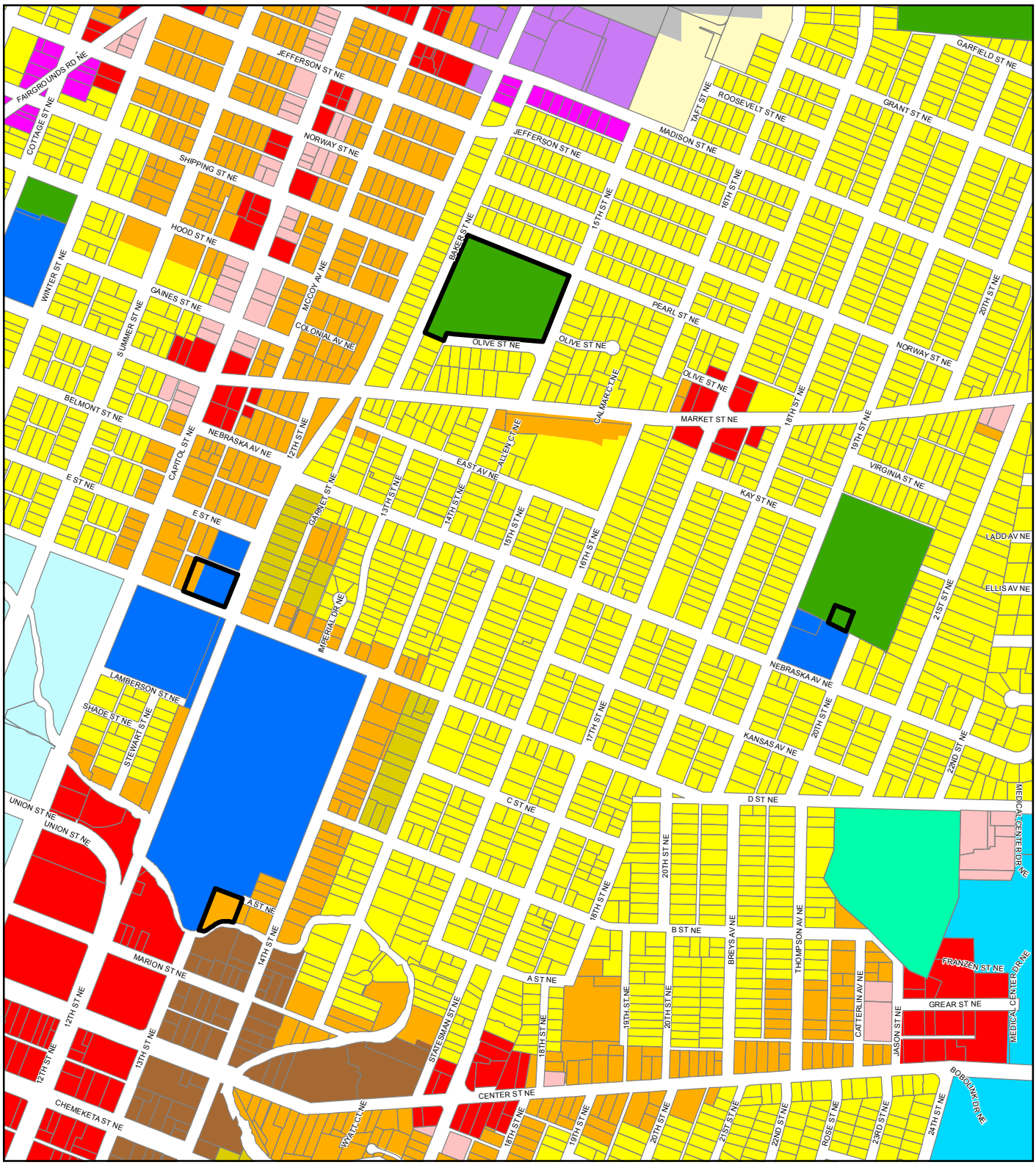
Map 50 - Proposed Salem Zoning Change Areas ★
Proposed Change Areas To "PE" Zoning



Legend

- **Proposed Zoning Change Areas** ★
- Taxlots
- Urban Growth Boundary
- Outside Salem City Limits

★ ***Note:***
Only the Existing Zoning WITHIN the "Proposed Zoning Change Areas" would be impacted by these changes

Existing Zoning ◊

CB	EFU	MU-I	PM	RS
CG	ESMU	MU-II	PS	SCI
CN	FMU	NCMU	RA	SWMU
CO	IBC	PA	RD	WSCB
CR	IC	PC	RH	
EC	IG	PE	RM1	
	IP	PH	RM2	

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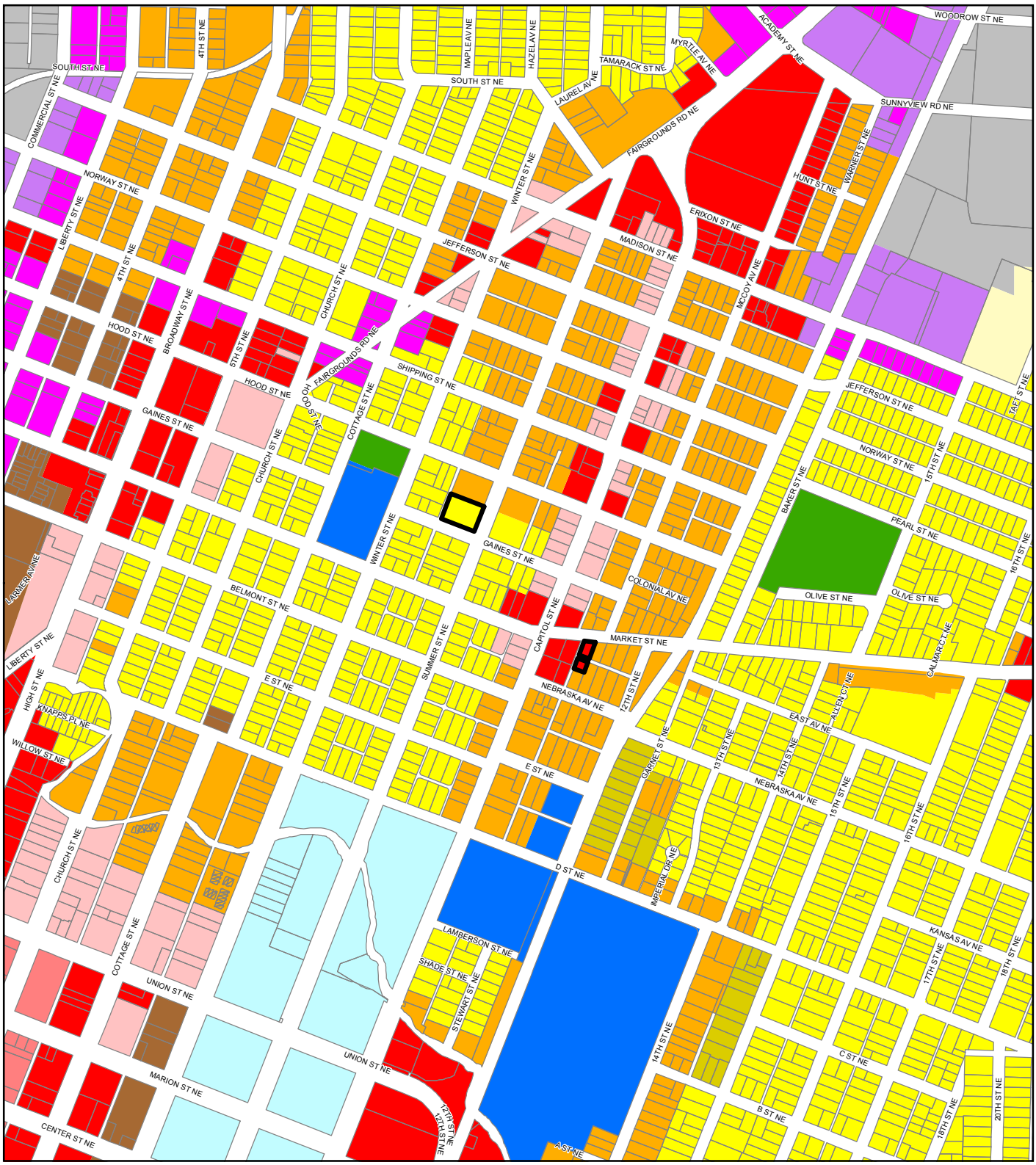
Map 51 - Proposed Salem Zoning Change Areas ★
Proposed Change Areas To "RM2" Zoning



Legend

- **Proposed Zoning Change Areas** ★
- Taxlots
- Urban Growth Boundary
- Outside Salem City Limits

★ ***Note:***
Only the Existing Zoning WITHIN the "Proposed Zoning Change Areas" would be impacted by these changes

Existing Zoning ◊

CB	EFU	MU-I	PM	RS
CG	ESMU	MU-II	PS	SCI
CN	FMU	NCMU	RA	SWMU
CO	IBC	PA	RD	WSCB
CR	IC	PC	RH	
EC	IG	PE	RM1	
	IP	PH	RM2	

◊ ***Base Zoning Only***
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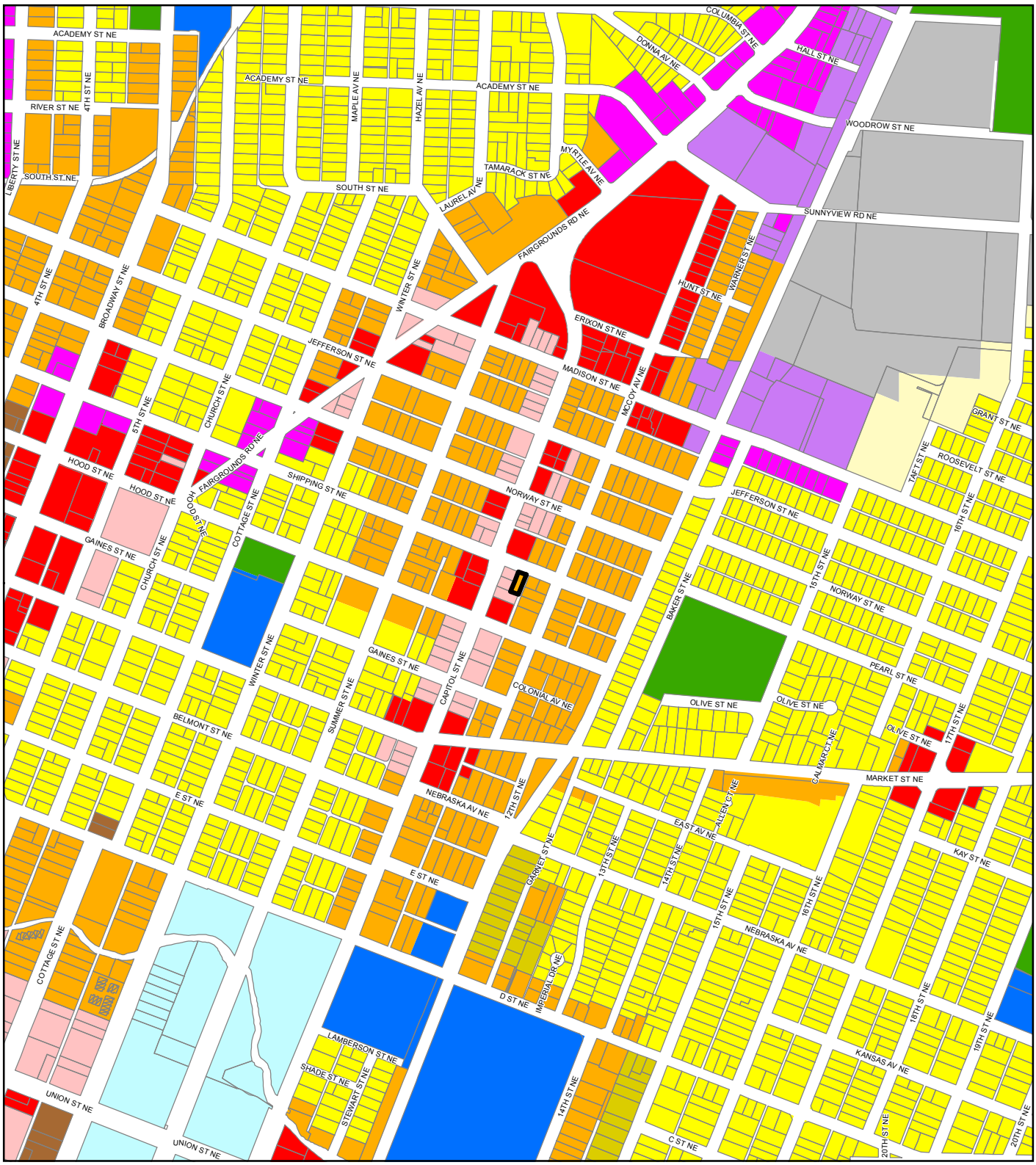
Map 52 - Proposed Salem Zoning Change Areas ★
Proposed Change Areas To "CO" Zoning



Legend

- **Proposed Zoning Change Areas** ★
- Taxlots
- Urban Growth Boundary
- Outside Salem City Limits

★ ***Note:***
Only the Existing Zoning WITHIN the "Proposed Zoning Change Areas" would be impacted by these changes

Existing Zoning ◊

CB	EFU	MU-I	PM	RS
CG	ESMU	MU-II	PS	SCI
CN	FMU	NCMU	RA	SWMU
CO	IBC	PA	RD	WSCB
CR	IC	PC	RH	
EC	IG	PE	RM1	
	IP	PH	RM2	

◊ ***Base Zoning Only***
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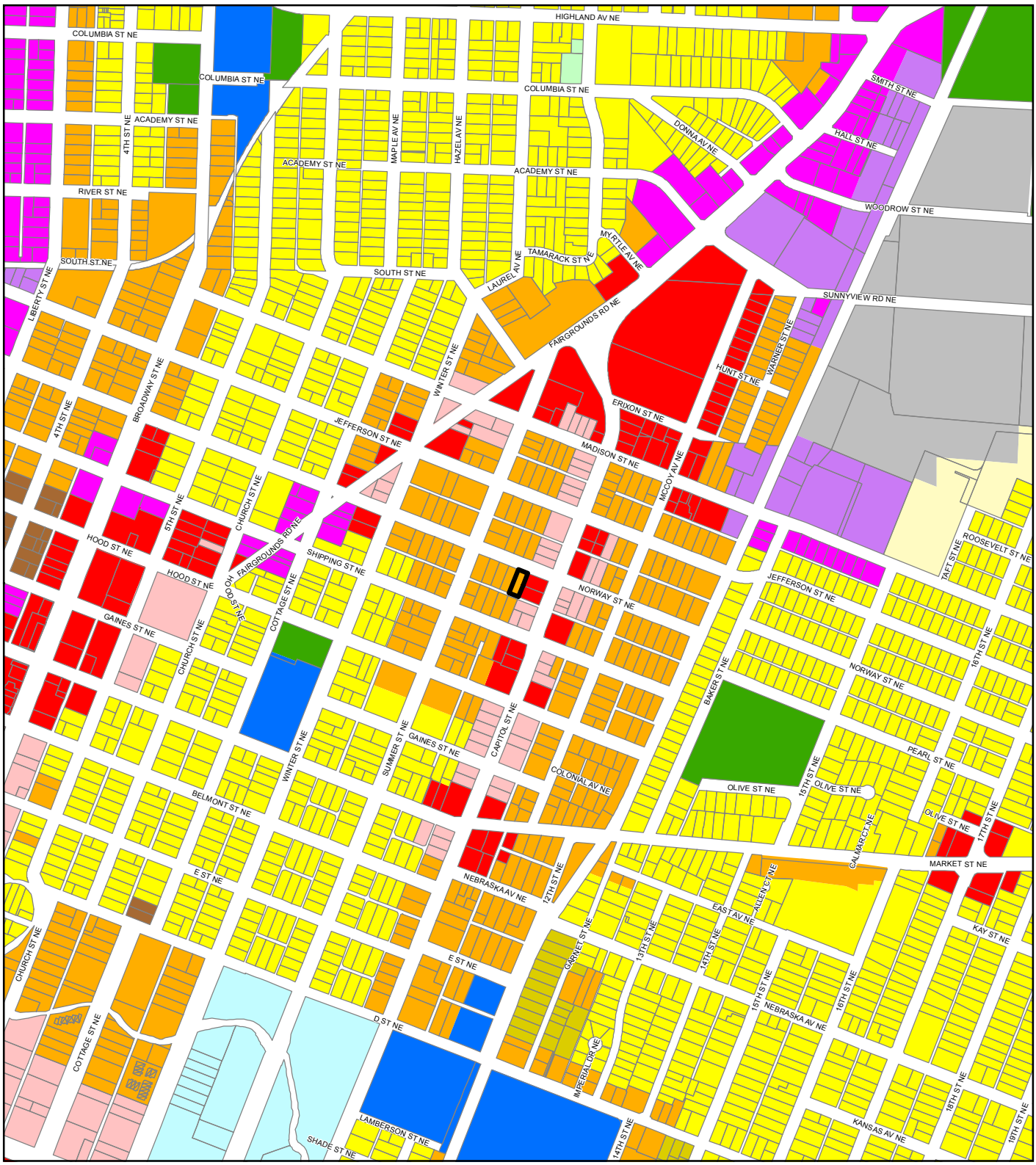
Map 53 - Proposed Salem Zoning Change Areas ★
Proposed Change Areas To "CR" Zoning



Legend

- **Proposed Zoning Change Areas** ★
- Taxlots
- Urban Growth Boundary
- Outside Salem City Limits

★ ***Note:***
Only the Existing Zoning WITHIN the "Proposed Zoning Change Areas" would be impacted by these changes

Existing Zoning ◊

CB	EFU	MU-I	PM	RS
CG	ESMU	MU-II	PS	SCI
CN	FMU	NCMU	RA	SWMU
CO	IBC	PA	RD	WSCB
CR	IC	PC	RH	
EC	IG	PE	RM1	
	IP	PH	RM2	

◊ ***Base Zoning Only***
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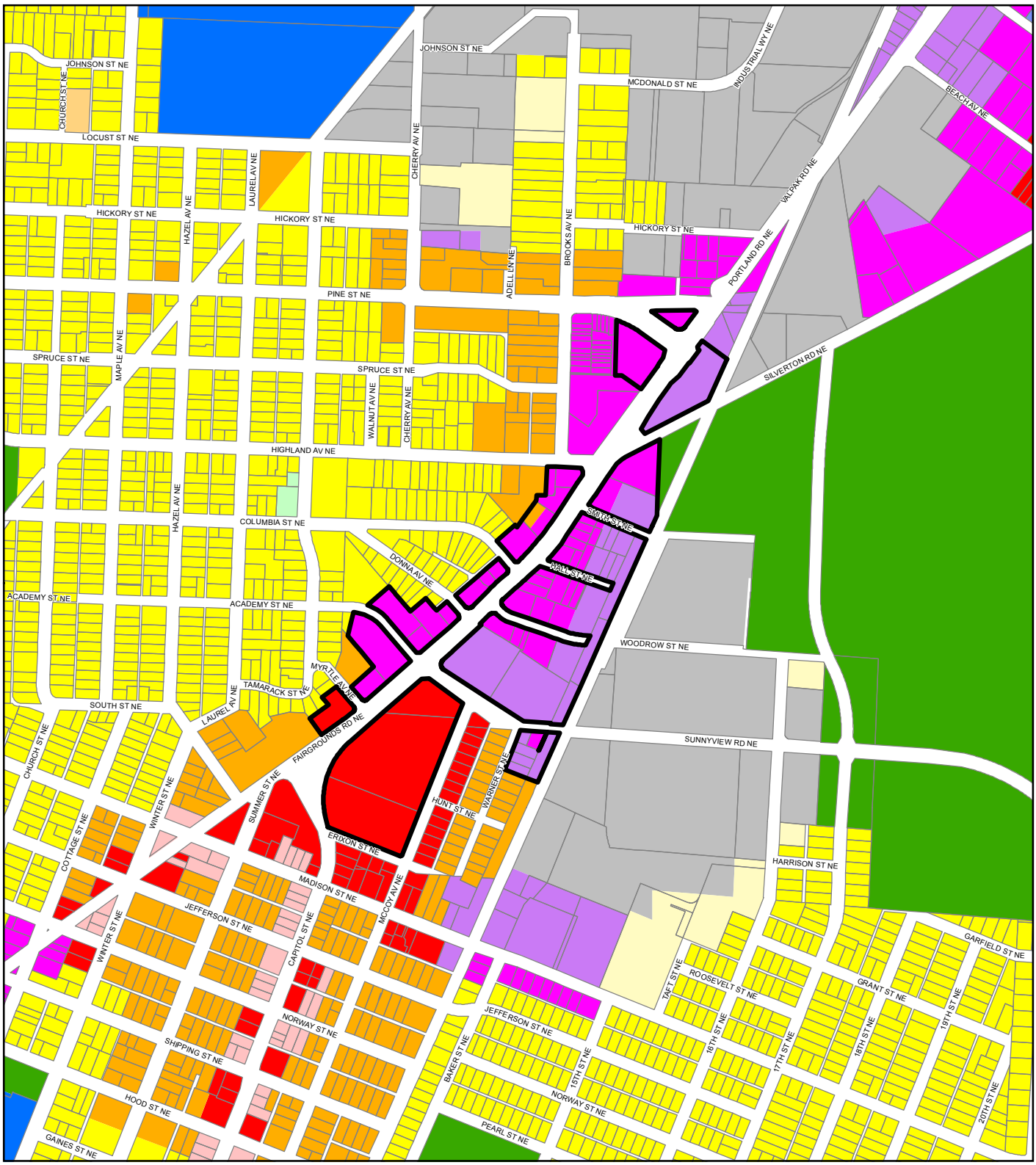
Map 54 - Proposed Salem Zoning Change Areas ★
Proposed Change Areas To "MU-I" Zoning



Legend

- **Proposed Zoning Change Areas** ★
- Taxlots
- Urban Growth Boundary
- Outside Salem City Limits

★ ***Note:***
Only the Existing Zoning WITHIN the "Proposed Zoning Change Areas" would be impacted by these changes

Existing Zoning ◊

CB	EFU	MU-I	PM	RS
CG	ESMU	MU-II	PS	SCI
CN	FMU	NCMU	RA	SWMU
CO	IBC	PA	RD	WSCB
CR	IC	PC	RH	
EC	IG	PE	RM1	
	IP	PH	RM2	

◊ ***Base Zoning Only***
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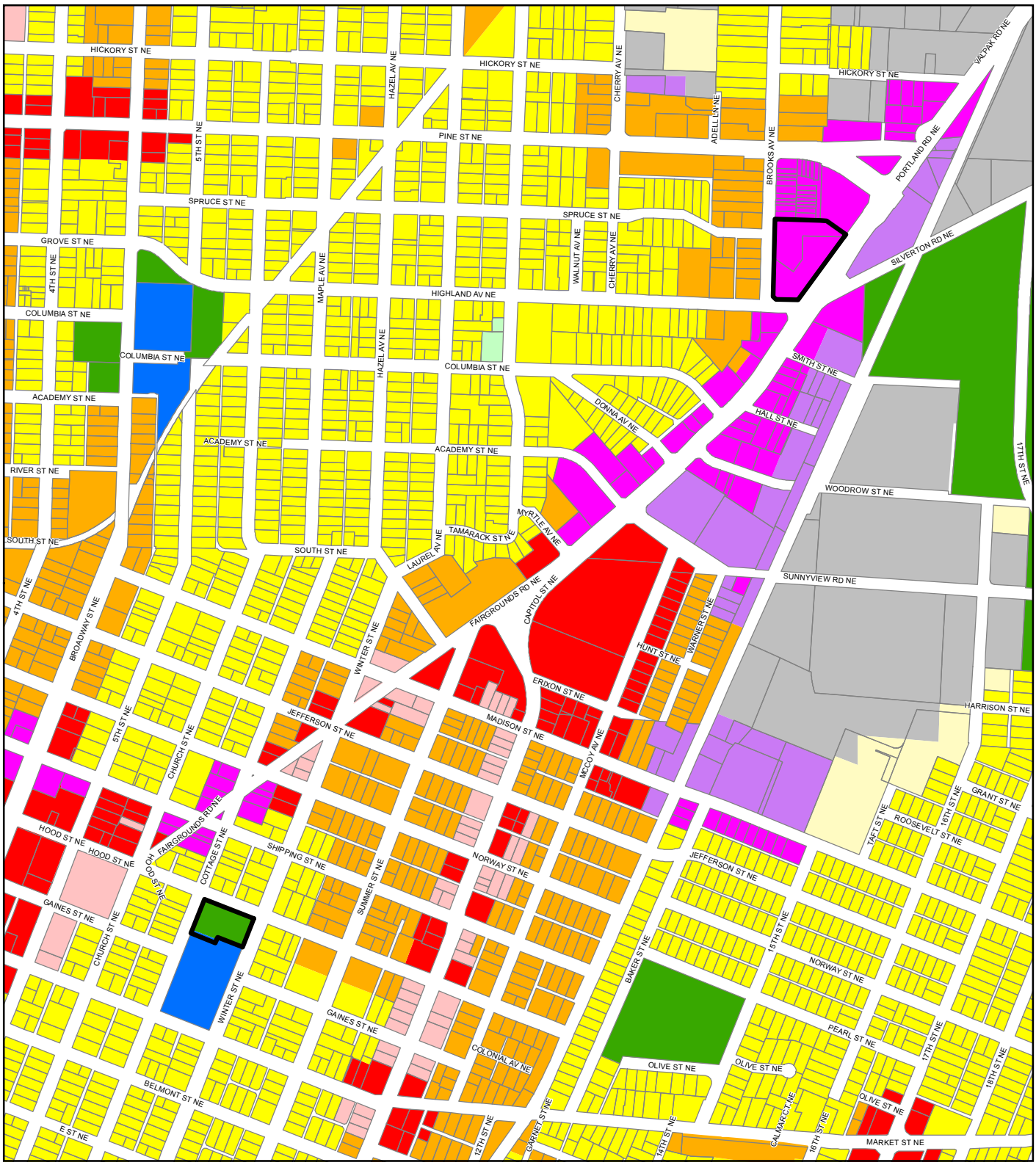
Map 55 - Proposed Salem Zoning Change Areas ★
Proposed Change Areas To "PA" Zoning



Legend

- **Proposed Zoning Change Areas** ★
- Taxlots
- Urban Growth Boundary
- Outside Salem City Limits

★ ***Note:***
Only the Existing Zoning WITHIN the "Proposed Zoning Change Areas" would be impacted by these changes

Existing Zoning ◊

CB	EFU	MU-I	PM	RS
CG	ESMU	MU-II	PS	SCI
CN	FMU	NCMU	RA	SWMU
CO	IBC	PA	RD	WSCB
CR	IC	PC	RH	
EC	IG	PE	RM1	
	IP	PH	RM2	

◊ ***Base Zoning Only***
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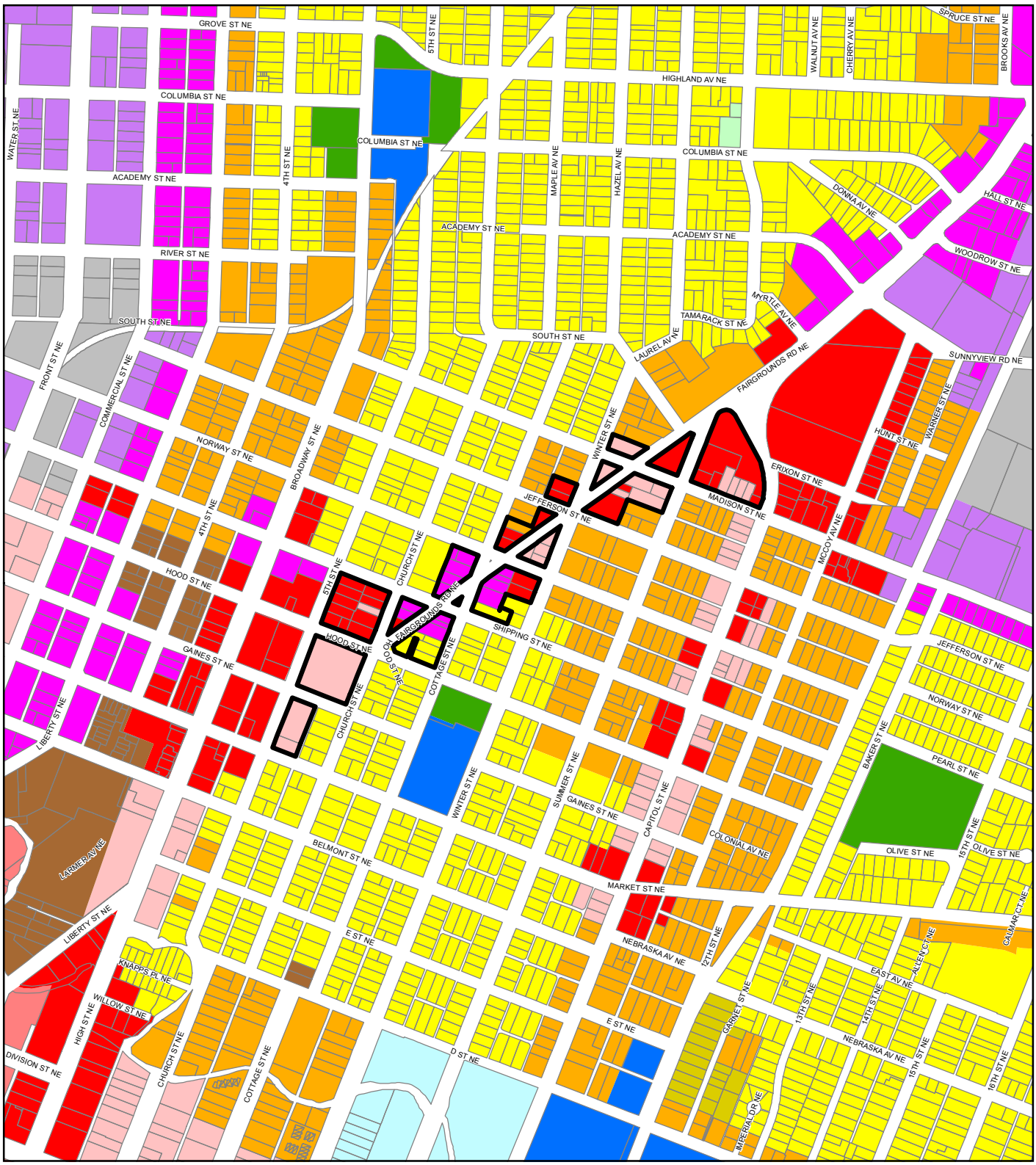
Map 56 - Proposed Salem Zoning Change Areas ★
Proposed Change Areas To "MU-II" Zoning



Legend

- **Proposed Zoning Change Areas** ★
- Taxlots
- Urban Growth Boundary
- Outside Salem City Limits

★ ***Note:***
Only the Existing Zoning WITHIN the "Proposed Zoning Change Areas" would be impacted by these changes

Existing Zoning ◊

CB	EFU	MU-I	PM	RS
CG	ESMU	MU-II	PS	SCI
CN	FMU	NCMU	RA	SWMU
CO	IBC	PA	RD	WSCB
CR	IC	PC	RH	
EC	IG	PE	RM1	
	IP	PH	RM2	

◊ ***Base Zoning Only***
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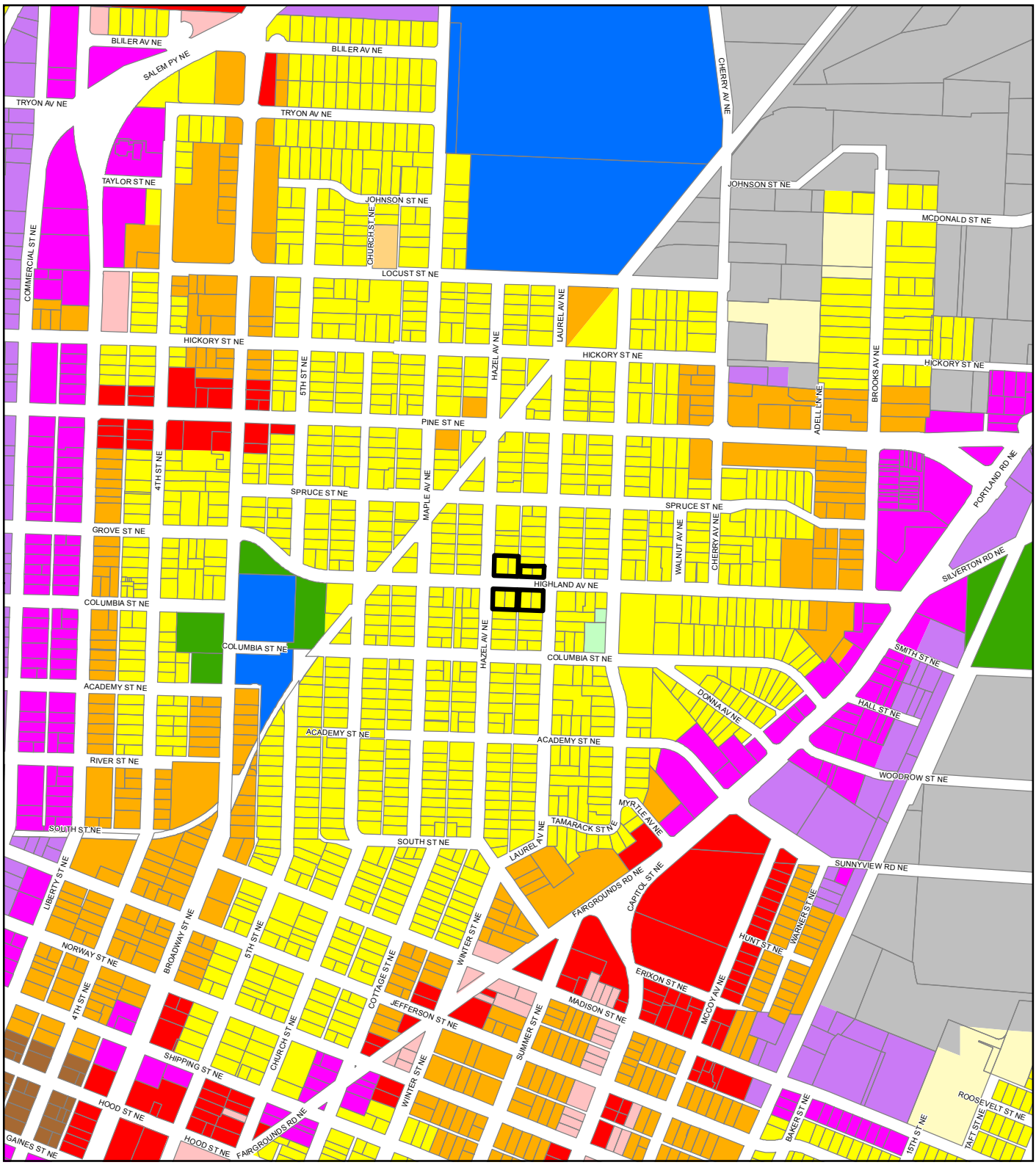
Map 57 - Proposed Salem Zoning Change Areas ★
Proposed Change Areas To "NH" Zoning



Legend

- **Proposed Zoning Change Areas** ★
- Taxlots
- Urban Growth Boundary
- Outside Salem City Limits

★ ***Note:***
Only the Existing Zoning WITHIN the "Proposed Zoning Change Areas" would be impacted by these changes

Existing Zoning ◊

CB	EFU	MU-I	PM	RS
CG	ESMU	MU-II	PS	SCI
CN	FMU	NCMU	RA	SWMU
CO	IBC	PA	RD	WSCB
CR	IC	PC	RH	
EC	IG	PE	RM1	
	IP	PH	RM2	

◊ ***Base Zoning Only***
Overlays are not displayed

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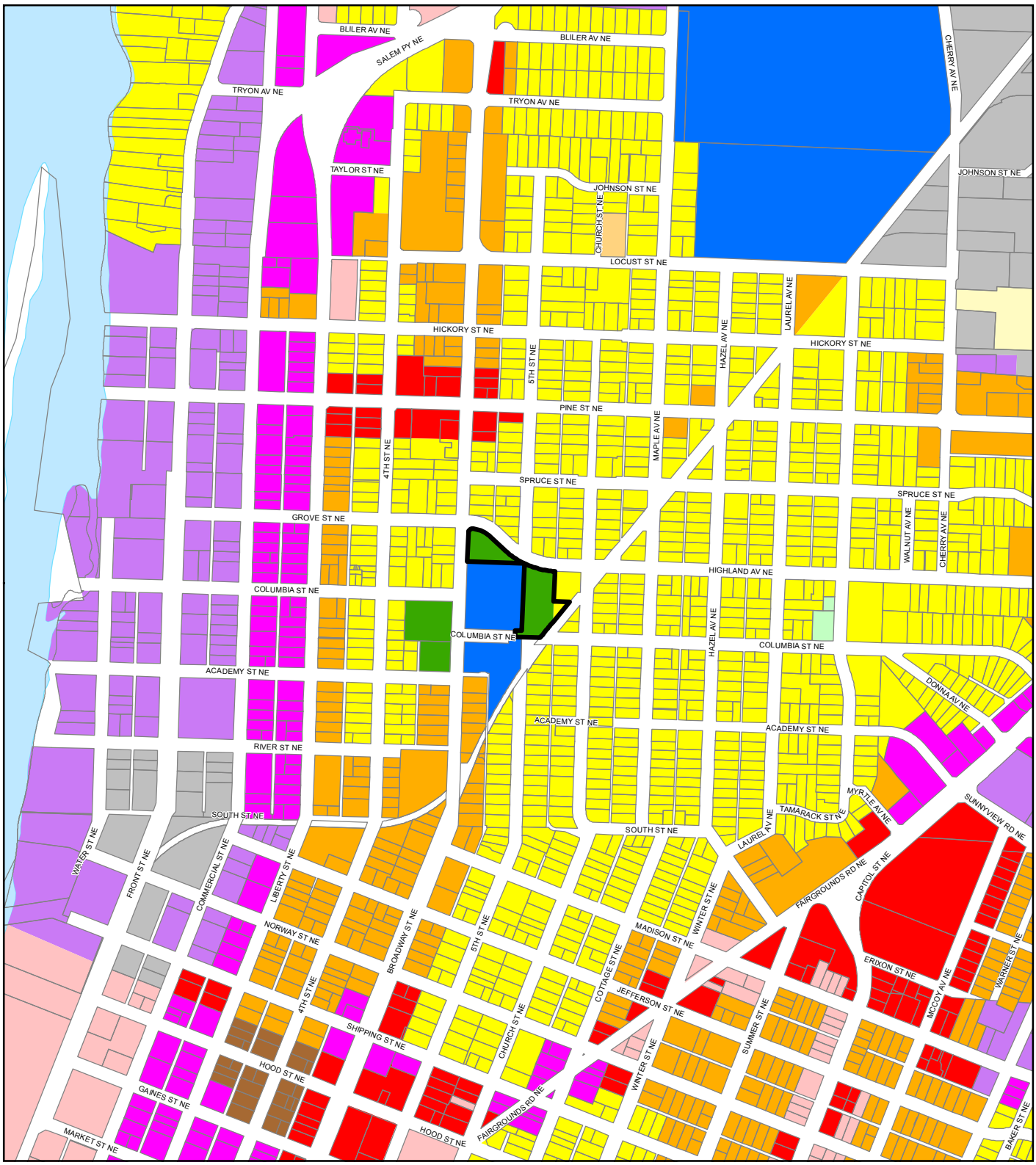
Map 58 - Proposed Salem Zoning Change Areas ★
Proposed Change Areas To "PE" Zoning



Legend

- **Proposed Zoning Change Areas** ★
- Taxlots
- Urban Growth Boundary
- Outside Salem City Limits

★ ***Note:***
Only the Existing Zoning WITHIN the "Proposed Zoning Change Areas" would be impacted by these changes

Existing Zoning ◊

CB	EFU	MU-I	PM	RS
CG	ESMU	MU-II	PS	SCI
CN	FMU	NCMU	RA	SWMU
CO	IBC	PA	RD	WSCB
CR	IC	PC	RH	
EC	IG	PE	RM1	
	IP	PH	RM2	

◊ ***Base Zoning Only***
Overlays are not displayed

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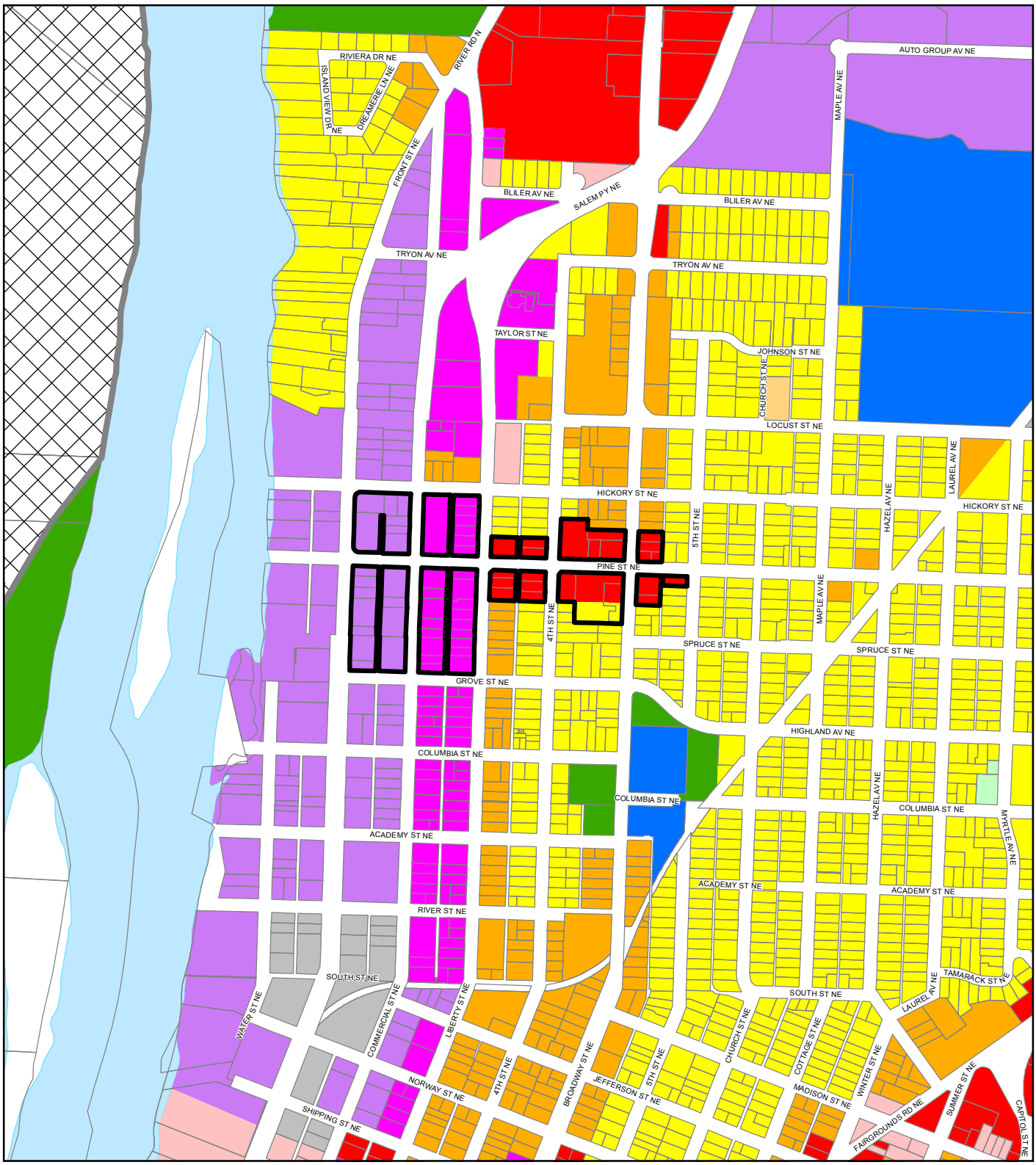
Map 59 - Proposed Salem Zoning Change Areas ★
Proposed Change Areas To "MU-I" Zoning



Legend

- **Proposed Zoning Change Areas** ★
- Taxlots
- Urban Growth Boundary
- Outside Salem City Limits

★ ***Note:***
Only the Existing Zoning WITHIN the "Proposed Zoning Change Areas" would be impacted by these changes

Existing Zoning ◊

CB	EFU	MU-I	PM	RS
CG	ESMU	MU-II	PS	SCI
CN	FMU	NCMU	RA	SWMU
CO	IBC	PA	RD	WSCB
CR	IC	PC	RH	
EC	IG	PE	RM1	
	IP	PH	RM2	

◊ ***Base Zoning Only***
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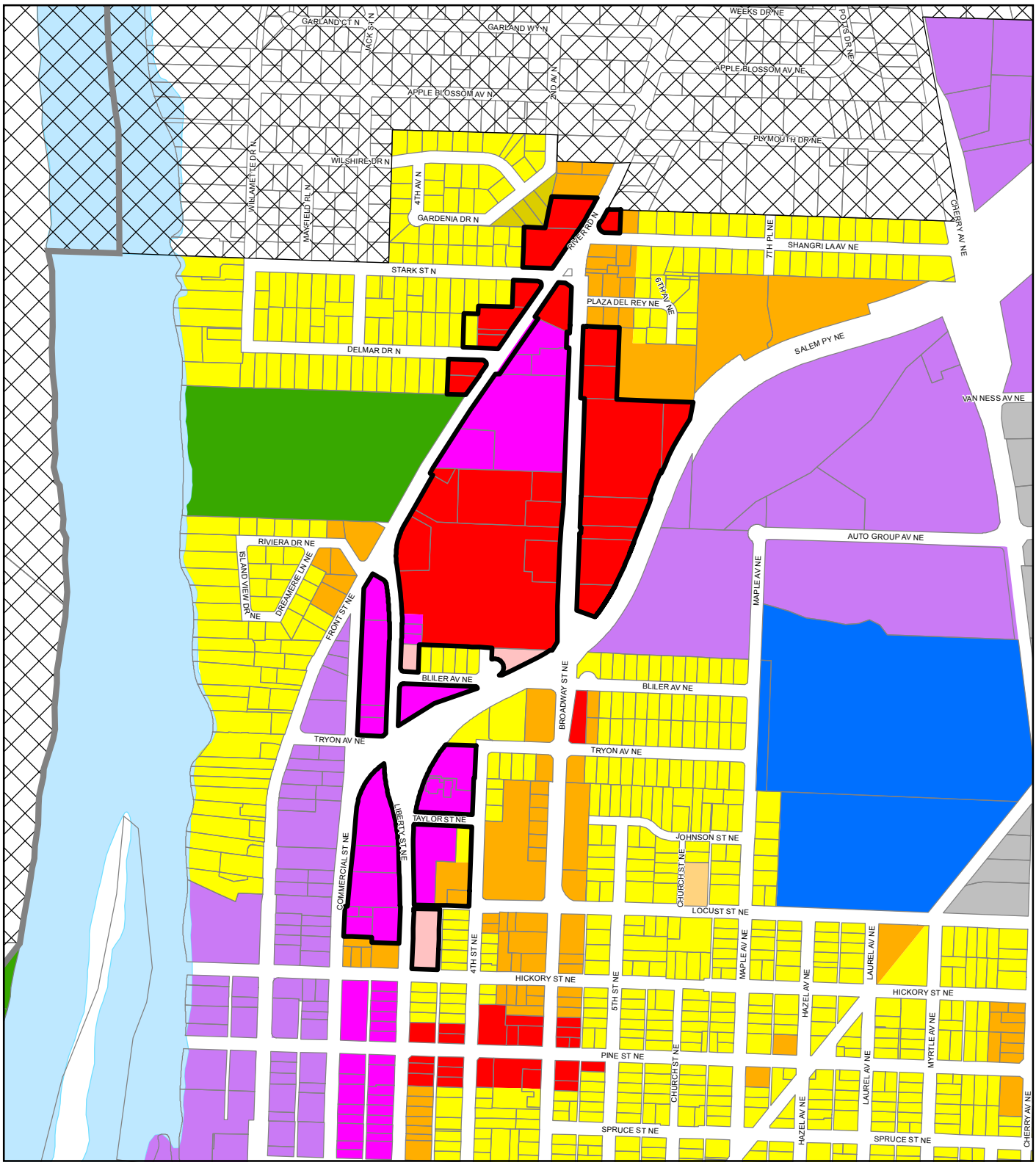
Map 60 - Proposed Salem Zoning Change Areas ★
Proposed Change Areas To "MU-III" Zoning



Legend

- **Proposed Zoning Change Areas** ★
- Taxlots
- Urban Growth Boundary
- Outside Salem City Limits

★ ***Note:***
Only the Existing Zoning WITHIN the "Proposed Zoning Change Areas" would be impacted by these changes

Existing Zoning ◊

CB	EFU	MU-I	PM	RS
CG	ESMU	MU-II	PS	SCI
CN	FMU	NCMU	RA	SWMU
CO	IBC	PA	RD	WSCB
CR	IC	PC	RH	
EC	IG	PE	RM1	
	IP	PH	RM2	

◊ ***Base Zoning Only***
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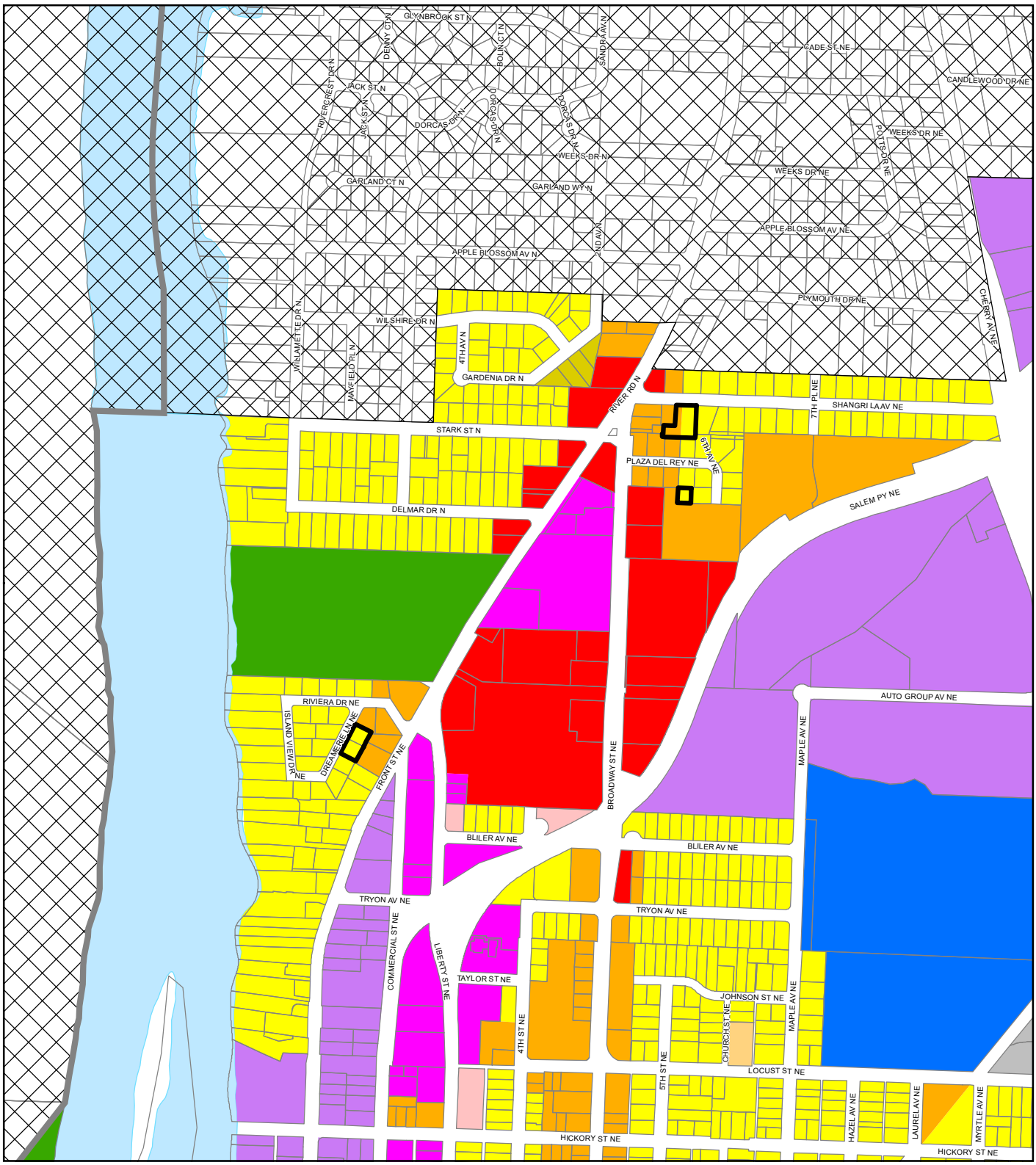
Map 61 - Proposed Salem Zoning Change Areas ★
Proposed Change Areas To "RM2" Zoning



Legend

- **Proposed Zoning Change Areas** ★
- Taxlots
- Urban Growth Boundary
- Outside Salem City Limits

★ ***Note:***
Only the Existing Zoning WITHIN the "Proposed Zoning Change Areas" would be impacted by these changes

Existing Zoning ◊

CB	EFU	MU-I	PM	RS
CG	ESMU	MU-II	PS	SCI
CN	FMU	NCMU	RA	SWMU
CO	IBC	PA	RD	WSCB
CR	IC	PC	RH	
EC	IG	PE	RM1	
	IP	PH	RM2	

◊ ***Base Zoning Only***
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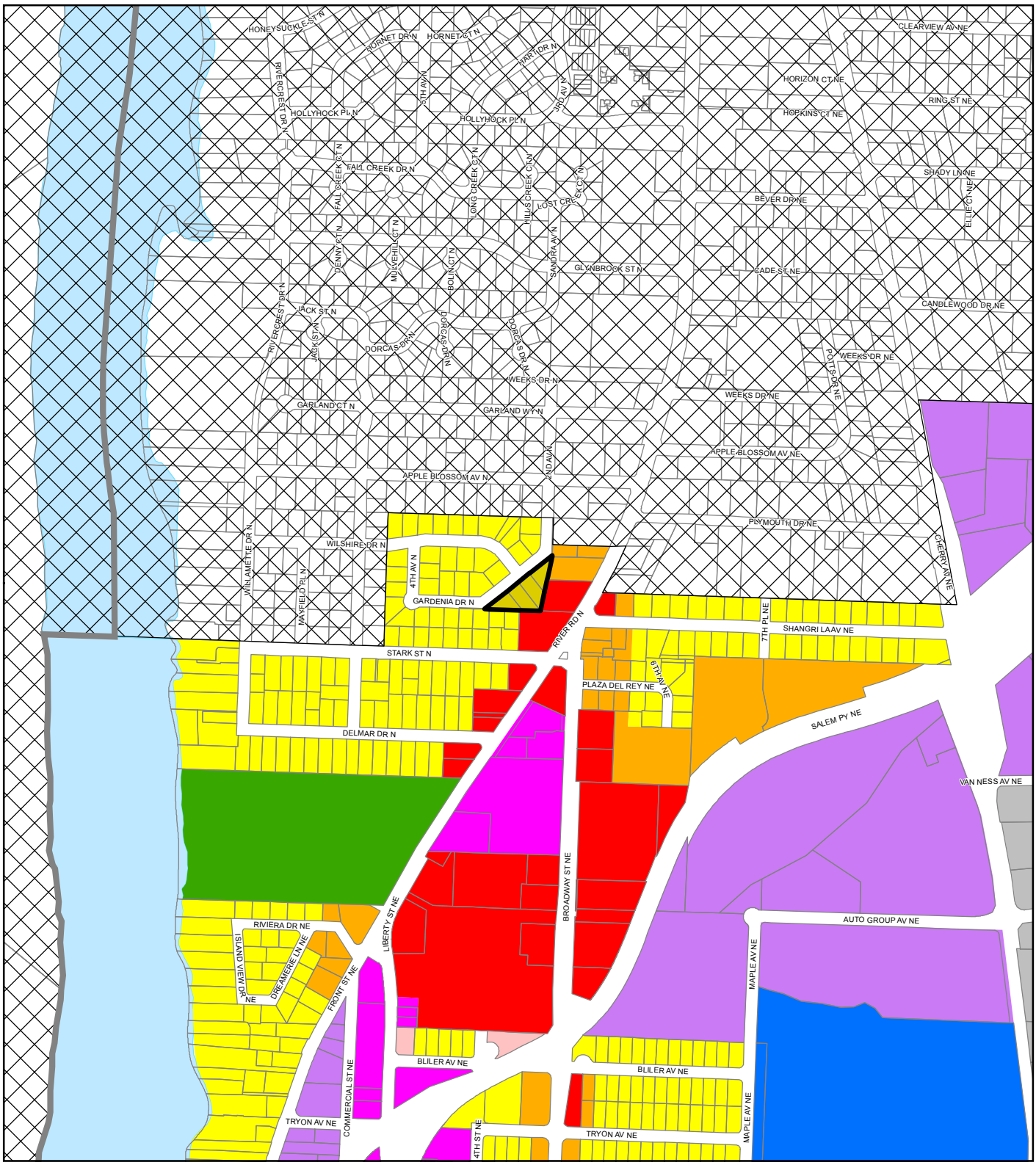
Map 62 - Proposed Salem Zoning Change Areas ★
Proposed Change Areas To "RS" Zoning



Legend

- **Proposed Zoning Change Areas** ★
- Taxlots
- Urban Growth Boundary
- Outside Salem City Limits

★ ***Note:***
Only the Existing Zoning WITHIN the "Proposed Zoning Change Areas" would be impacted by these changes

Existing Zoning ◊

CB	EFU	MU-I	PM	RS
CG	ESMU	MU-II	PS	SCI
CN	FMU	NCMU	RA	SWMU
CO	IBC	PA	RD	WSCB
CR	IC	PC	RH	
EC	IG	PE	RM1	
	IP	PH	RM2	

◊ ***Base Zoning Only***
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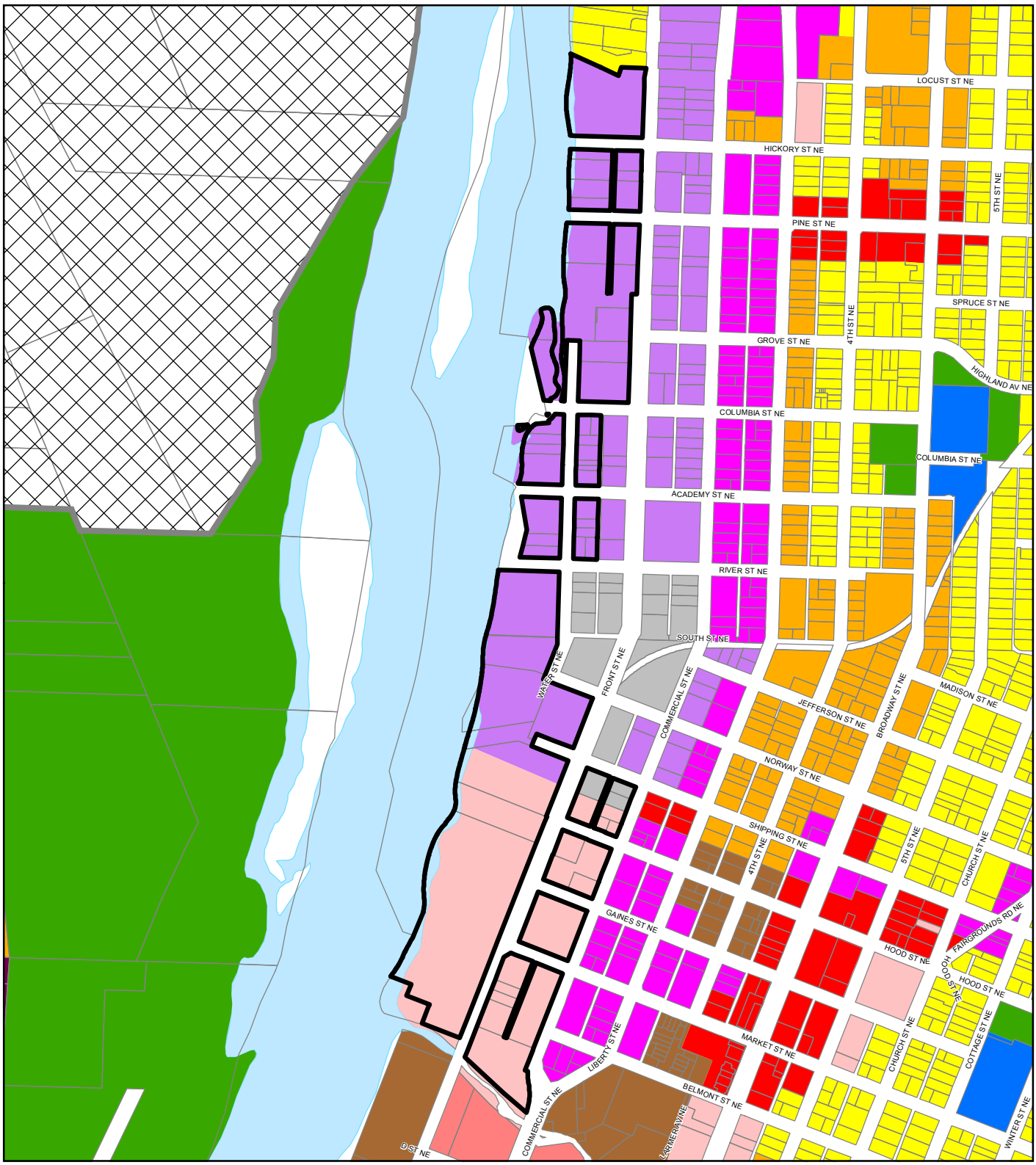
Map 63 - Proposed Salem Zoning Change Areas ★
Proposed Change Areas To "MU-R" Zoning



Legend

- **Proposed Zoning Change Areas** ★
- Taxlots
- Urban Growth Boundary
- Outside Salem City Limits

★ ***Note:***
Only the Existing Zoning WITHIN the "Proposed Zoning Change Areas" would be impacted by these changes

Existing Zoning ◊

CB	EFU	MU-I	PM	RS
CG	ESMU	MU-II	PS	SCI
CN	FMU	NCMU	RA	SWMU
CO	IBC	PA	RD	WSCB
CR	IC	PC	RH	
EC	IG	PE	RM1	
	IP	PH	RM2	

◊ ***Base Zoning Only***
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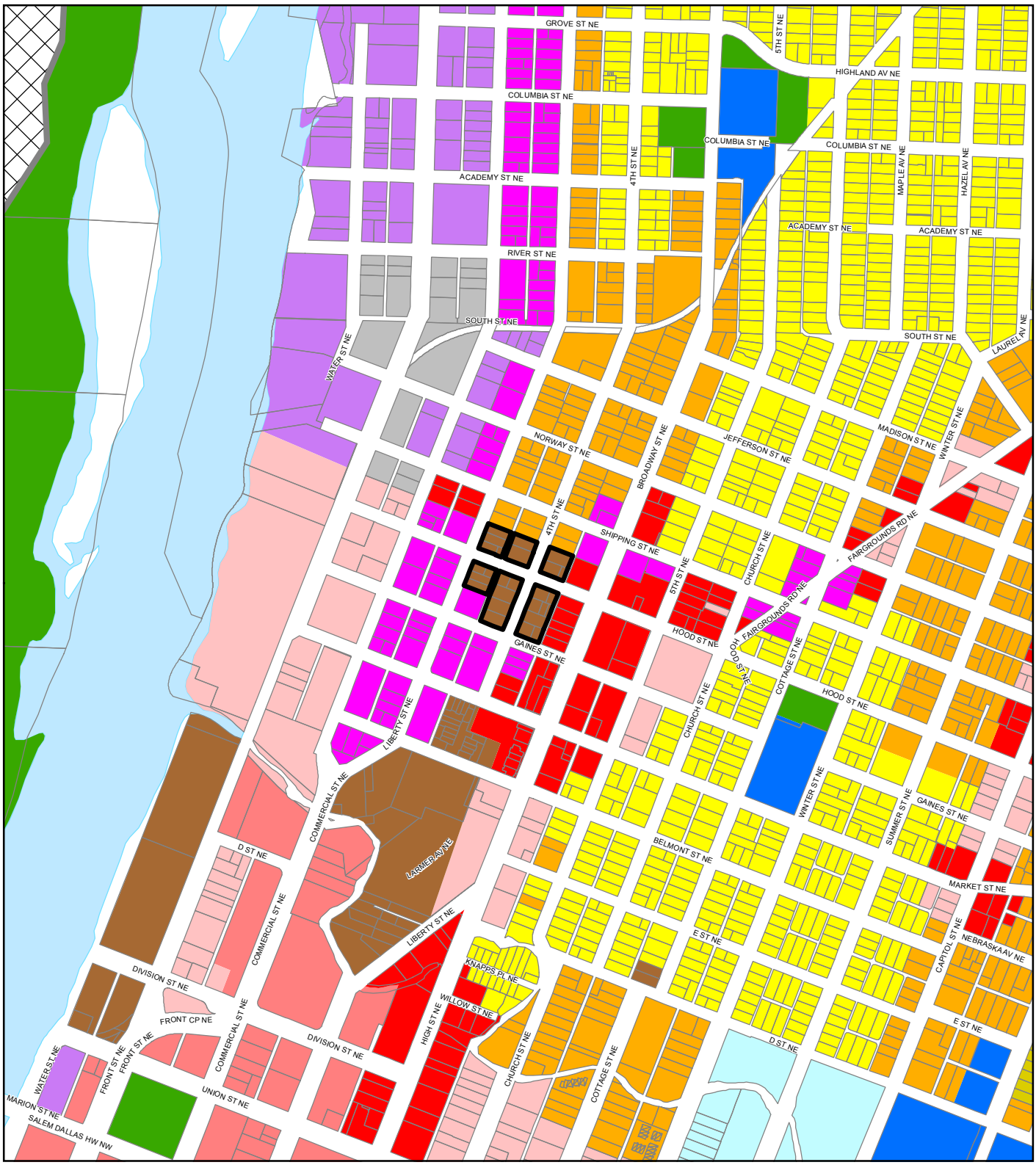
Map 64 - Proposed Salem Zoning Change Areas ★
Proposed Change Areas To "RM3" Zoning



Legend

- **Proposed Zoning Change Areas** ★
- Taxlots
- Urban Growth Boundary
- Outside Salem City Limits

★ ***Note:***
Only the Existing Zoning WITHIN the "Proposed Zoning Change Areas" would be impacted by these changes

Existing Zoning ◊

CB	EFU	MU-I	PM	RS
CG	ESMU	MU-II	PS	SCI
CN	FMU	NCMU	RA	SWMU
CO	IBC	PA	RD	WSCB
CR	IC	PC	RH	
EC	IG	PE	RM1	
	IP	PH	RM2	

◊ ***Base Zoning Only***
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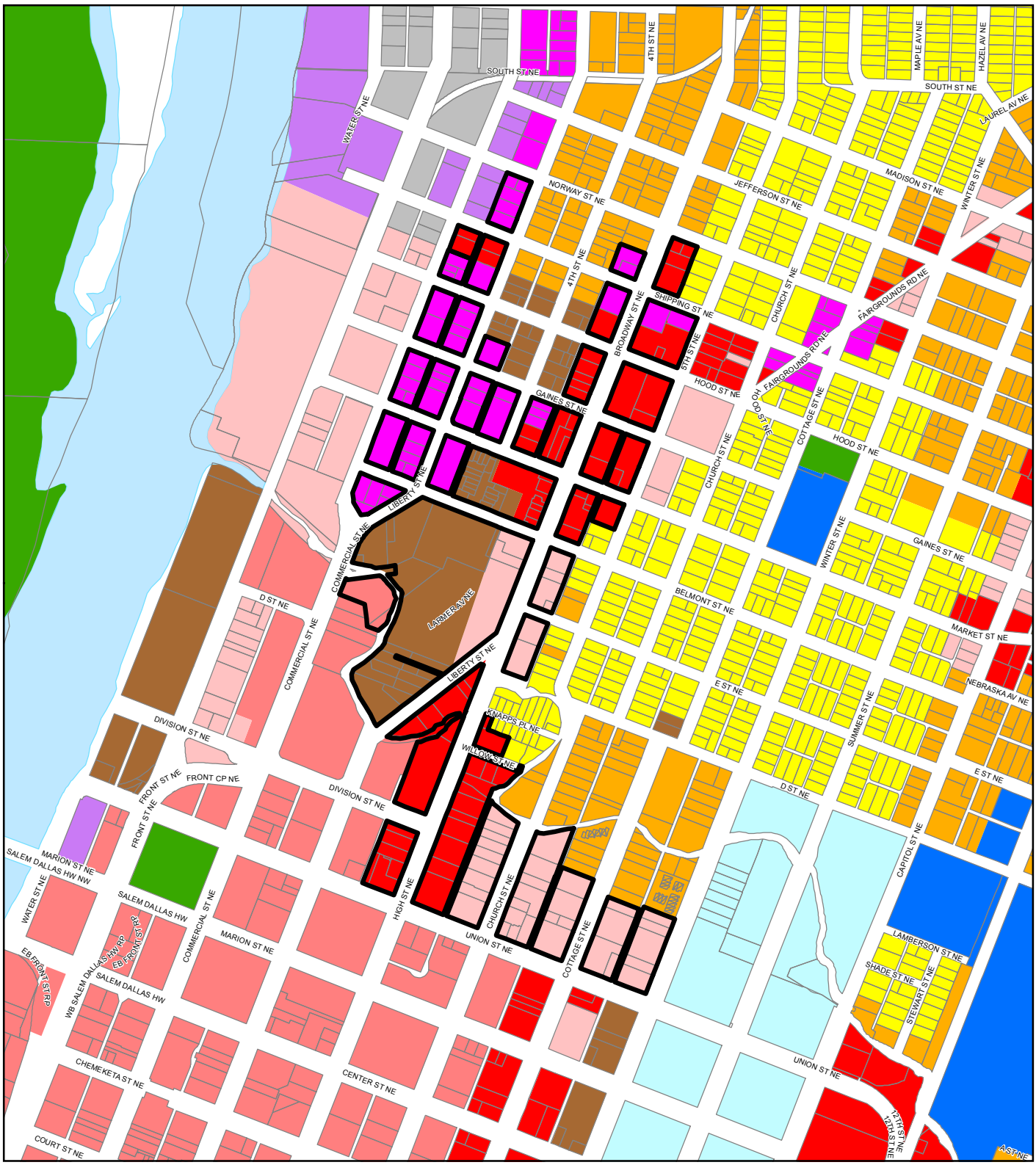
Map 65 - Proposed Salem Zoning Change Areas ★
Proposed Change Areas To "MU-I" Zoning



Legend

- **Proposed Zoning Change Areas** ★
- Taxlots
- Urban Growth Boundary
- Outside Salem City Limits

★ ***Note:***
Only the Existing Zoning WITHIN the "Proposed Zoning Change Areas" would be impacted by these changes

Existing Zoning ◊

CB	EFU	MU-I	PM	RS
CG	ESMU	MU-II	PS	SCI
CN	FMU	NCMU	RA	SWMU
CO	IBC	PA	RD	WSCB
CR	IC	PC	RH	
EC	IG	PE	RM1	
	IP	PH	RM2	

◊ ***Base Zoning Only***
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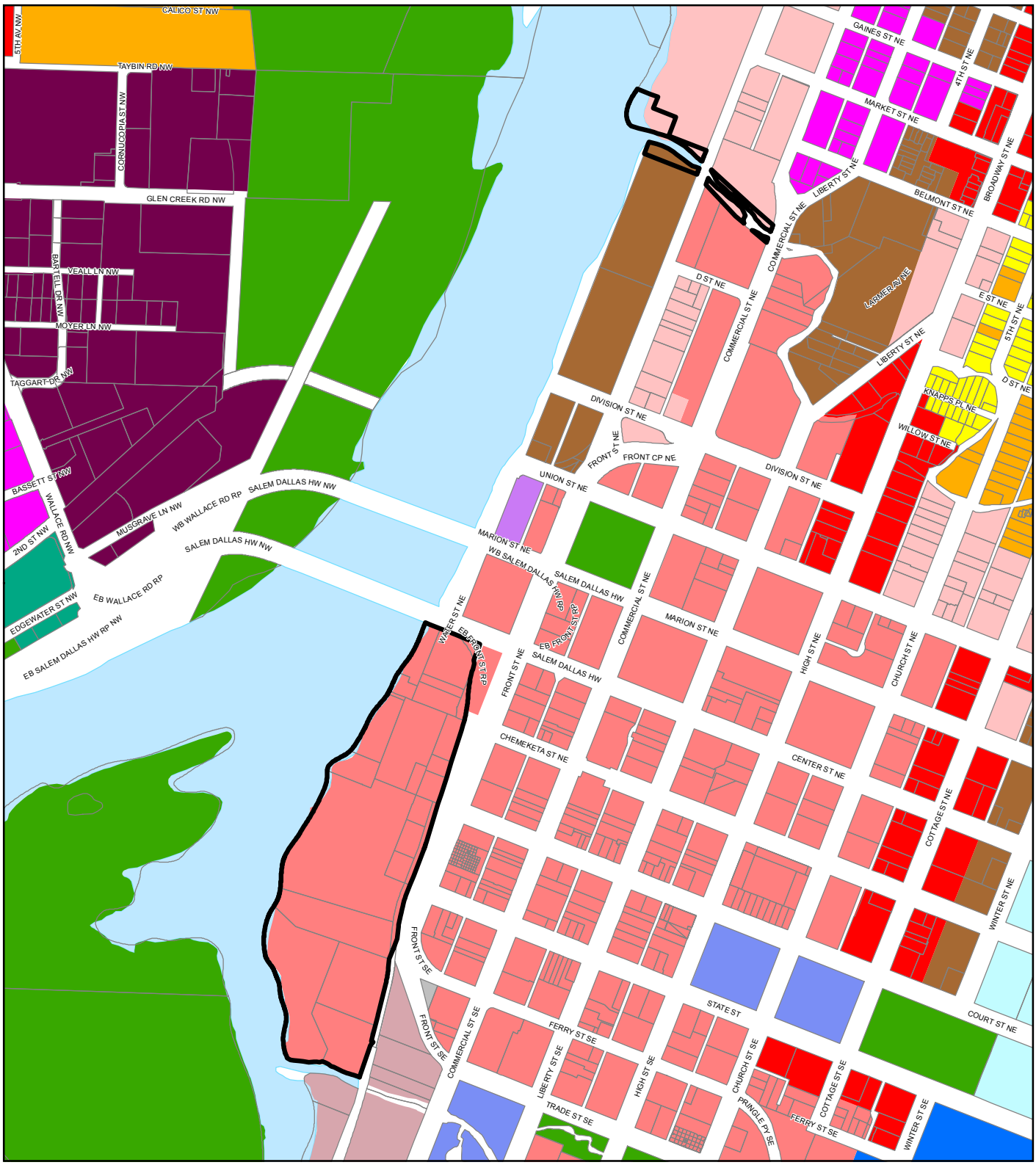
Map 66 - Proposed Salem Zoning Change Areas ★
Proposed Change Areas To "PA" Zoning



Legend

- **Proposed Zoning Change Areas** ★
- Taxlots
- Urban Growth Boundary
- Outside Salem City Limits

★ ***Note:***
Only the Existing Zoning WITHIN the "Proposed Zoning Change Areas" would be impacted by these changes

Existing Zoning ◊

CB	EFU	MU-I	PM	RS
CG	ESMU	MU-II	PS	SCI
CN	FMU	NCMU	RA	SWMU
CO	IBC	PA	RD	WSCB
CR	IC	PC	RH	
EC	IG	PE	RM1	
	IP	PH	RM2	

◊ ***Base Zoning Only***
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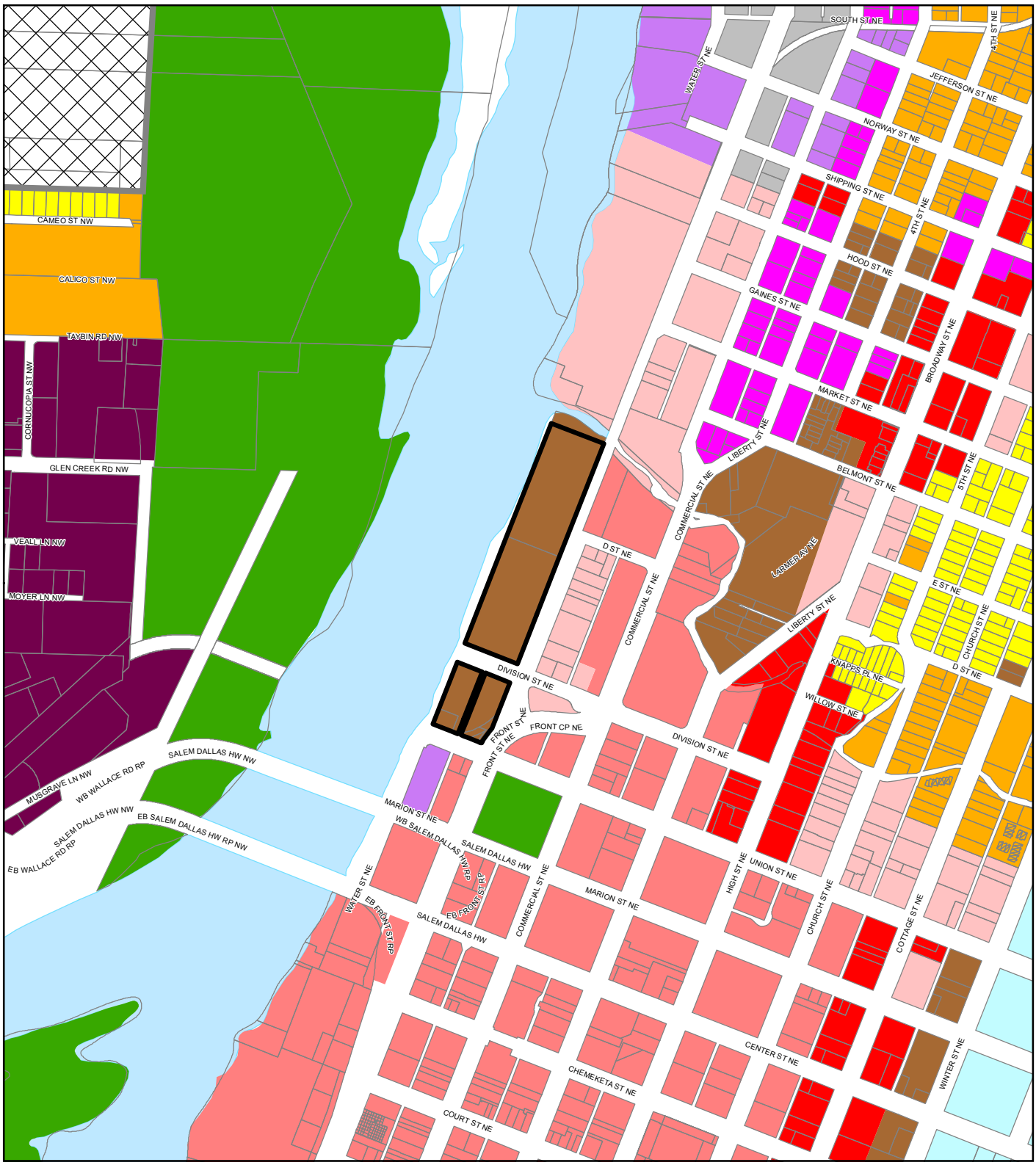
Map 67 - Proposed Salem Zoning Change Areas ★
Proposed Change Areas To "MU-R" Zoning



Legend

- **Proposed Zoning Change Areas** ★
- Taxlots
- Urban Growth Boundary
- Outside Salem City Limits

★ ***Note:***
Only the Existing Zoning WITHIN the "Proposed Zoning Change Areas" would be impacted by these changes

Existing Zoning ◊

CB	EFU	MU-I	PM	RS
CG	ESMU	MU-II	PS	SCI
CN	FMU	NCMU	RA	SWMU
CO	IBC	PA	RD	WSCB
CR	IC	PC	RH	
EC	IG	PE	RM1	
	IP	PH	RM2	

◊ ***Base Zoning Only***
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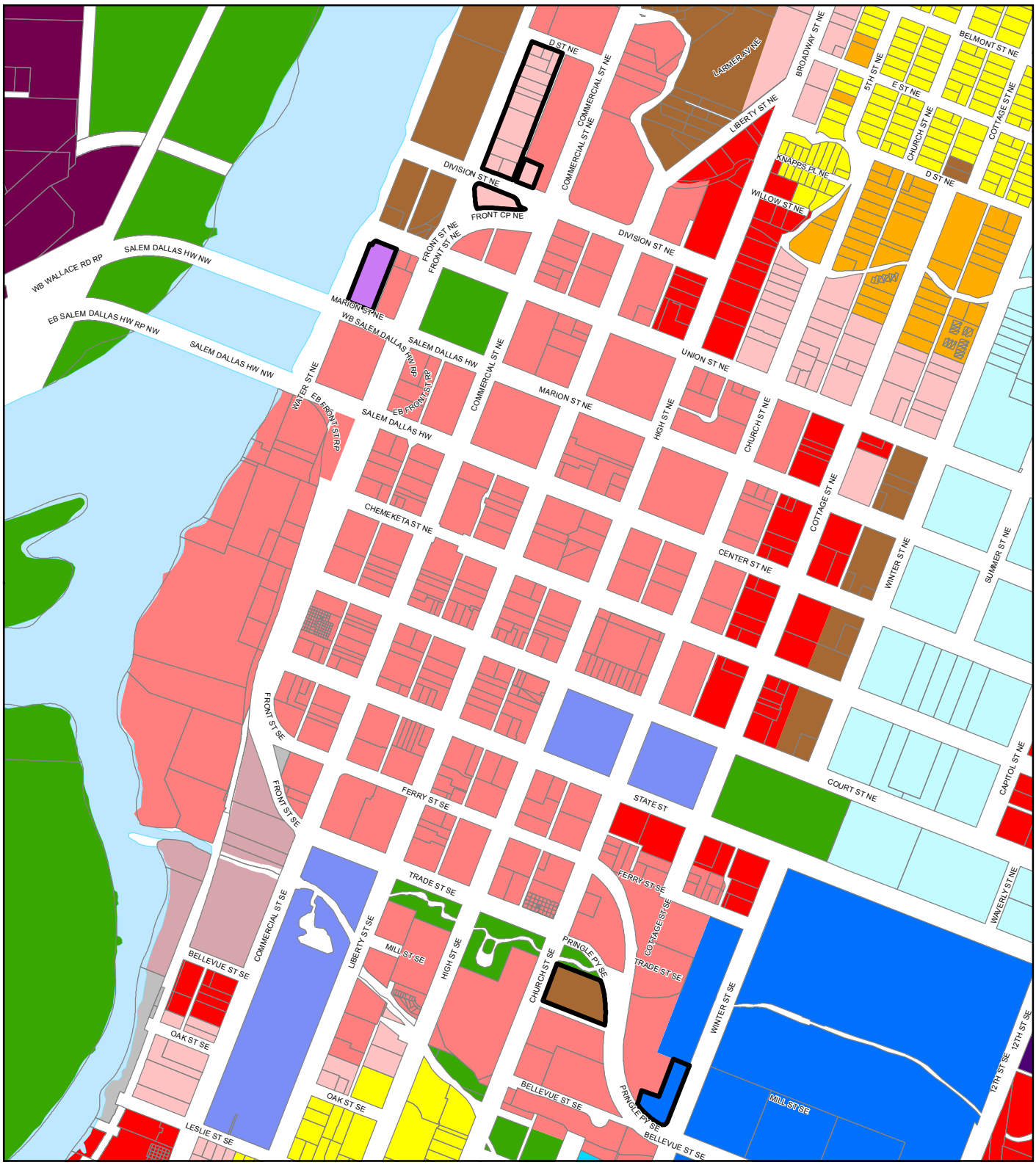
Map 68 - Proposed Salem Zoning Change Areas ★
Proposed Change Areas To "CB" Zoning



Legend

- **Proposed Zoning Change Areas** ★
- Taxlots
- Urban Growth Boundary
- Outside Salem City Limits

★ ***Note:***
Only the Existing Zoning WITHIN the "Proposed Zoning Change Areas" would be impacted by these changes

Existing Zoning ◊

CB	EFU	MU-I	PM	RS
CG	ESMU	MU-II	PS	SCI
CN	FMU	NCMU	RA	SWMU
CO	IBC	PA	RD	WSCB
CR	IC	PC	RH	
EC	IG	PE	RM1	
	IP	PH	RM2	

◊ ***Base Zoning Only***
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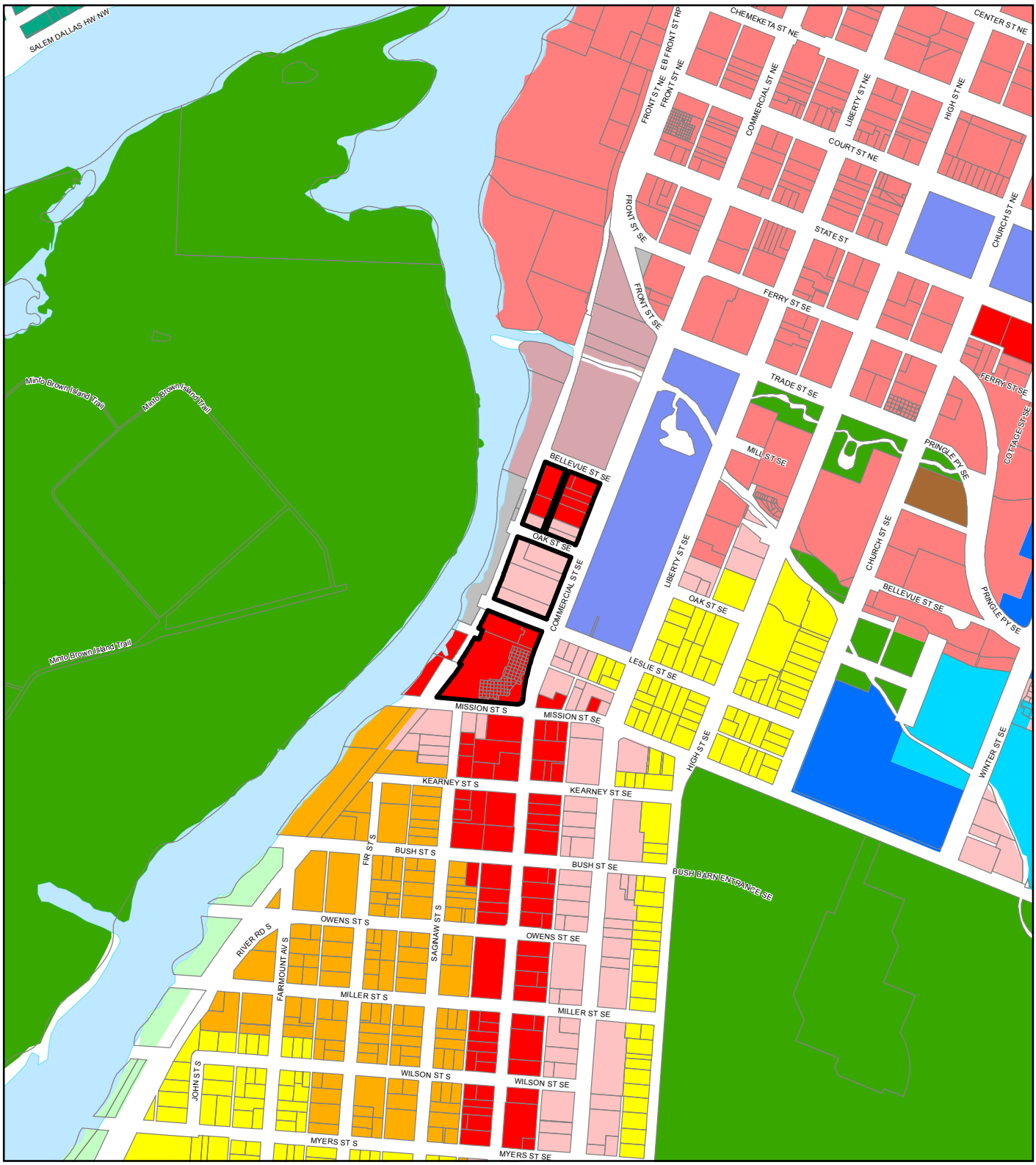
Map 69 - Proposed Salem Zoning Change Areas ★
Proposed Change Areas To "MU-R" Zoning



Legend

Proposed Zoning Change Areas ★
Taxlots
Urban Growth Boundary
Outside Salem City Limits

★ ***Note:***
Only the Existing Zoning WITHIN the "Proposed Zoning Change Areas" would be impacted by these changes

Existing Zoning ◊

CB	EFU	MU-I	PM	RS
CG	ESMU	MU-II	PS	SCI
CN	FMU	NCMU	RA	SWMU
CO	IBC	PA	RD	WSCB
CR	IC	PC	RH	
EC	IG	PE	RM1	
	IP	PH	RM2	

◊ ***Base Zoning Only***
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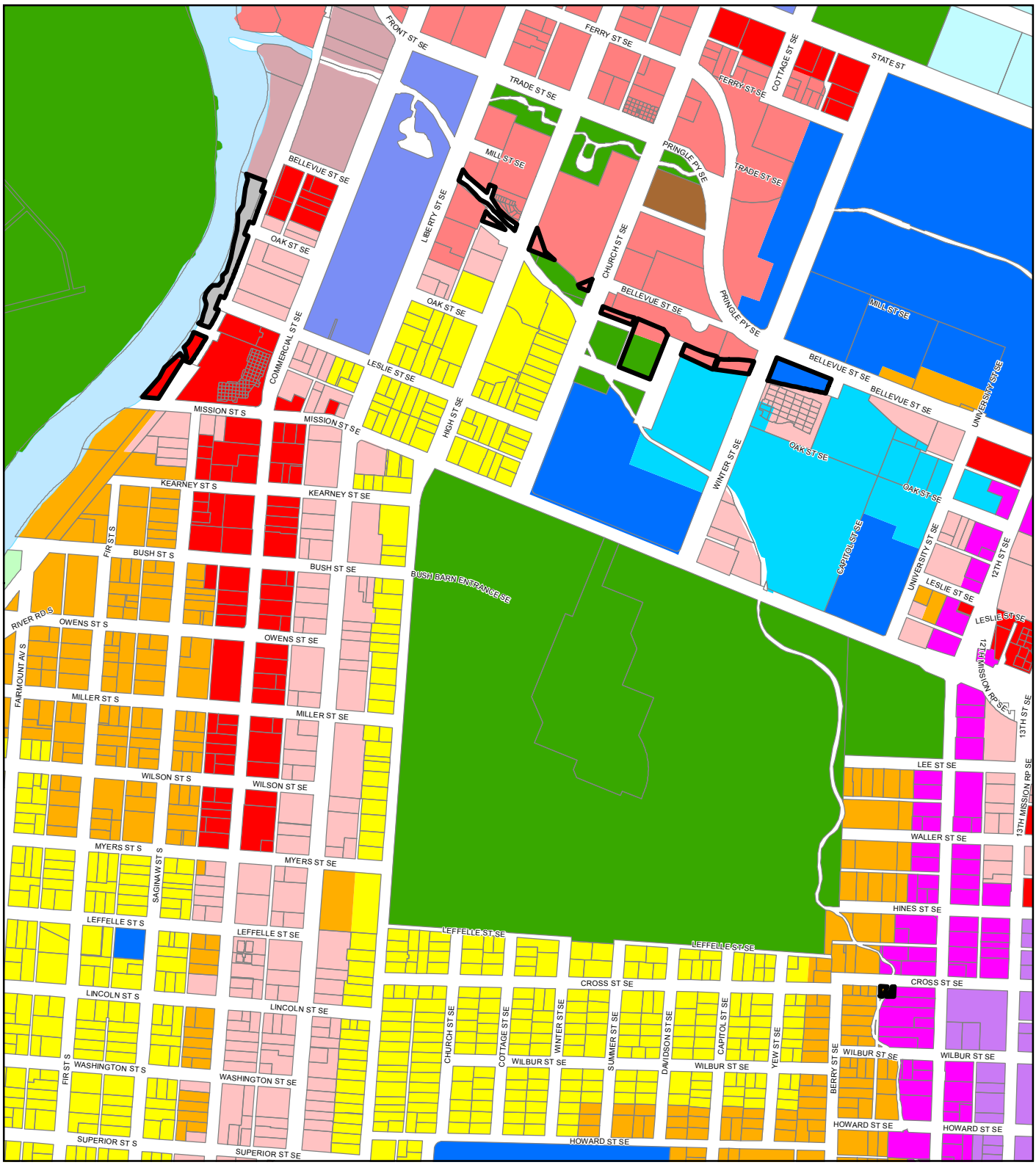
Map 70 - Proposed Salem Zoning Change Areas ★
Proposed Change Areas To "PA" Zoning



Legend

- **Proposed Zoning Change Areas** ★
- Taxlots
- Urban Growth Boundary
- Outside Salem City Limits

★ ***Note:***
Only the Existing Zoning WITHIN the "Proposed Zoning Change Areas" would be impacted by these changes

Existing Zoning ◊

CB	EFU	MU-I	PM	RS
CG	ESMU	MU-II	PS	SCI
CN	FMU	NCMU	RA	SWMU
CO	IBC	PA	RD	WSCB
CR	IC	PC	RH	
EC	IG	PE	RM1	
	IP	PH	RM2	

◊ ***Base Zoning Only***
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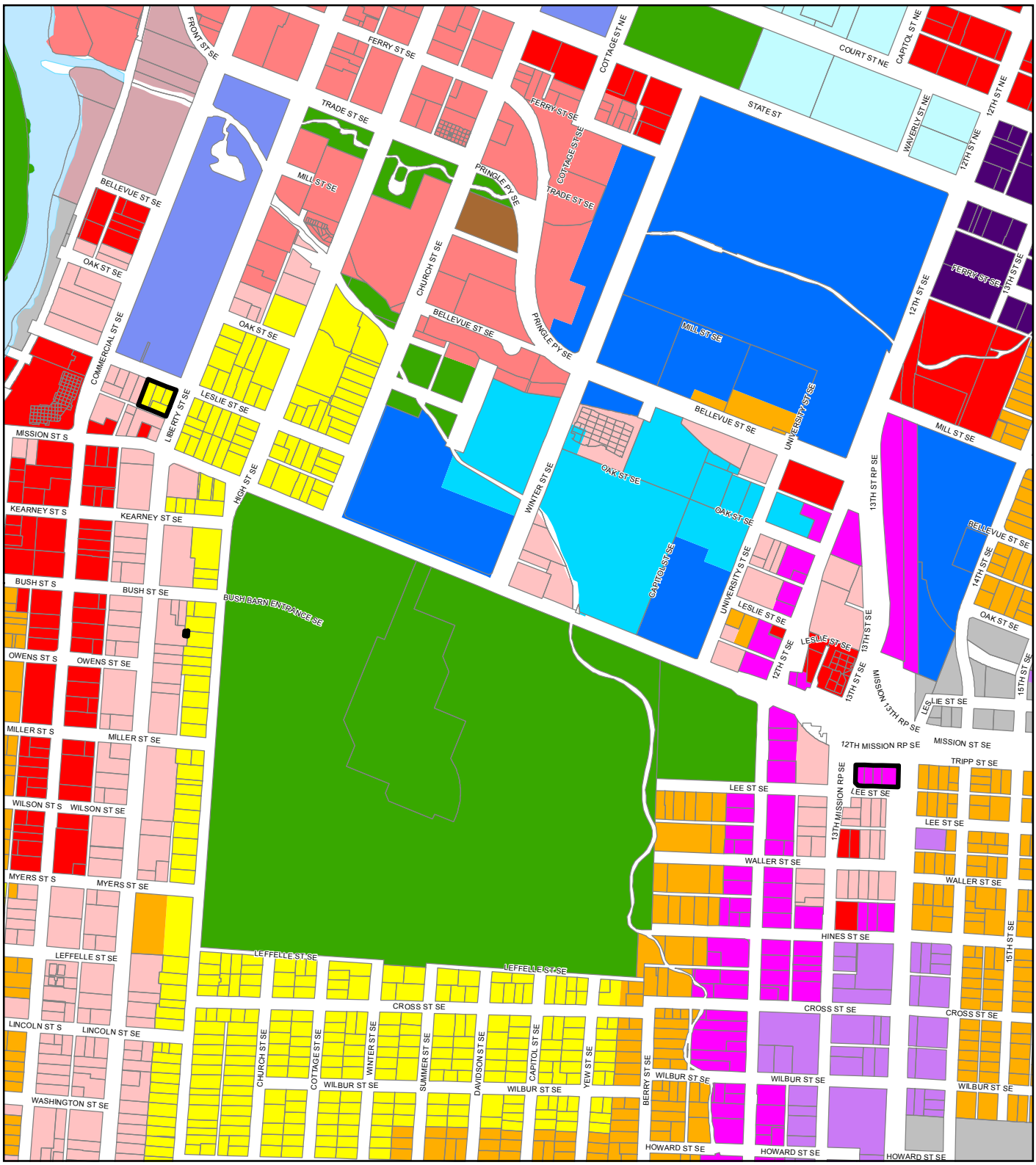
Map 71 - Proposed Salem Zoning Change Areas ★
Proposed Change Areas To "CO" Zoning



Legend

- **Proposed Zoning Change Areas** ★
- Taxlots
- Urban Growth Boundary
- Outside Salem City Limits

★ ***Note:***
Only the Existing Zoning WITHIN the "Proposed Zoning Change Areas" would be impacted by these changes

Existing Zoning ◊

CB	EFU	MU-I	PM	RS
CG	ESMU	MU-II	PS	SCI
CN	FMU	NCMU	RA	SWMU
CO	IBC	PA	RD	WSCB
CR	IC	PC	RH	
EC	IG	PE	RM1	
	IP	PH	RM2	

◊ ***Base Zoning Only***
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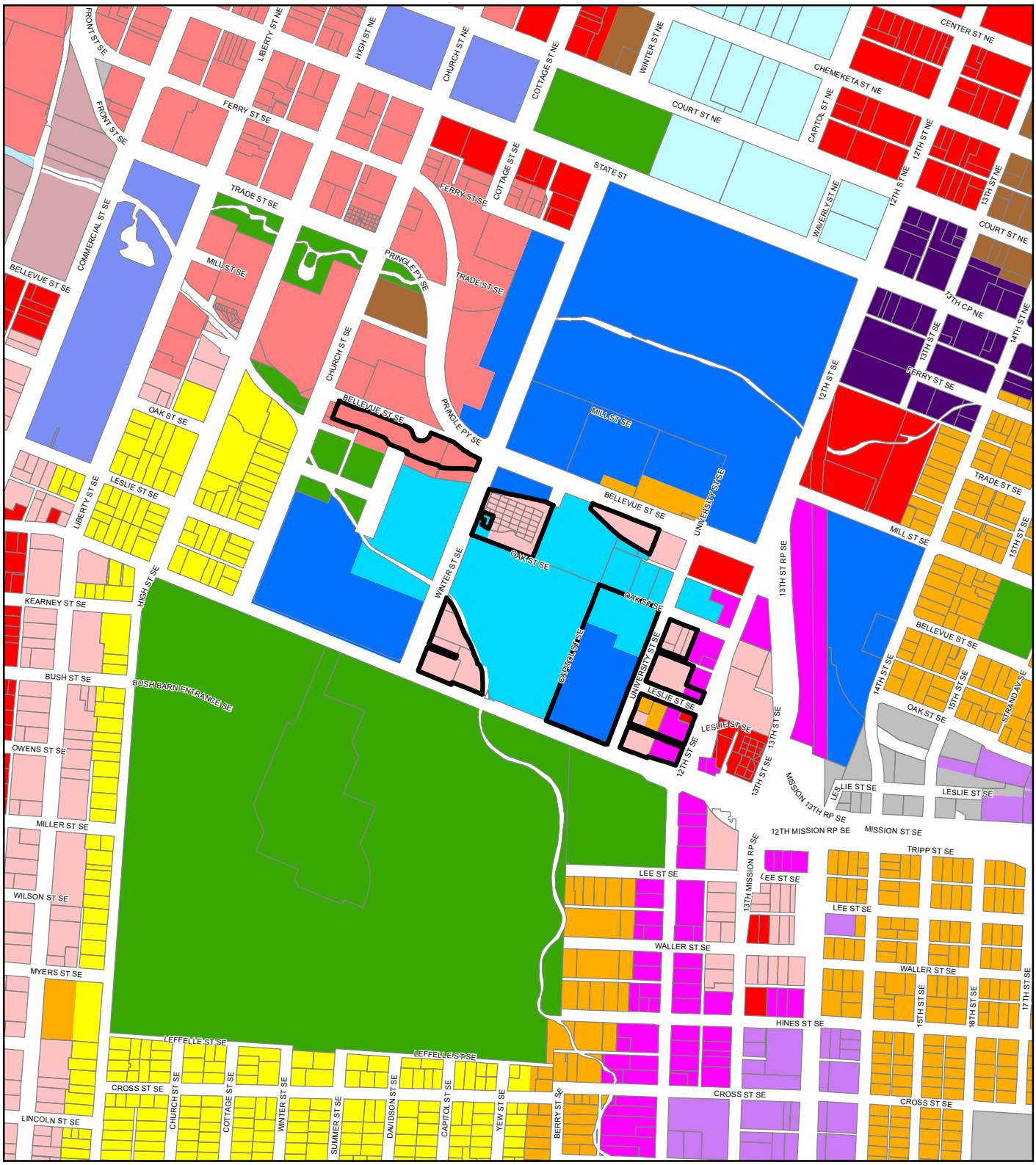
Map 72 - Proposed Salem Zoning Change Areas ★
Proposed Change Areas To "PH" Zoning



Legend

- **Proposed Zoning Change Areas** ★
- Taxlots
- Urban Growth Boundary
- Outside Salem City Limits

★ ***Note:***
Only the Existing Zoning WITHIN the "Proposed Zoning Change Areas" would be impacted by these changes

Existing Zoning ◊

CB	EFU	MU-I	PM	RS
CG	ESMU	MU-II	PS	SCI
CN	FMU	NCMU	RA	SWMU
CO	IBC	PA	RD	WSCB
CR	IC	PC	RH	
EC	IG	PE	RM1	
	IP	PH	RM2	

◊ ***Base Zoning Only***
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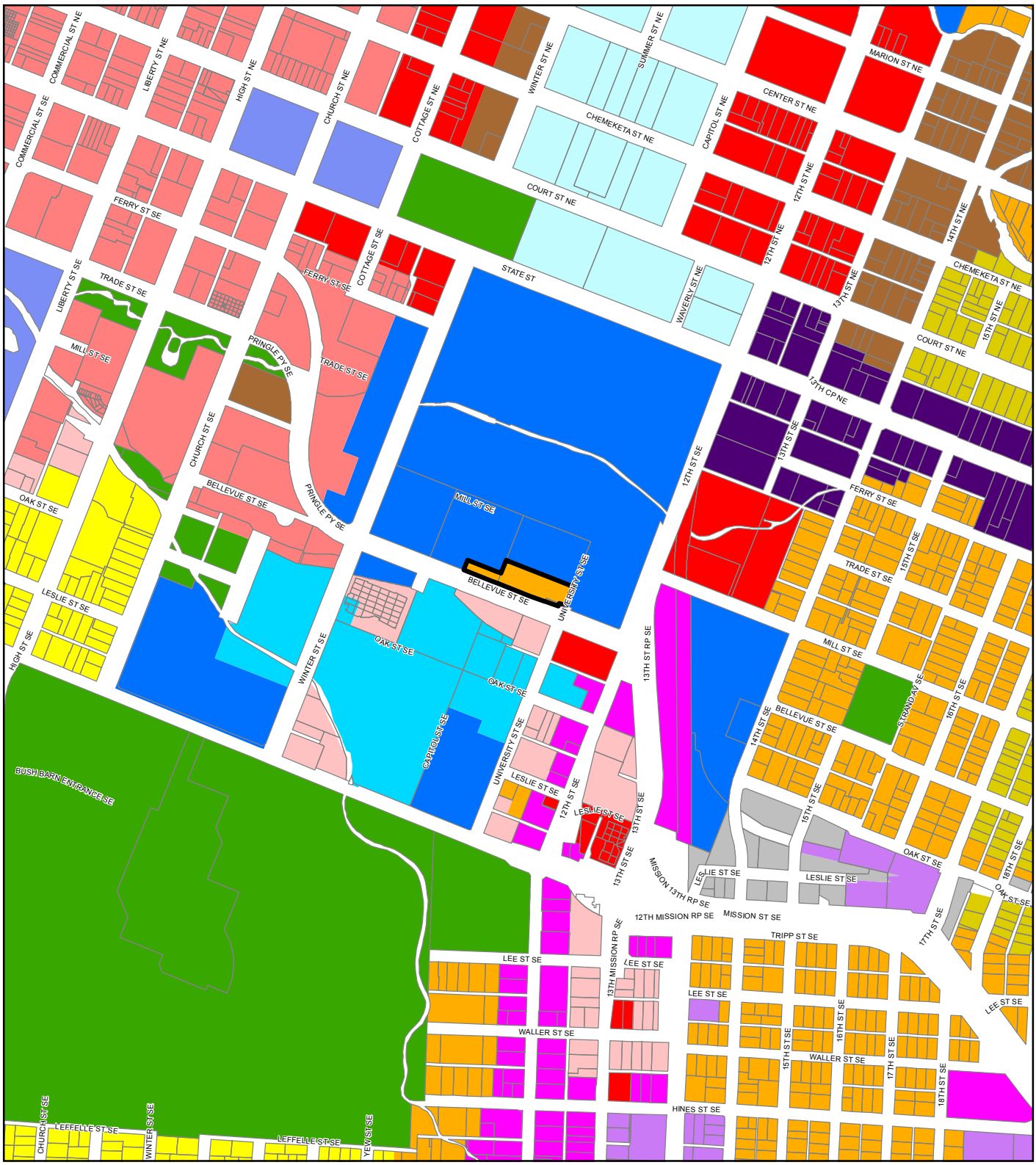
Map 73 - Proposed Salem Zoning Change Areas ★
Proposed Change Areas To "PE" Zoning



Legend

- **Proposed Zoning Change Areas** ★
- Taxlots
- Urban Growth Boundary
- Outside Salem City Limits

★ ***Note:***
Only the Existing Zoning WITHIN the "Proposed Zoning Change Areas" would be impacted by these changes

Existing Zoning ◊

CB	EFU	MU-I	PM	RS
CG	ESMU	MU-II	PS	SCI
CN	FMU	NCMU	RA	SWMU
CO	IBC	PA	RD	WSCB
CR	IC	PC	RH	
EC	IG	PE	RM1	
	IP	PH	RM2	

◊ ***Base Zoning Only***
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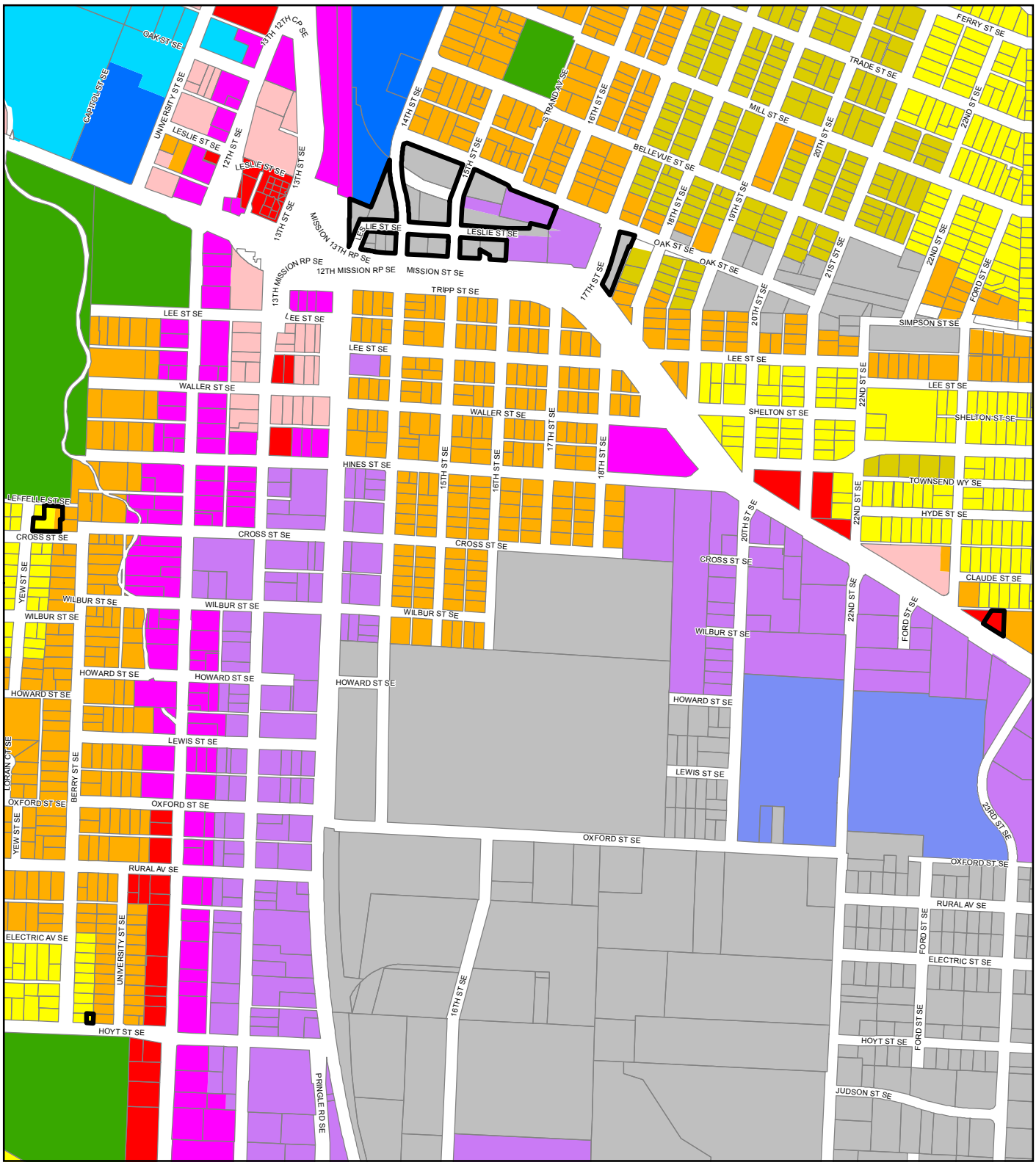
Map 74 - Proposed Salem Zoning Change Areas ★
Proposed Change Areas To "RM2" Zoning



Legend

- **Proposed Zoning Change Areas** ★
- Taxlots
- Urban Growth Boundary
- Outside Salem City Limits

★ ***Note:***
Only the Existing Zoning WITHIN the "Proposed Zoning Change Areas" would be impacted by these changes

Existing Zoning ◊

CB	EFU	MU-I	PM	RS
CG	ESMU	MU-II	PS	SCI
CN	FMU	NCMU	RA	SWMU
CO	IBC	PA	RD	WSCB
CR	IC	PC	RH	
EC	IG	PE	RM1	
	IP	PH	RM2	

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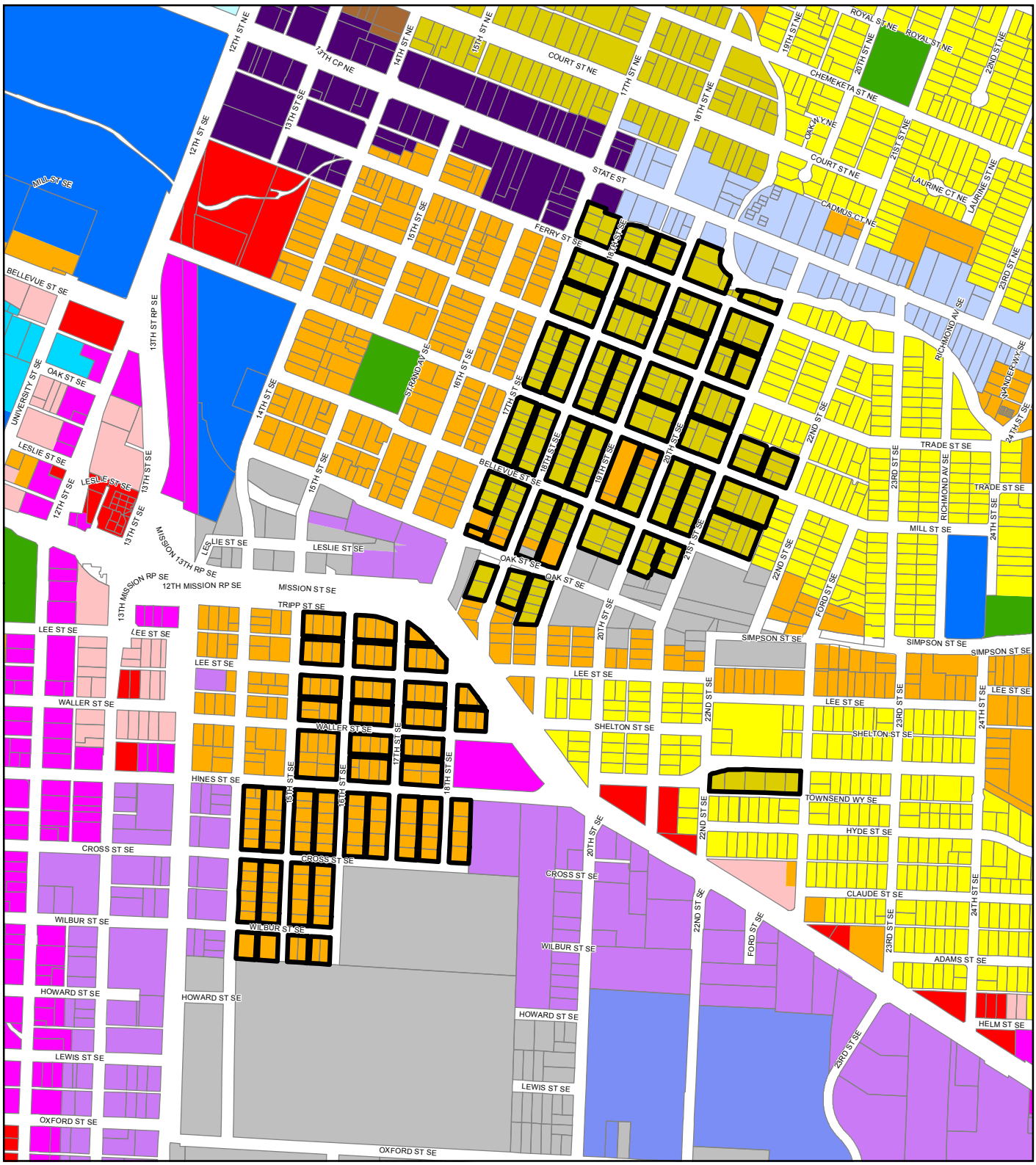
Map 75 - Proposed Salem Zoning Change Areas ★
Proposed Change Areas To "RS" Zoning



Legend

- **Proposed Zoning Change Areas** ★
- Taxlots
- Urban Growth Boundary
- Outside Salem City Limits

★ ***Note:***
Only the Existing Zoning WITHIN the "Proposed Zoning Change Areas" would be impacted by these changes

Existing Zoning ◊

CB	EFU	MU-I	PM	RS
CG	ESMU	MU-II	PS	SCI
CN	FMU	NCMU	RA	SWMU
CO	IBC	PA	RD	WSCB
CR	IC	PC	RH	
EC	IG	PE	RM1	
	IP	PH	RM2	

◊ ***Base Zoning Only***
Overlays are not displayed

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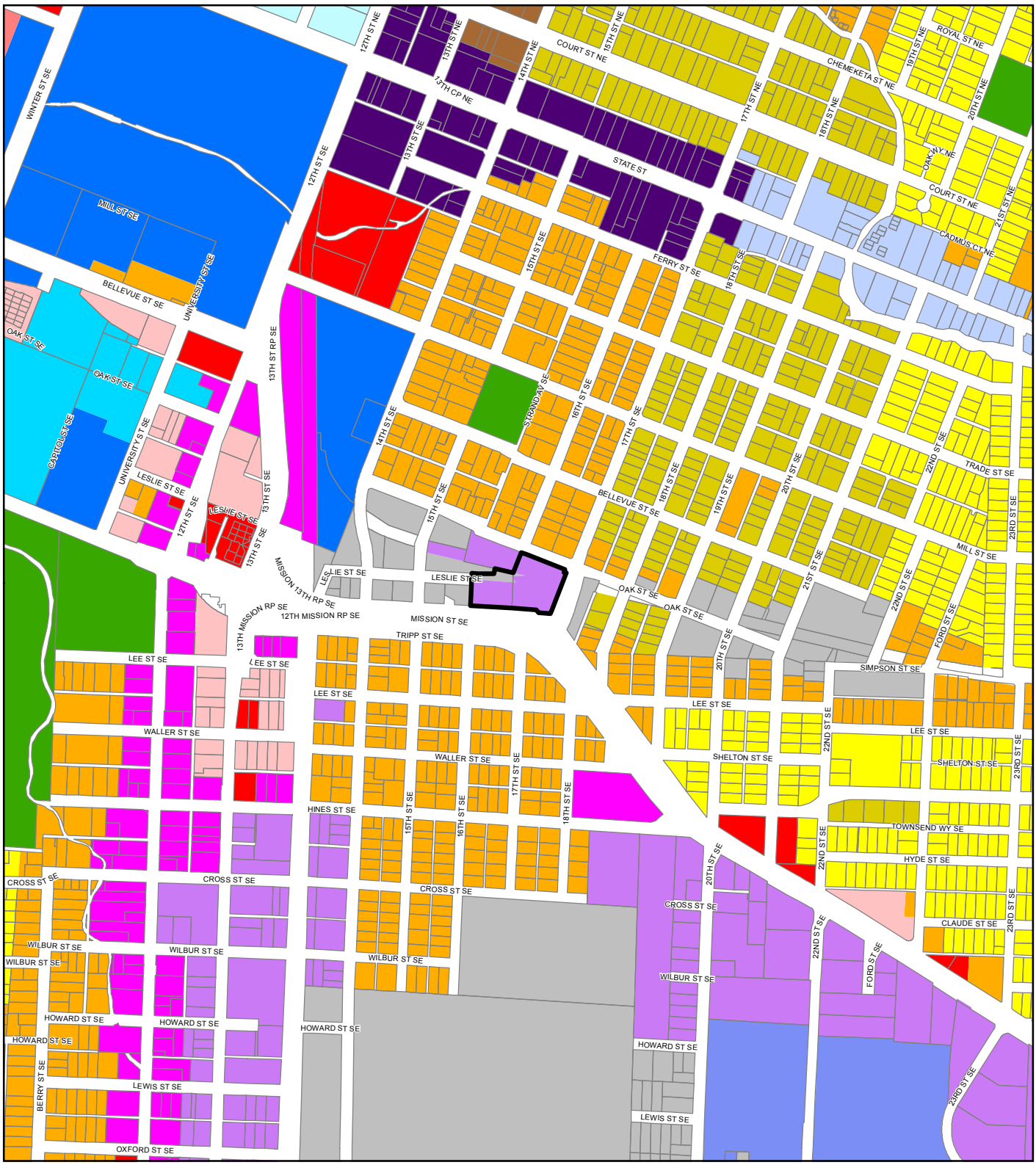
Map 76 - Proposed Salem Zoning Change Areas ★
Proposed Change Areas To "IC" Zoning



Legend

- **Proposed Zoning Change Areas** ★
- Taxlots
- Urban Growth Boundary
- Outside Salem City Limits

★ ***Note:***
Only the Existing Zoning WITHIN the "Proposed Zoning Change Areas" would be impacted by these changes

Existing Zoning ◊

CB	EFU	MU-I	PM	RS
CG	ESMU	MU-II	PS	SCI
CN	FMU	NCMU	RA	SWMU
CO	IBC	PA	RD	WSCB
CR	IC	PC	RH	
EC	IG	PE	RM1	
	IP	PH	RM2	

◊ ***Base Zoning Only***
Overlays are not displayed

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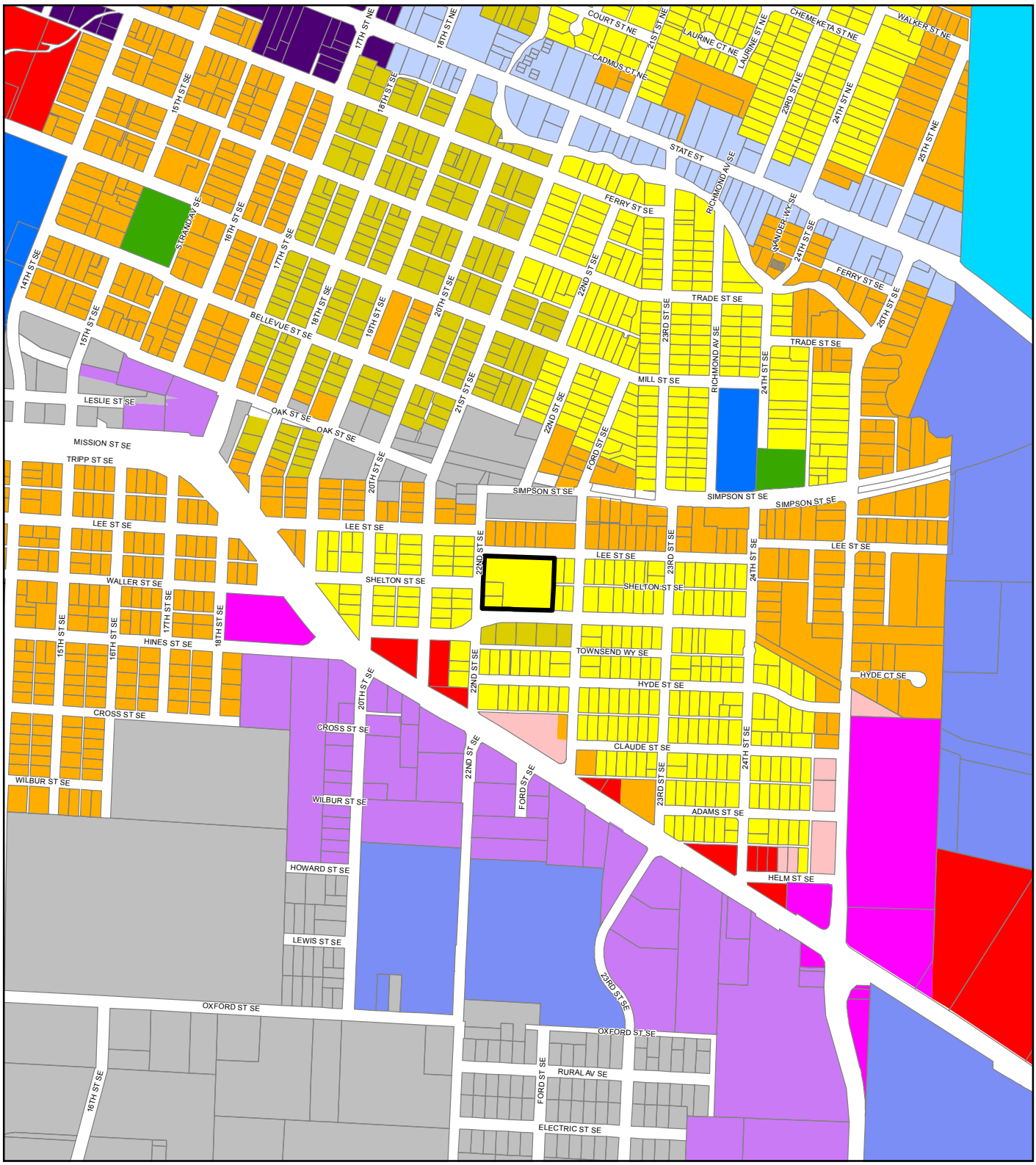
Map 77 - Proposed Salem Zoning Change Areas ★
Proposed Change Areas To "PA" Zoning



Legend

- **Proposed Zoning Change Areas** ★
- Taxlots
- Urban Growth Boundary
- Outside Salem City Limits

★ ***Note:***
Only the Existing Zoning WITHIN the "Proposed Zoning Change Areas" would be impacted by these changes

Existing Zoning ◊

CB	EFU	MU-I	PM	RS
CG	ESMU	MU-II	PS	SCI
CN	FMU	NCMU	RA	SWMU
CO	IBC	PA	RD	WSCB
CR	IC	PC	RH	
EC	IG	PE	RM1	
	IP	PH	RM2	

◊ ***Base Zoning Only***
Overlays are not displayed

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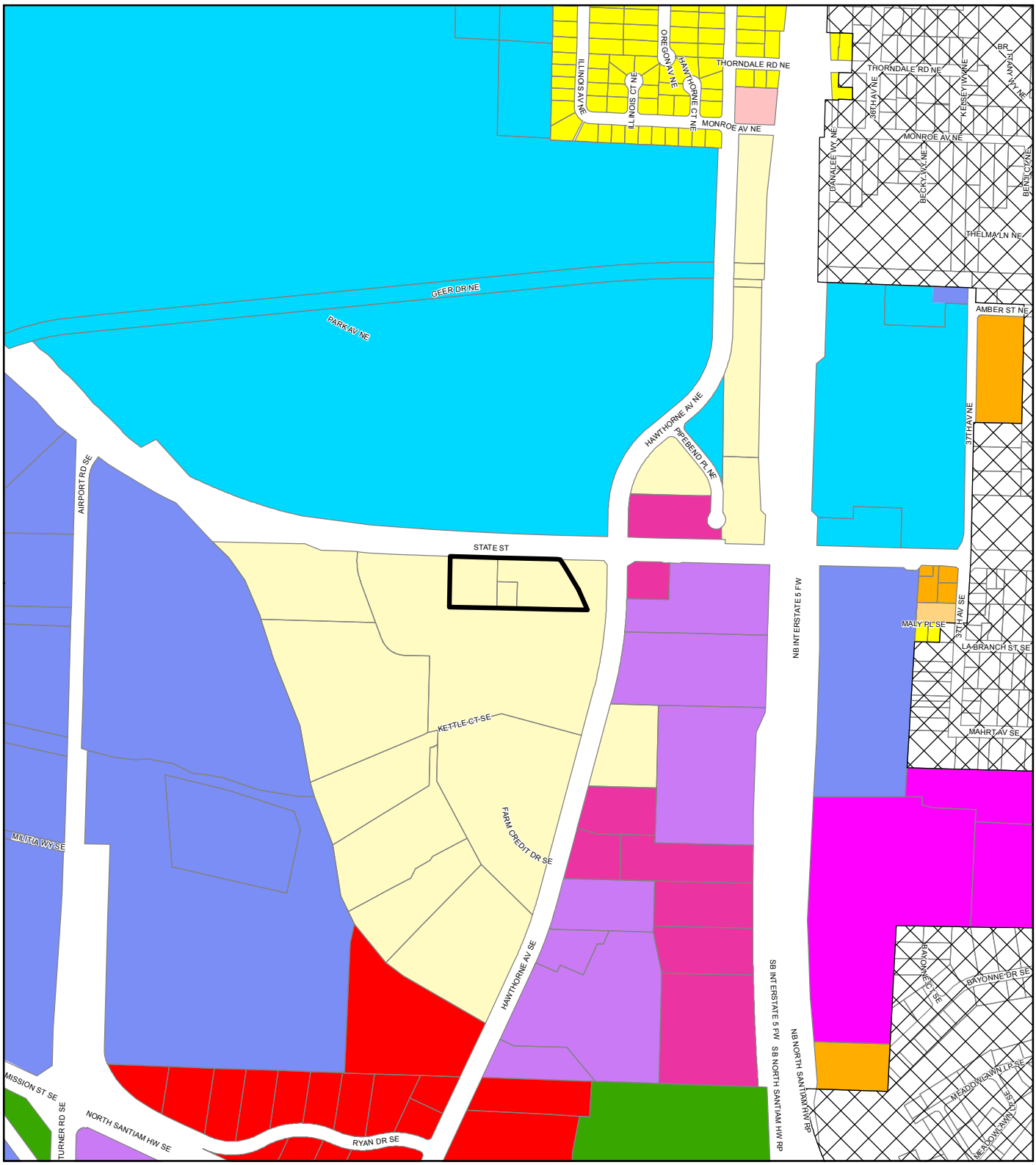
Map 78 - Proposed Salem Zoning Change Areas ★
Proposed Change Areas To "IC" Zoning



Legend

- **Proposed Zoning Change Areas** ★
- Taxlots
- Urban Growth Boundary
- Outside Salem City Limits

★ ***Note:***
Only the Existing Zoning WITHIN the "Proposed Zoning Change Areas" would be impacted by these changes

Existing Zoning ◊

CB	EFU	MU-I	PM	RS
CG	ESMU	MU-II	PS	SCI
CN	FMU	NCMU	RA	SWMU
CO	IBC	PA	RD	WSCB
CR	IC	PC	RH	
EC	IG	PE	RM1	
	IP	PH	RM2	

◊ ***Base Zoning Only***
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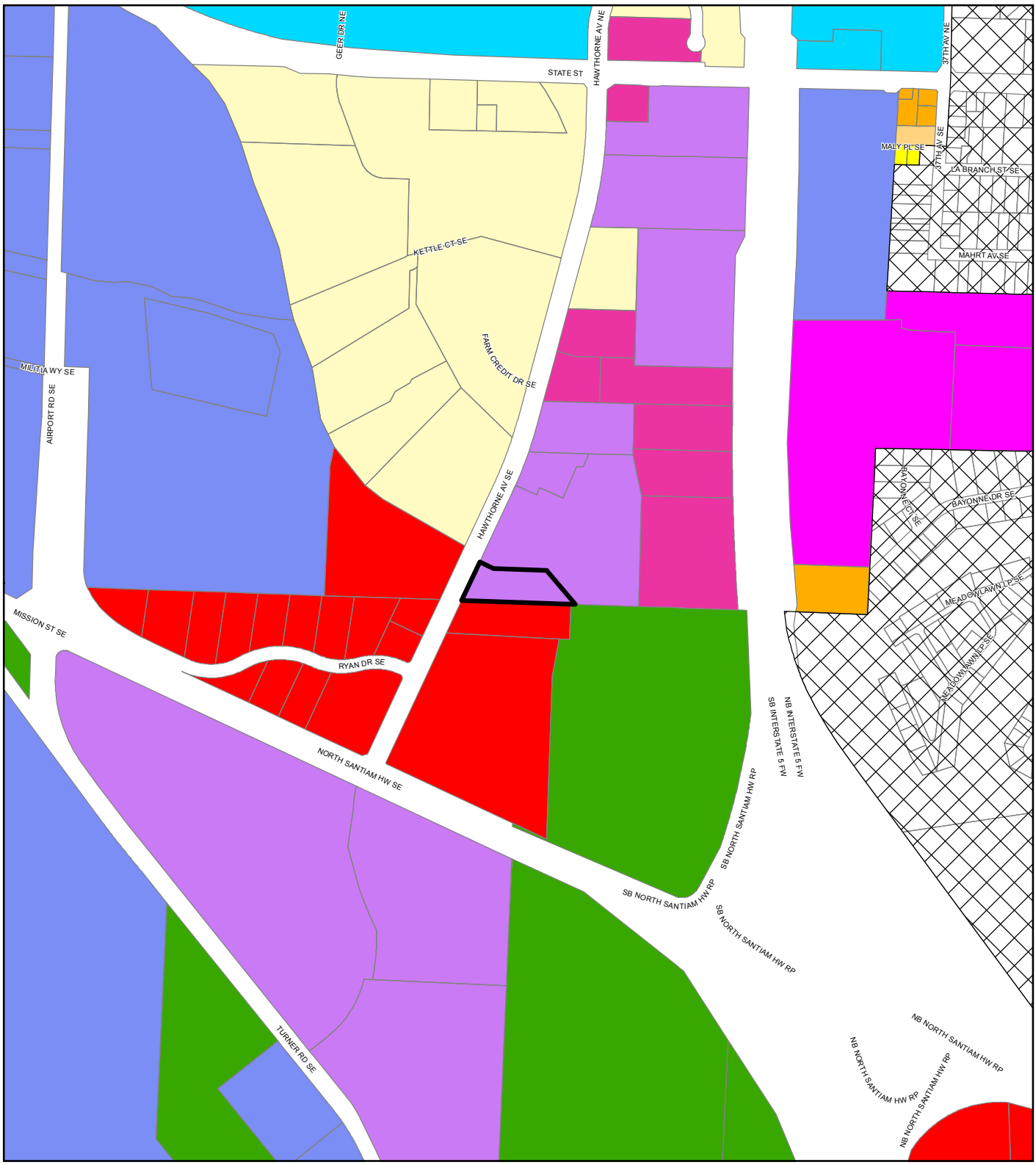
Map 79 - Proposed Salem Zoning Change Areas ★
Proposed Change Areas To "PA" Zoning



Legend

- **Proposed Zoning Change Areas** ★
- Taxlots
- Urban Growth Boundary
- Outside Salem City Limits

★ ***Note:***
Only the Existing Zoning WITHIN the "Proposed Zoning Change Areas" would be impacted by these changes

Existing Zoning ◊

CB	EFU	MU-I	PM	RS
CG	ESMU	MU-II	PS	SCI
CN	FMU	NCMU	RA	SWMU
CO	IBC	PA	RD	WSCB
CR	IC	PC	RH	
EC	IG	PE	RM1	
	IP	PH	RM2	

◊ ***Base Zoning Only***
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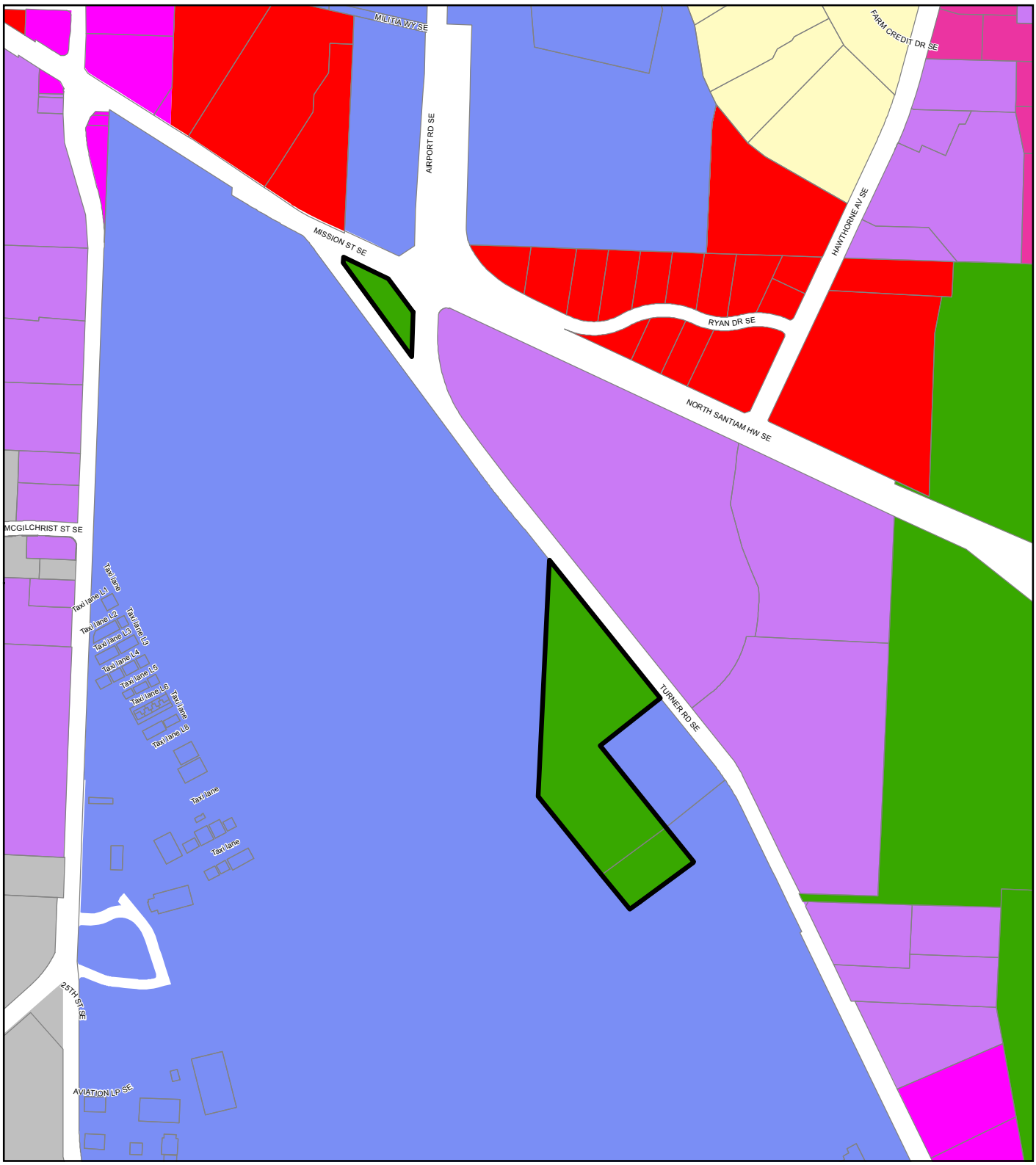
Map 80 - Proposed Salem Zoning Change Areas ★
Proposed Change Areas To "PS" Zoning



Legend

- **Proposed Zoning Change Areas** ★
- Taxlots
- Urban Growth Boundary
- Outside Salem City Limits

★ ***Note:***
Only the Existing Zoning WITHIN the "Proposed Zoning Change Areas" would be impacted by these changes

Existing Zoning ◊

CB	EFU	MU-I	PM	RS
CG	ESMU	MU-II	PS	SCI
CN	FMU	NCMU	RA	SWMU
CO	IBC	PA	RD	WSCB
CR	IC	PC	RH	
EC	IG	PE	RM1	
	IP	PH	RM2	

◊ ***Base Zoning Only***
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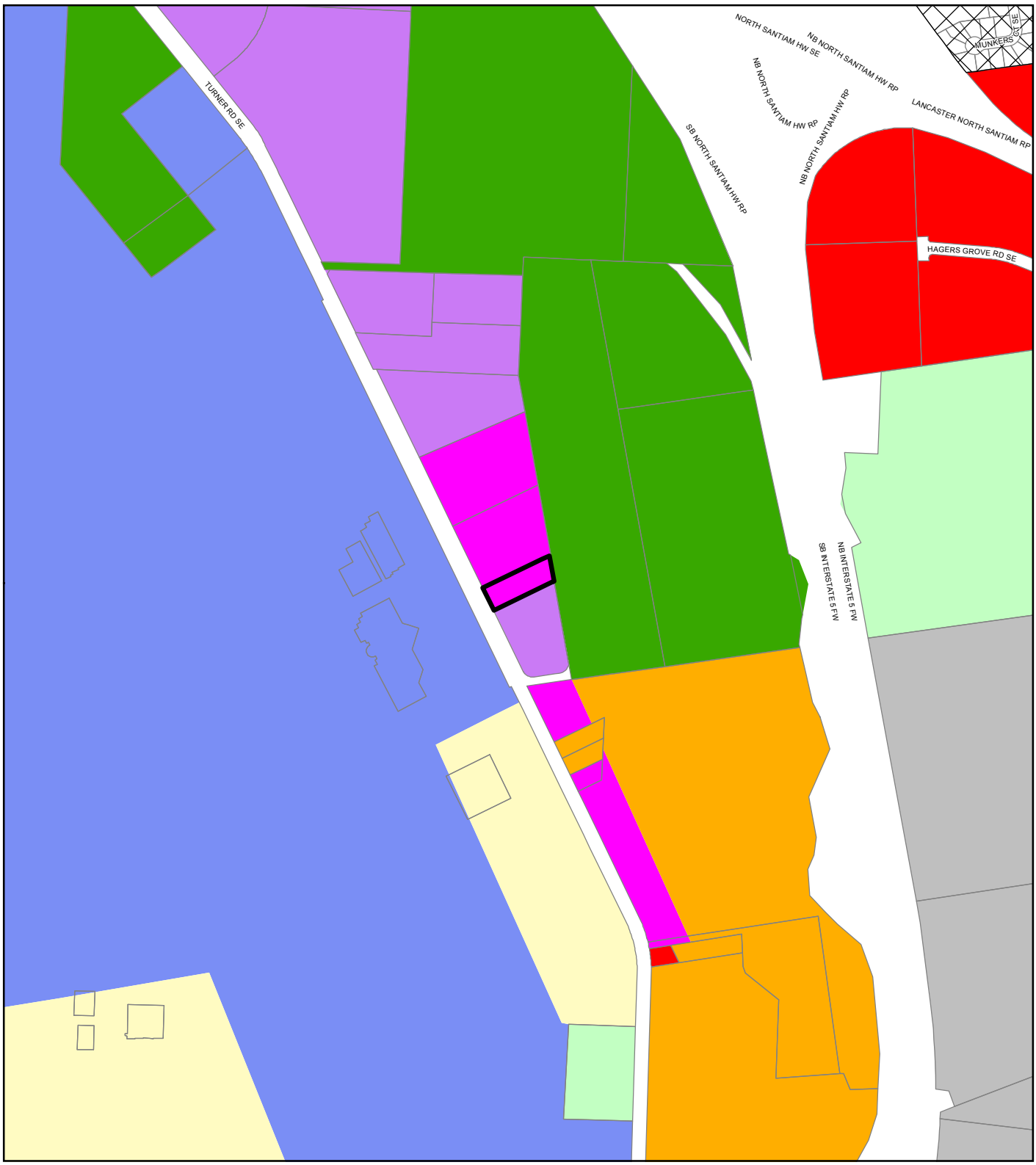
Map 81 - Proposed Salem Zoning Change Areas ★
Proposed Change Areas To "IC" Zoning



Legend

- **Proposed Zoning Change Areas** ★
- Taxlots
- Urban Growth Boundary
- Outside Salem City Limits

★ ***Note:***
Only the Existing Zoning WITHIN the "Proposed Zoning Change Areas" would be impacted by these changes

Existing Zoning ◊

CB	EFU	MU-I	PM	RS
CG	ESMU	MU-II	PS	SCI
CN	FMU	NCMU	RA	SWMU
CO	IBC	PA	RD	WSCB
CR	IC	PC	RH	
EC	IG	PE	RM1	
	IP	PH	RM2	

◊ ***Base Zoning Only***
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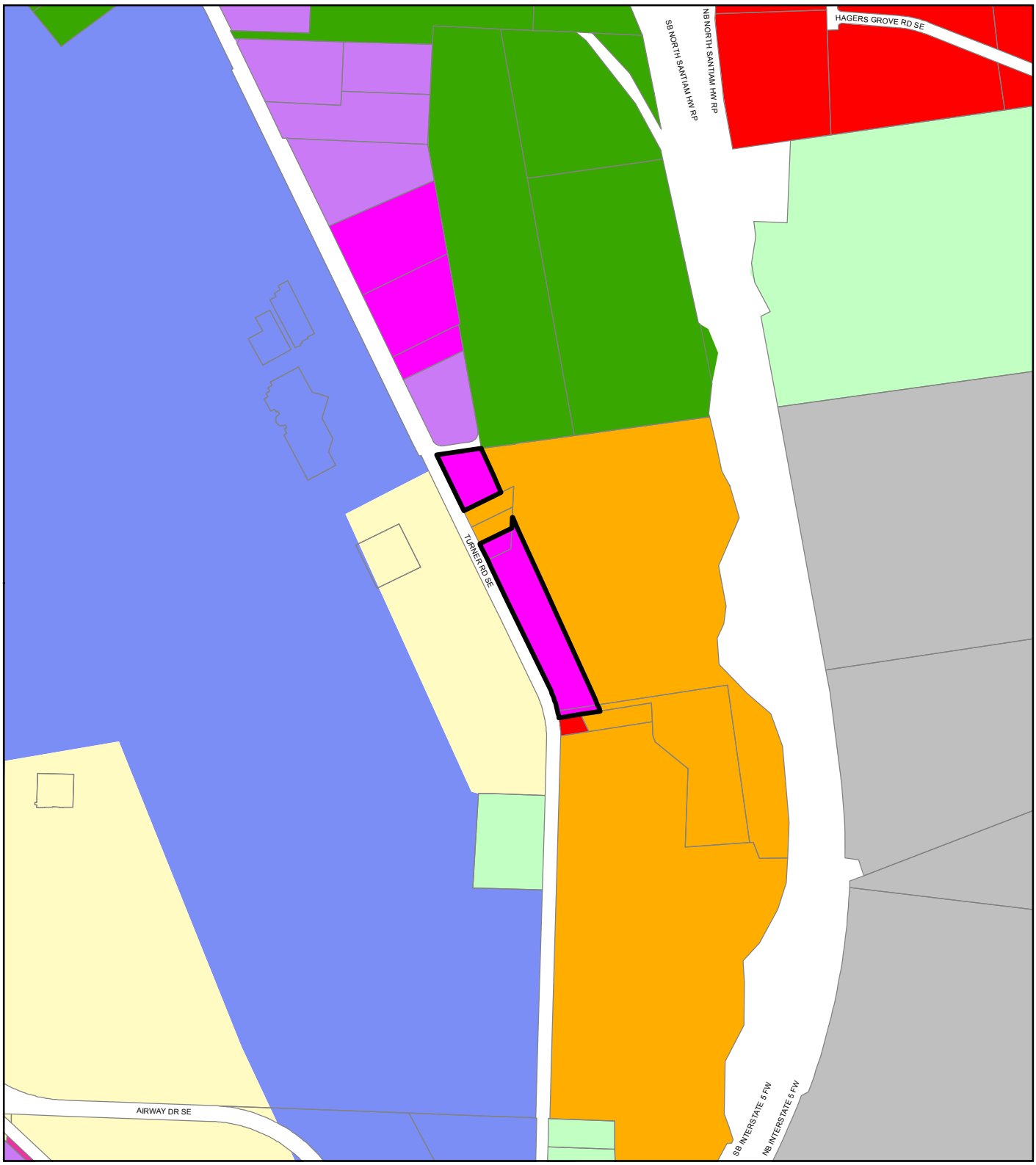
Map 82 - Proposed Salem Zoning Change Areas ★
Proposed Change Areas To "RM2" Zoning



Legend

- **Proposed Zoning Change Areas** ★
- Taxlots
- Urban Growth Boundary
- Outside Salem City Limits

★ ***Note:***
Only the Existing Zoning WITHIN the "Proposed Zoning Change Areas" would be impacted by these changes

Existing Zoning ◊

CB	EFU	MU-I	PM	RS
CG	ESMU	MU-II	PS	SCI
CN	FMU	NCMU	RA	SWMU
CO	IBC	PA	RD	WSCB
CR	IC	PC	RH	
EC	IG	PE	RM1	
	IP	PH	RM2	

◊ ***Base Zoning Only***
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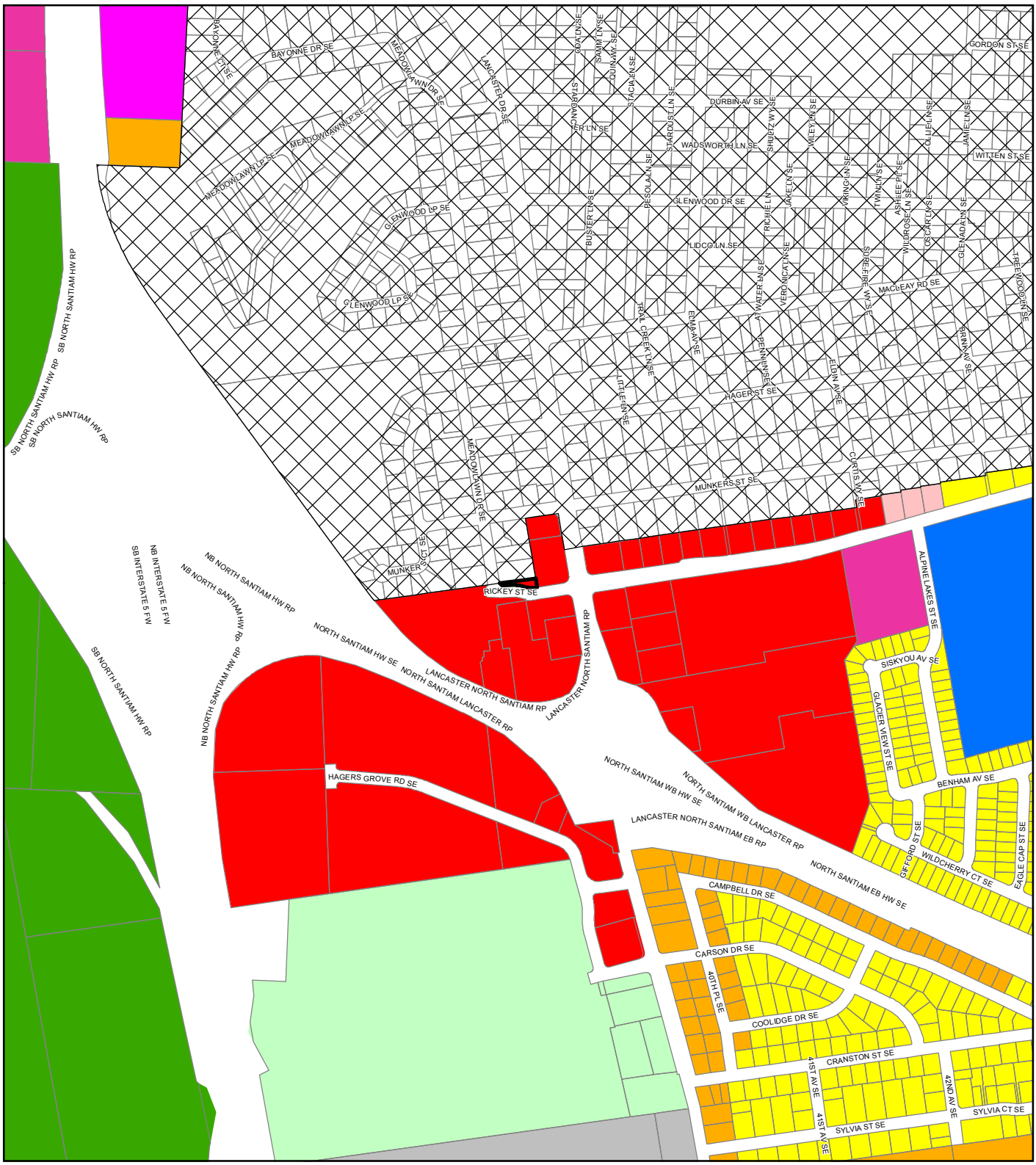
Map 83 - Proposed Salem Zoning Change Areas ★
Proposed Change Areas To "RS" Zoning



Legend

- **Proposed Zoning Change Areas** ★
- Taxlots
- Urban Growth Boundary
- Outside Salem City Limits

★ ***Note:***
Only the Existing Zoning WITHIN the "Proposed Zoning Change Areas" would be impacted by these changes

Existing Zoning ◊

CB	EFU	MU-I	PM	RS
CG	ESMU	MU-II	PS	SCI
CN	FMU	NCMU	RA	SWMU
CO	IBC	PA	RD	WSCB
CR	IC	PC	RH	
EC	IG	PE	RM1	
	IP	PH	RM2	

◊ ***Base Zoning Only***
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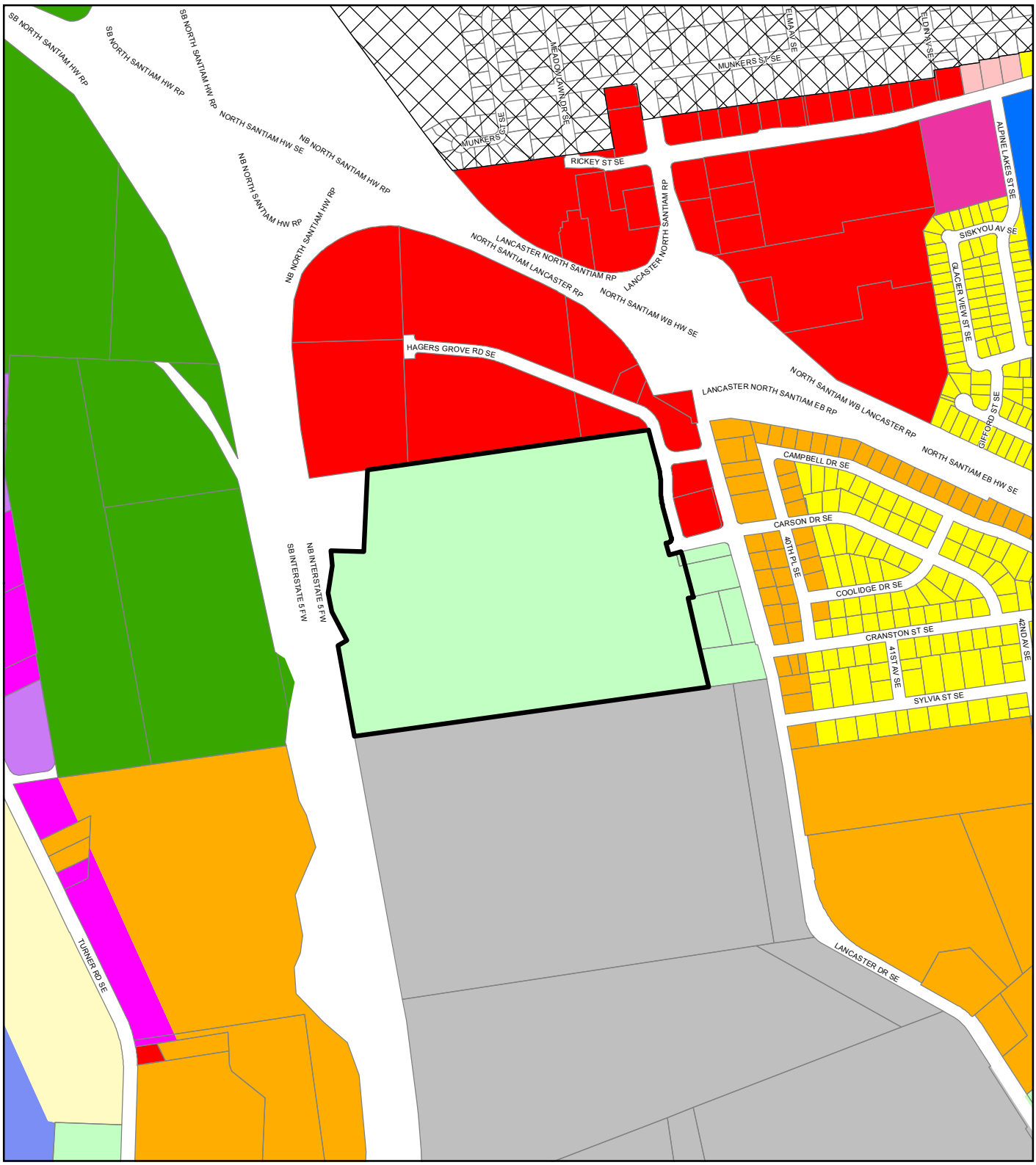
Map 84 - Proposed Salem Zoning Change Areas ★
Proposed Change Areas To "IG" Zoning



Legend

- **Proposed Zoning Change Areas** ★
- Taxlots
- Urban Growth Boundary
- Outside Salem City Limits

★ ***Note:***
Only the Existing Zoning WITHIN the "Proposed Zoning Change Areas" would be impacted by these changes

Existing Zoning ◊

CB	EFU	MU-I	PM	RS
CG	ESMU	MU-II	PS	SCI
CN	FMU	NCMU	RA	SWMU
CO	IBC	PA	RD	WSCB
CR	IC	PC	RH	
EC	IG	PE	RM1	
	IP	PH	RM2	

◊ ***Base Zoning Only***
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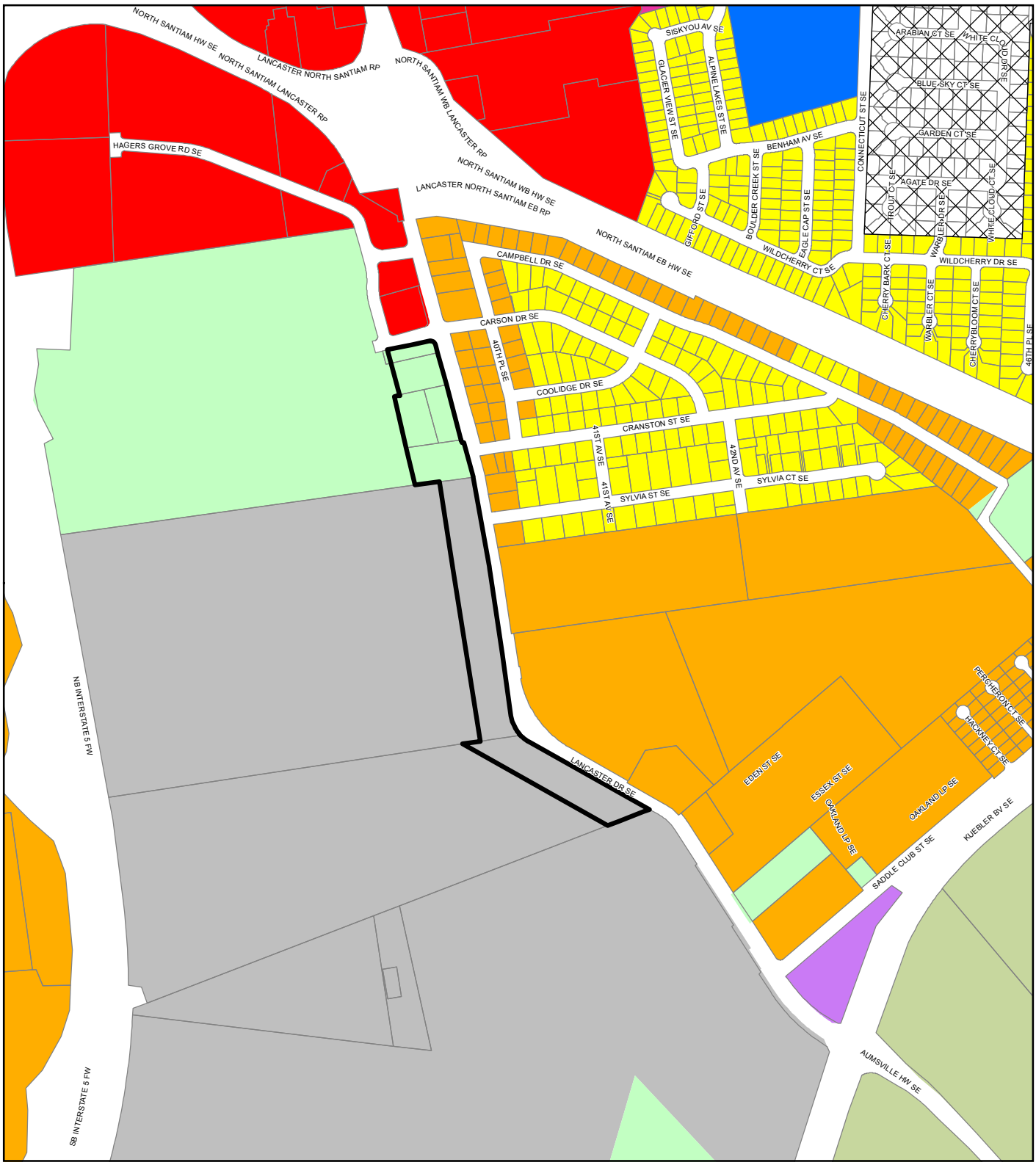
Map 85 - Proposed Salem Zoning Change Areas ★
Proposed Change Areas To "MU-II" Zoning



Legend

- **Proposed Zoning Change Areas** ★
- Taxlots
- Urban Growth Boundary
- Outside Salem City Limits

★ ***Note:***
Only the Existing Zoning WITHIN the "Proposed Zoning Change Areas" would be impacted by these changes

Existing Zoning ◊

CB	EFU	MU-I	PM	RS
CG	ESMU	MU-II	PS	SCI
CN	FMU	NCMU	RA	SWMU
CO	IBC	PA	RD	WSCB
CR	IC	PC	RH	
EC	IG	PE	RM1	
	IP	PH	RM2	

◊ ***Base Zoning Only***
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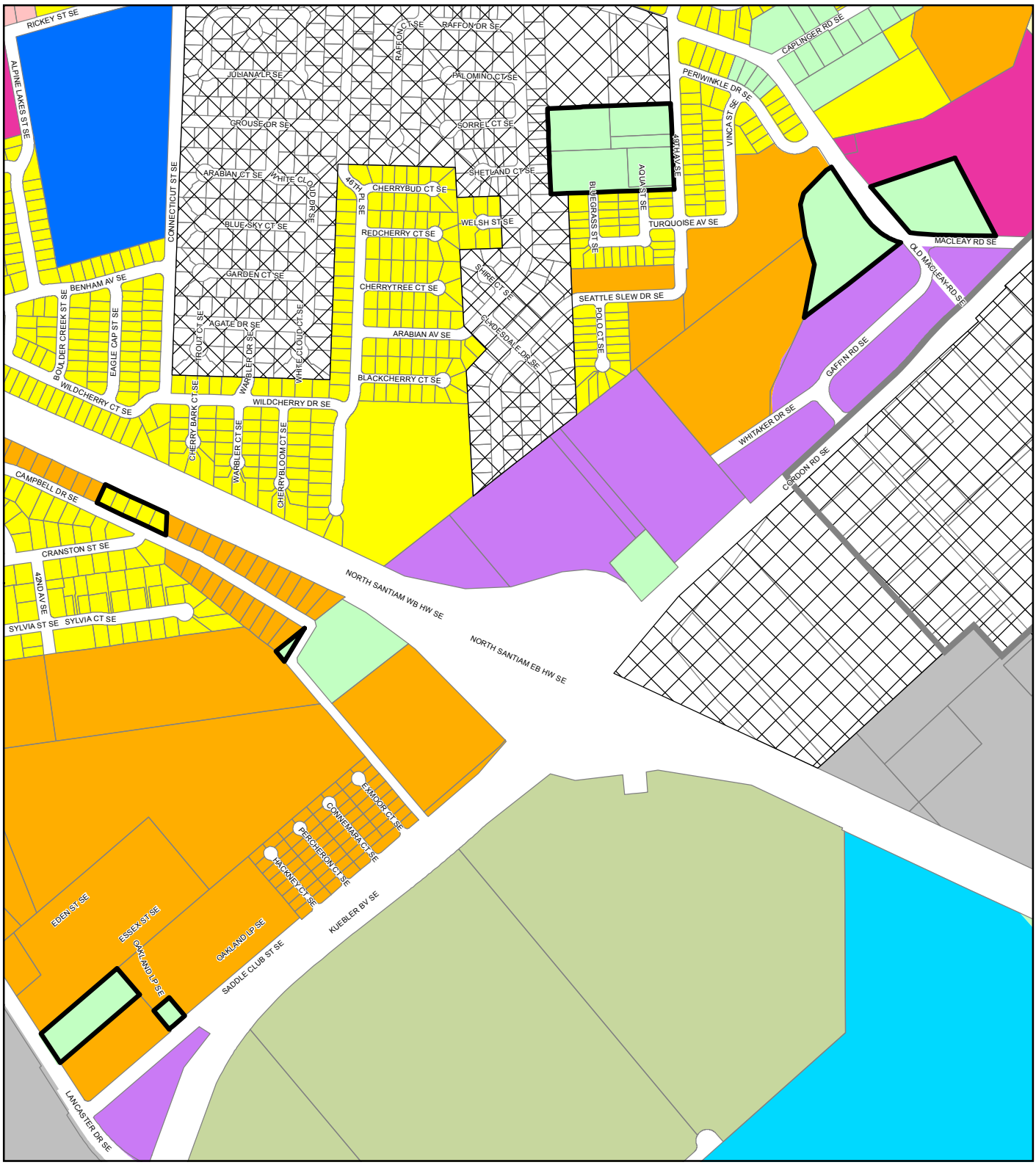
Map 86 - Proposed Salem Zoning Change Areas ★
Proposed Change Areas To "RM2" Zoning



Legend

- **Proposed Zoning Change Areas** ★
- Taxlots
- Urban Growth Boundary
- Outside Salem City Limits

★ ***Note:***
Only the Existing Zoning WITHIN the "Proposed Zoning Change Areas" would be impacted by these changes

Existing Zoning ◊

CB	EFU	MU-I	PM	RS
CG	ESMU	MU-II	PS	SCI
CN	FMU	NCMU	RA	SWMU
CO	IBC	PA	RD	WSCB
CR	IC	PC	RH	
EC	IG	PE	RM1	
	IP	PH	RM2	

◊ ***Base Zoning Only***
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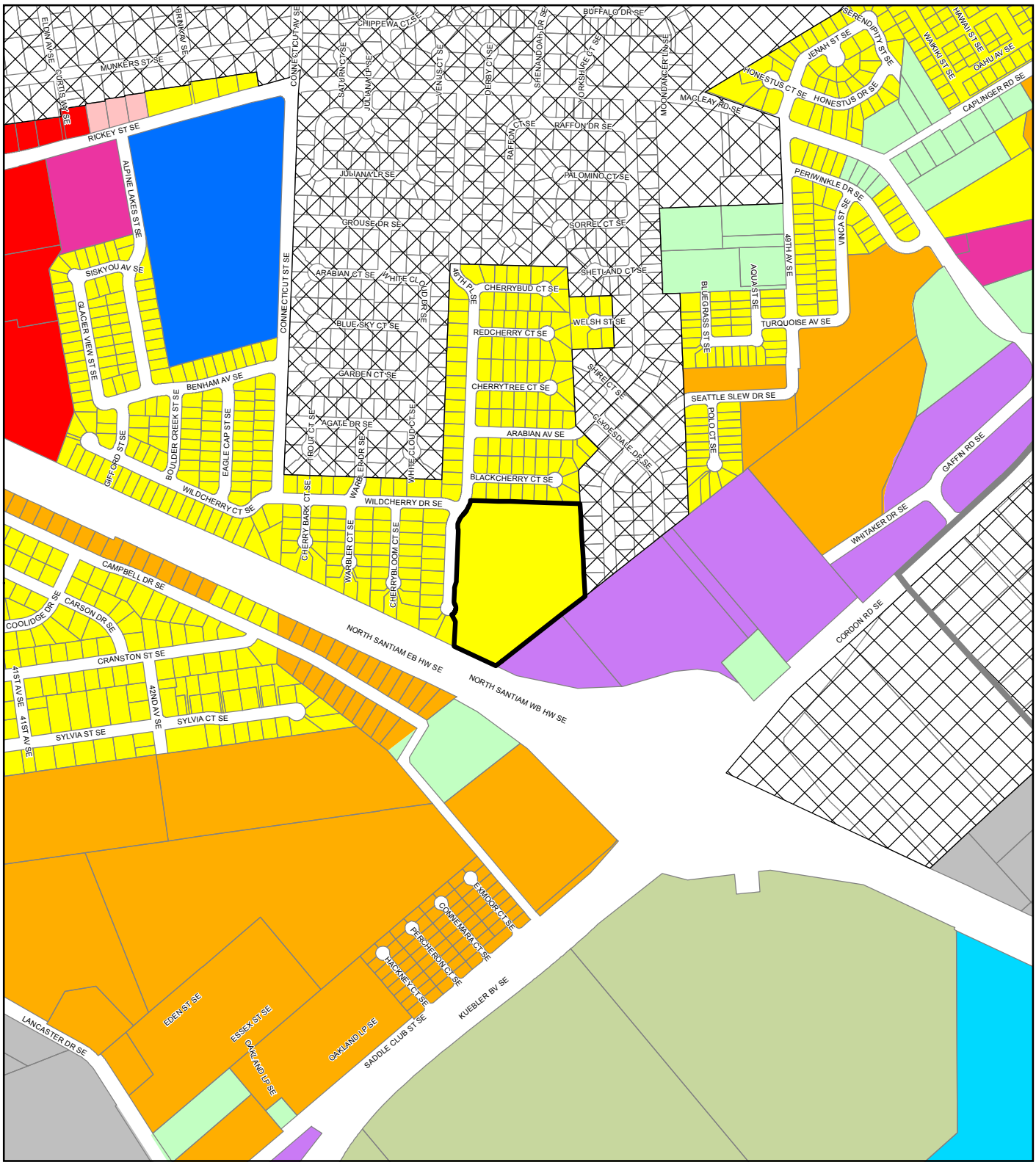
Map 87 - Proposed Salem Zoning Change Areas ★
Proposed Change Areas To "PE" Zoning



Legend

- **Proposed Zoning Change Areas** ★
- Taxlots
- Urban Growth Boundary
- Outside Salem City Limits

★ ***Note:***
Only the Existing Zoning WITHIN the "Proposed Zoning Change Areas" would be impacted by these changes

Existing Zoning ◊

CB	EFU	MU-I	PM	RS
CG	ESMU	MU-II	PS	SCI
CN	FMU	NCMU	RA	SWMU
CO	IBC	PA	RD	WSCB
CR	IC	PC	RH	
EC	IG	PE	RM1	
	IP	PH	RM2	

◊ ***Base Zoning Only***
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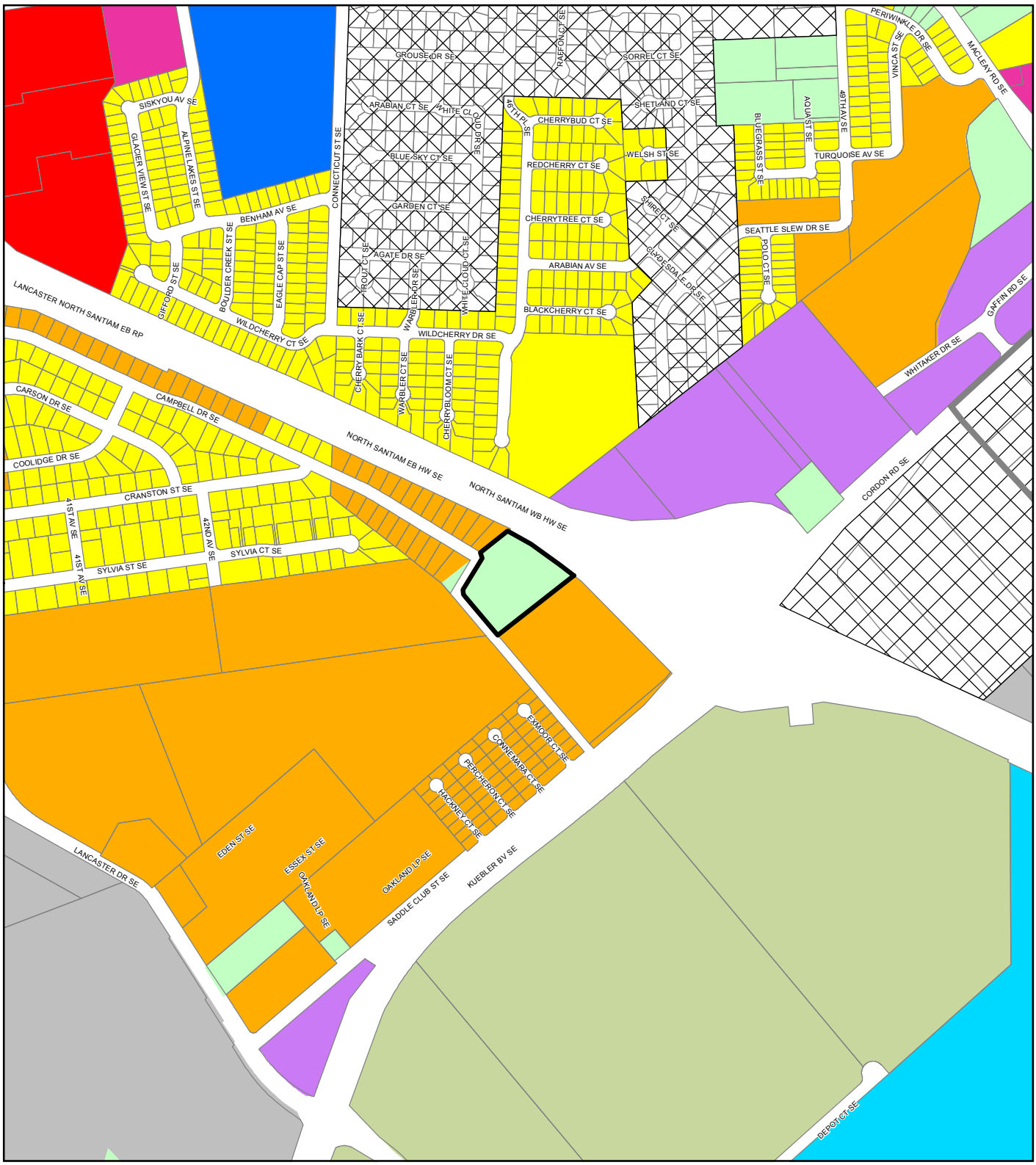
Map 89 - Proposed Salem Zoning Change Areas ★
Proposed Change Areas To "PA" Zoning



Legend

- **Proposed Zoning Change Areas** ★
- Taxlots
- Urban Growth Boundary
- Outside Salem City Limits

★ ***Note:***
Only the Existing Zoning WITHIN the "Proposed Zoning Change Areas" would be impacted by these changes

Existing Zoning ◊

CB	EFU	MU-I	PM	RS
CG	ESMU	MU-II	PS	SCI
CN	FMU	NCMU	RA	SWMU
CO	IBC	PA	RD	WSCB
CR	IC	PC	RH	
EC	IG	PE	RM1	
	IP	PH	RM2	

◊ ***Base Zoning Only***
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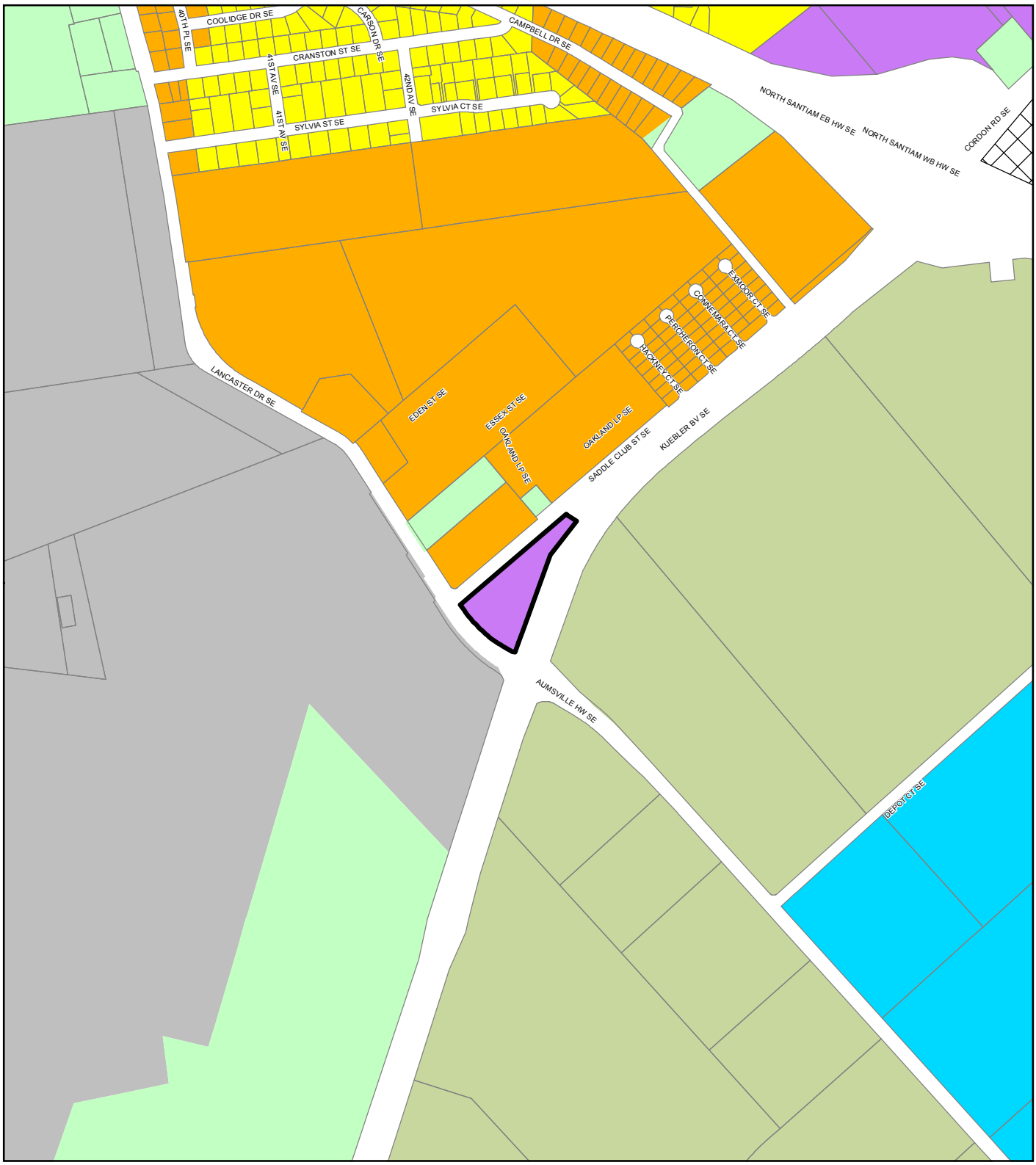
Map 90 - Proposed Salem Zoning Change Areas ★
Proposed Change Areas To "CR" Zoning



Legend

Proposed Zoning Change Areas ★

Taxlots

Urban Growth Boundary

Outside Salem City Limits

★ ***Note:***
Only the Existing Zoning WITHIN the "Proposed Zoning Change Areas" would be impacted by these changes

Existing Zoning ◊

CB	EFU	MU-I	PM	RS
CG	ESMU	MU-II	PS	SCI
CN	FMU	NCMU	RA	SWMU
CO	IBC	PA	RD	WSCB
CR	IC	PC	RH	
EC	IG	PE	RM1	
	IP	PH	RM2	

◊ ***Base Zoning Only***
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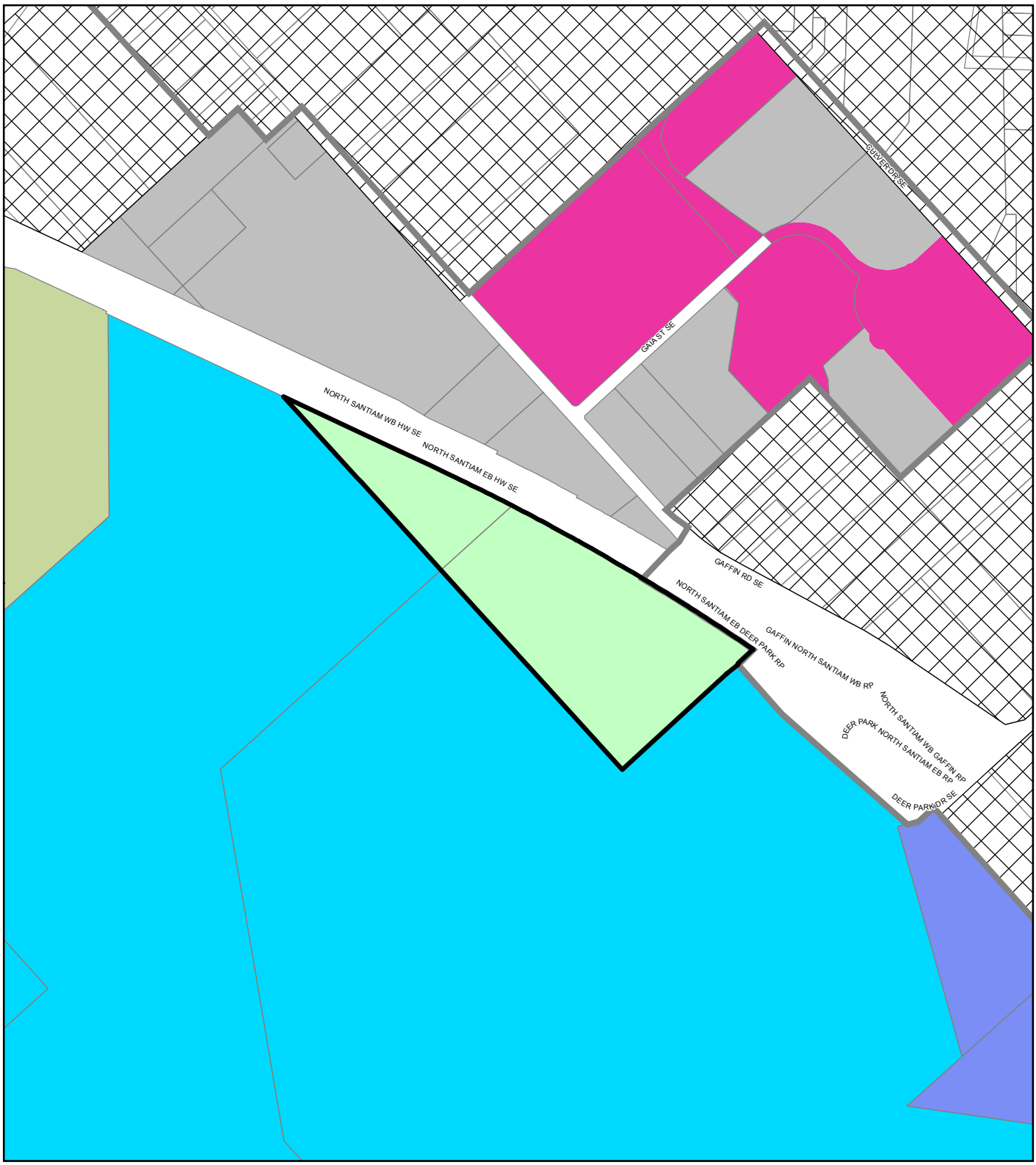
Map 91 - Proposed Salem Zoning Change Areas ★
Proposed Change Areas To "PH" Zoning



Legend

- **Proposed Zoning Change Areas** ★
- Taxlots
- Urban Growth Boundary
- Outside Salem City Limits

★ ***Note:***
Only the Existing Zoning WITHIN the "Proposed Zoning Change Areas" would be impacted by these changes

Existing Zoning ◊

CB	EFU	MU-I	PM	RS
CG	ESMU	MU-II	PS	SCI
CN	FMU	NCMU	RA	SWMU
CO	IBC	PA	RD	WSCB
CR	IC	PC	RH	
EC	IG	PE	RM1	
	IP	PH	RM2	

◊ ***Base Zoning Only***
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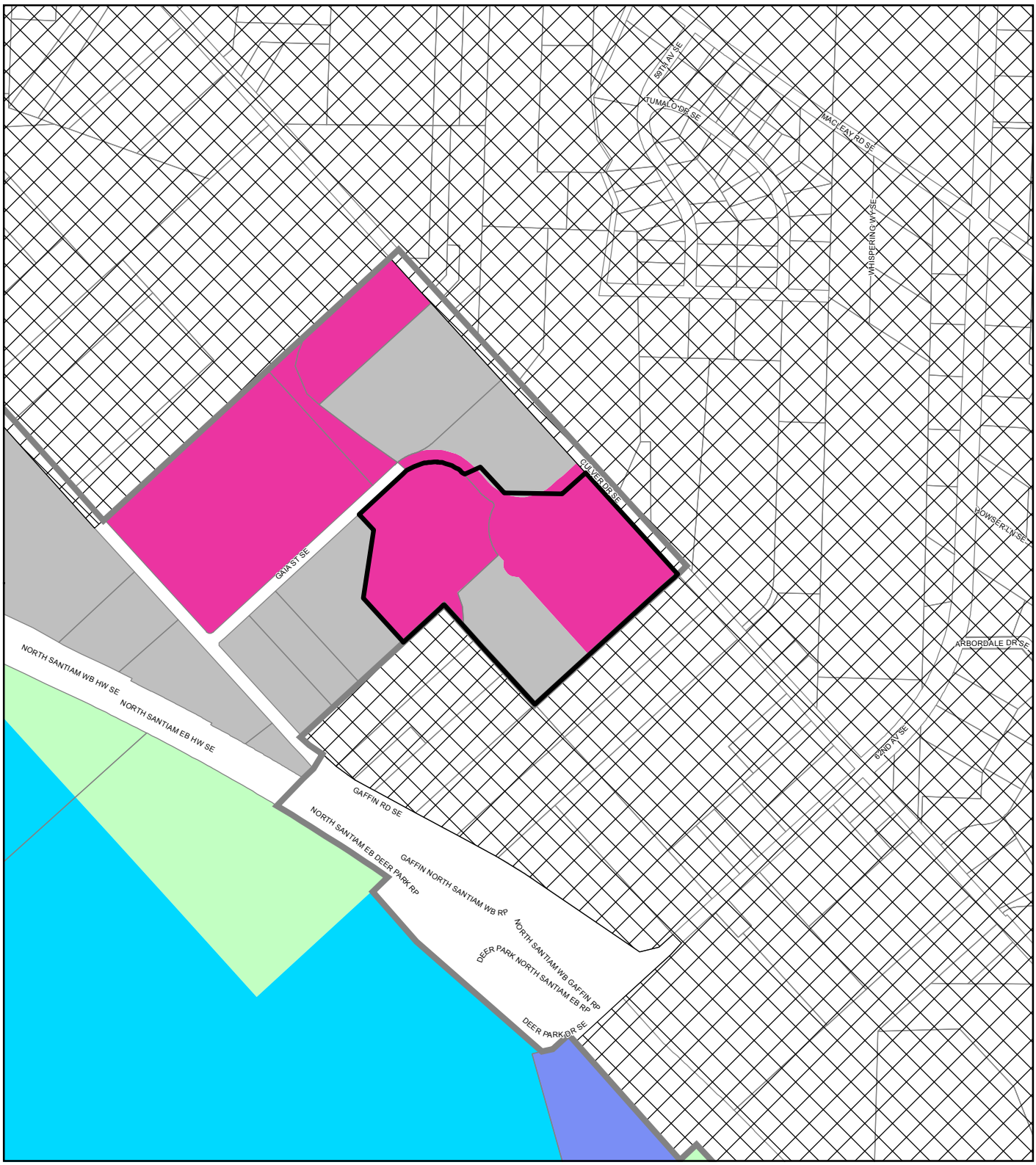
Map 92 - Proposed Salem Zoning Change Areas ★
Proposed Change Areas To "PA" Zoning



Legend

- **Proposed Zoning Change Areas** ★
- Taxlots
- Urban Growth Boundary
- Outside Salem City Limits

★ ***Note:***
Only the Existing Zoning WITHIN the "Proposed Zoning Change Areas" would be impacted by these changes

Existing Zoning ◊

CB	EFU	MU-I	PM	RS
CG	ESMU	MU-II	PS	SCI
CN	FMU	NCMU	RA	SWMU
CO	IBC	PA	RD	WSCB
CR	IC	PC	RH	
EC	IG	PE	RM1	
	IP	PH	RM2	

◊ ***Base Zoning Only***
Overlays are not displayed

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0 175 350 700 Feet

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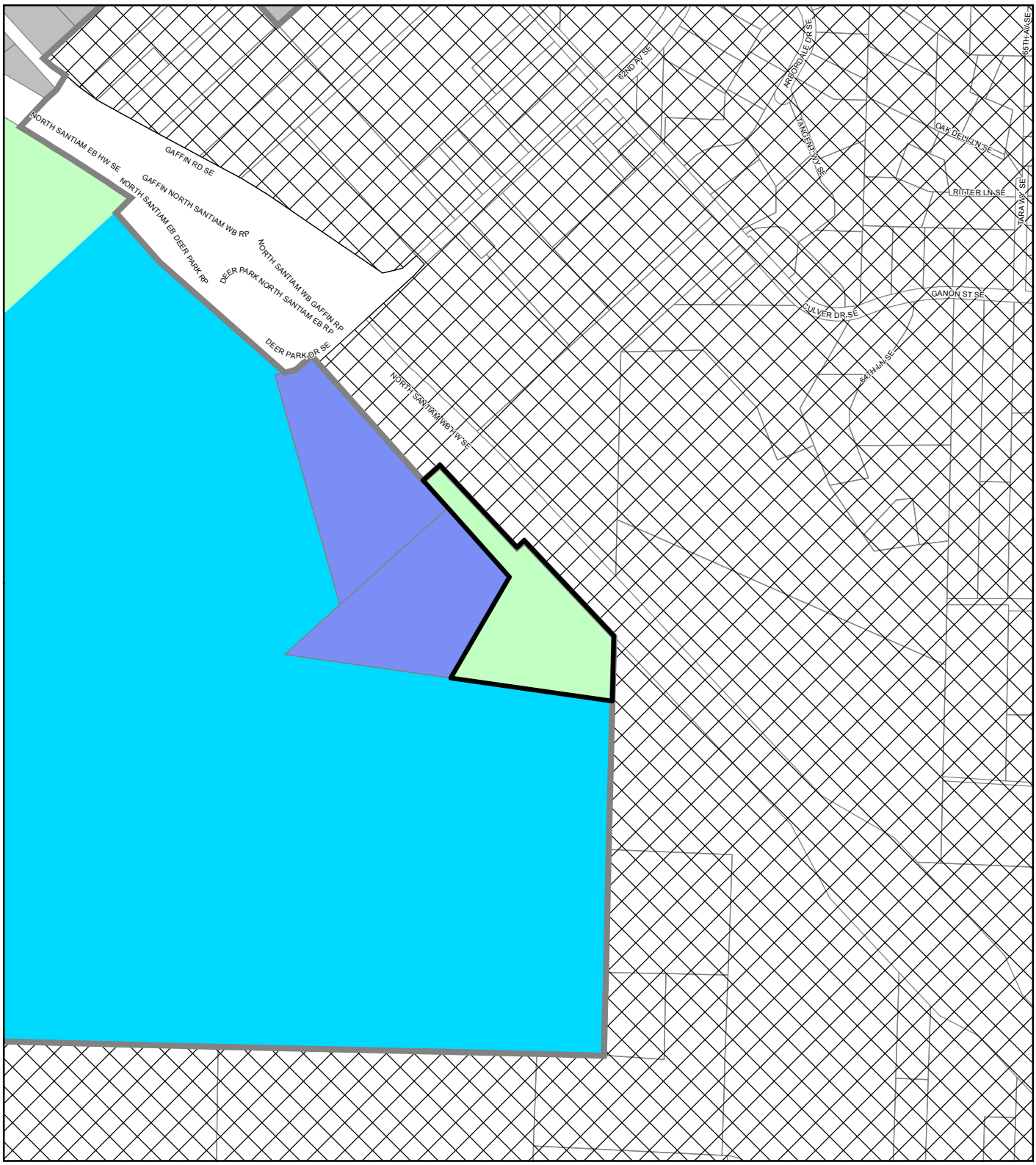
Map 93 - Proposed Salem Zoning Change Areas ★
Proposed Change Areas To "PS" Zoning



Legend

- **Proposed Zoning Change Areas** ★
- Taxlots
- Urban Growth Boundary
- Outside Salem City Limits

★ ***Note:***
Only the Existing Zoning WITHIN the "Proposed Zoning Change Areas" would be impacted by these changes

Existing Zoning ◊

CB	EFU	MU-I	PM	RS
CG	ESMU	MU-II	PS	SCI
CN	FMU	NCMU	RA	SWMU
CO	IBC	PA	RD	WSCB
CR	IC	PC	RH	
EC	IG	PE	RM1	
	IP	PH	RM2	

◊ ***Base Zoning Only***
Overlays are not displayed

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0 175 350 700 Feet

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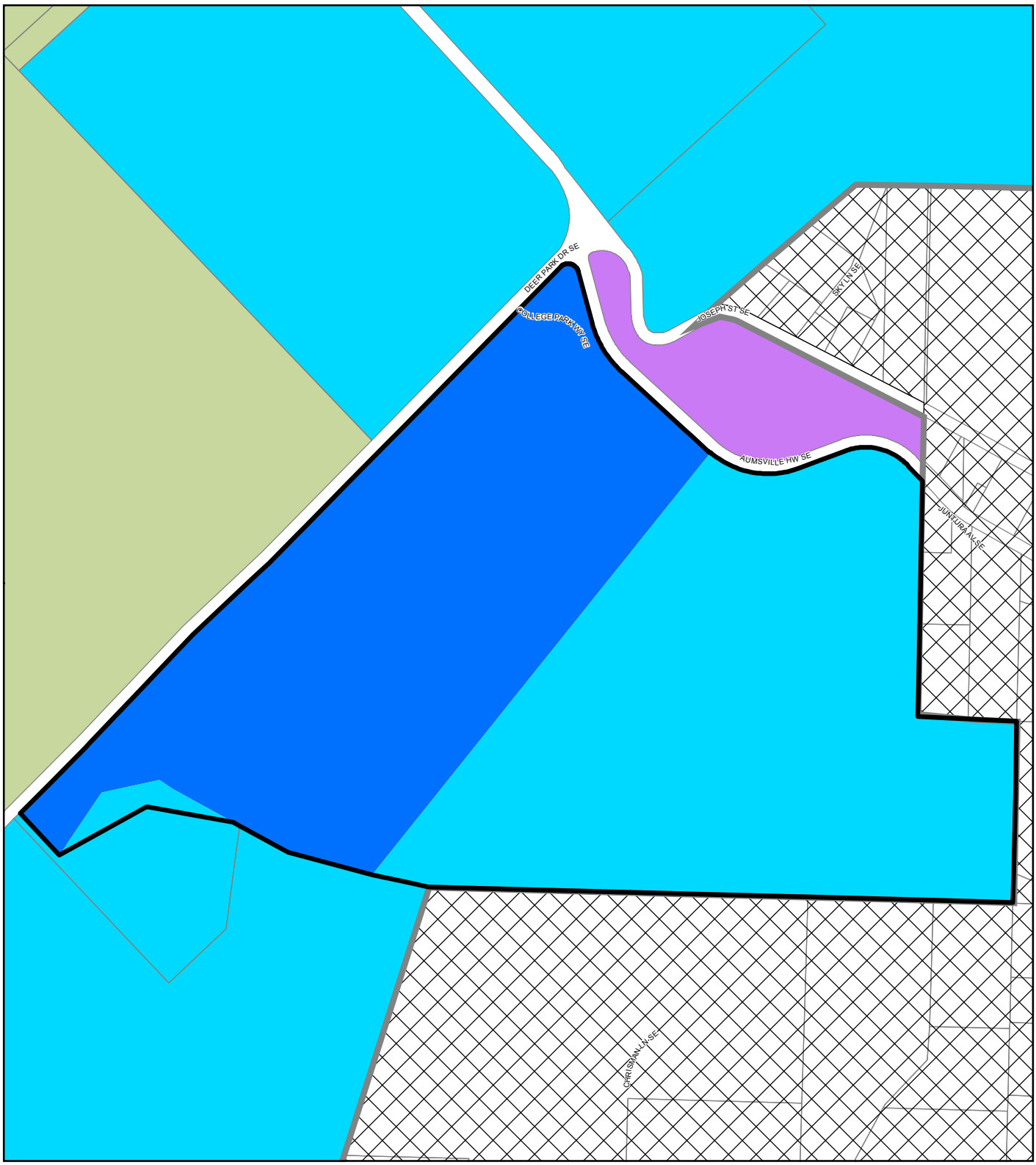
Map 94 - Proposed Salem Zoning Change Areas ★
Proposed Change Areas To "PE" Zoning



Legend

- **Proposed Zoning Change Areas** ★
- Taxlots
- Urban Growth Boundary
- Outside Salem City Limits

★ ***Note:***
Only the Existing Zoning WITHIN the "Proposed Zoning Change Areas" would be impacted by these changes

Existing Zoning ◊

CB	EFU	MU-I	PM	RS
CG	ESMU	MU-II	PS	SCI
CN	FMU	NCMU	RA	SWMU
CO	IBC	PA	RD	WSCB
CR	IC	PC	RH	
EC	IG	PE	RM1	
	IP	PH	RM2	

◊ ***Base Zoning Only***
Overlays are not displayed

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0 175 350 700 Feet

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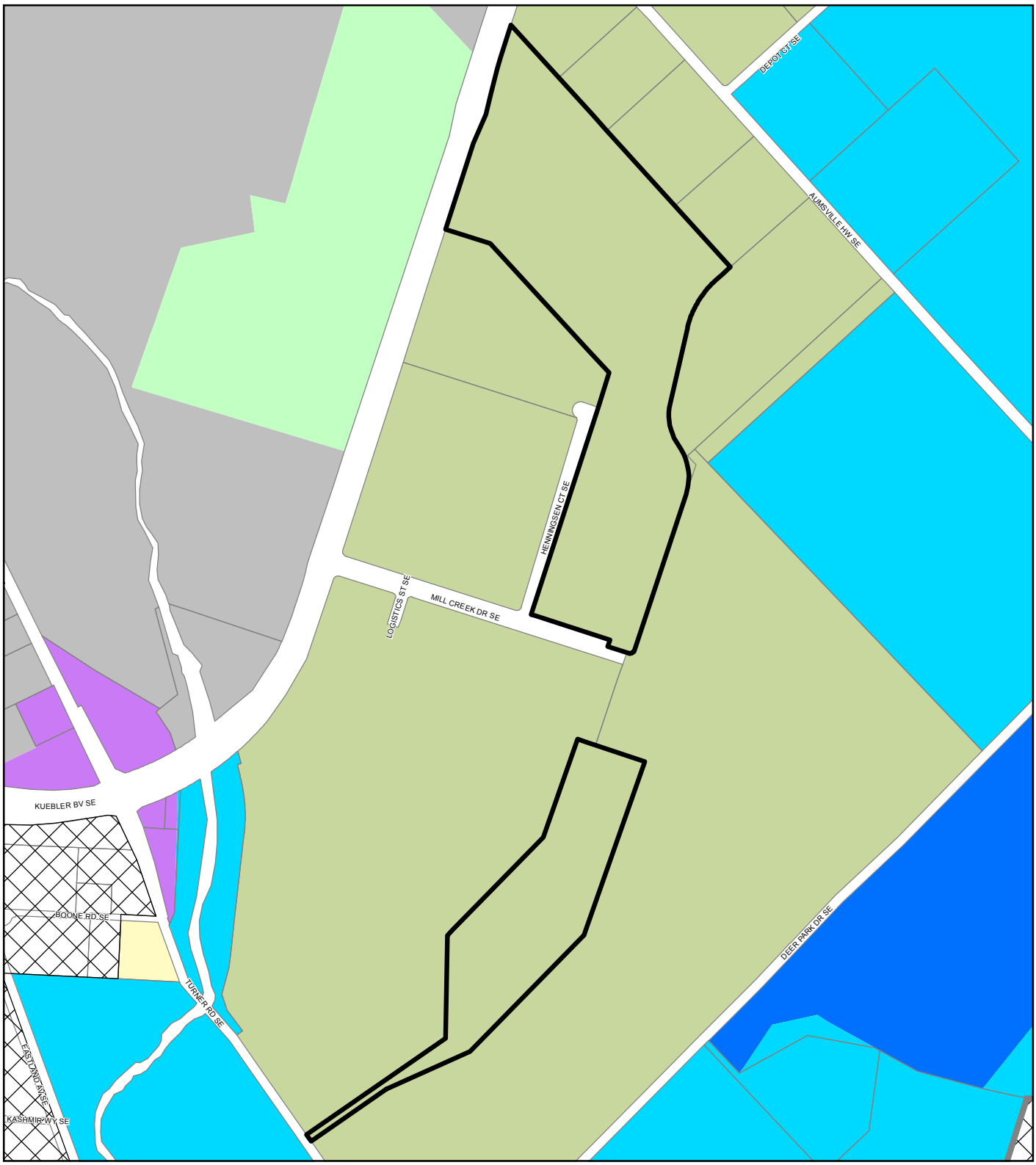
Map 95 - Proposed Salem Zoning Change Areas ★
Proposed Change Areas To "PA" Zoning



Legend

- **Proposed Zoning Change Areas** ★
- Taxlots
- Urban Growth Boundary
- Outside Salem City Limits

★ ***Note:***
Only the Existing Zoning WITHIN the "Proposed Zoning Change Areas" would be impacted by these changes

Existing Zoning ◊

CB	EFU	MU-I	PM	RS
CG	ESMU	MU-II	PS	SCI
CN	FMU	NCMU	RA	SWMU
CO	IBC	PA	RD	WSCB
CR	IC	PC	RH	
EC	IG	PE	RM1	
	IP	PH	RM2	

◊ ***Base Zoning Only***
Overlays are not displayed

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0 225 450 900 Feet

N

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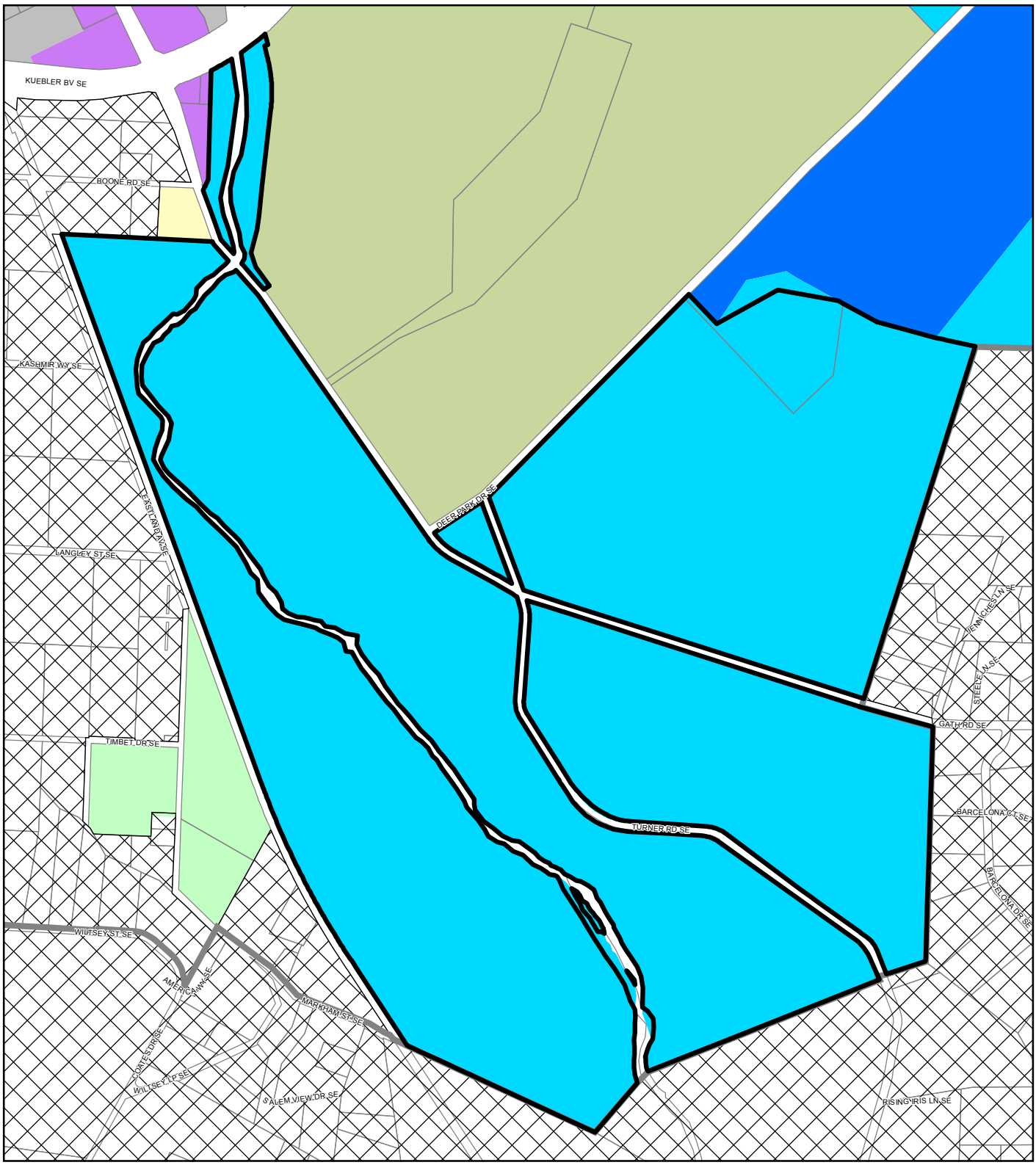
Map 96 - Proposed Salem Zoning Change Areas ★
Proposed Change Areas To "PS" Zoning



Legend

- **Proposed Zoning Change Areas** ★
- Taxlots
- Urban Growth Boundary
- Outside Salem City Limits

★ ***Note:***
Only the Existing Zoning WITHIN the "Proposed Zoning Change Areas" would be impacted by these changes

Existing Zoning ◊

CB	EFU	MU-I	PM	RS
CG	ESMU	MU-II	PS	SCI
CN	FMU	NCMU	RA	SWMU
CO	IBC	PA	RD	WSCB
CR	IC	PC	RH	
EC	IG	PE	RM1	
	IP	PH	RM2	

◊ ***Base Zoning Only***
Overlays are not displayed

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0 250 500 1,000 Feet

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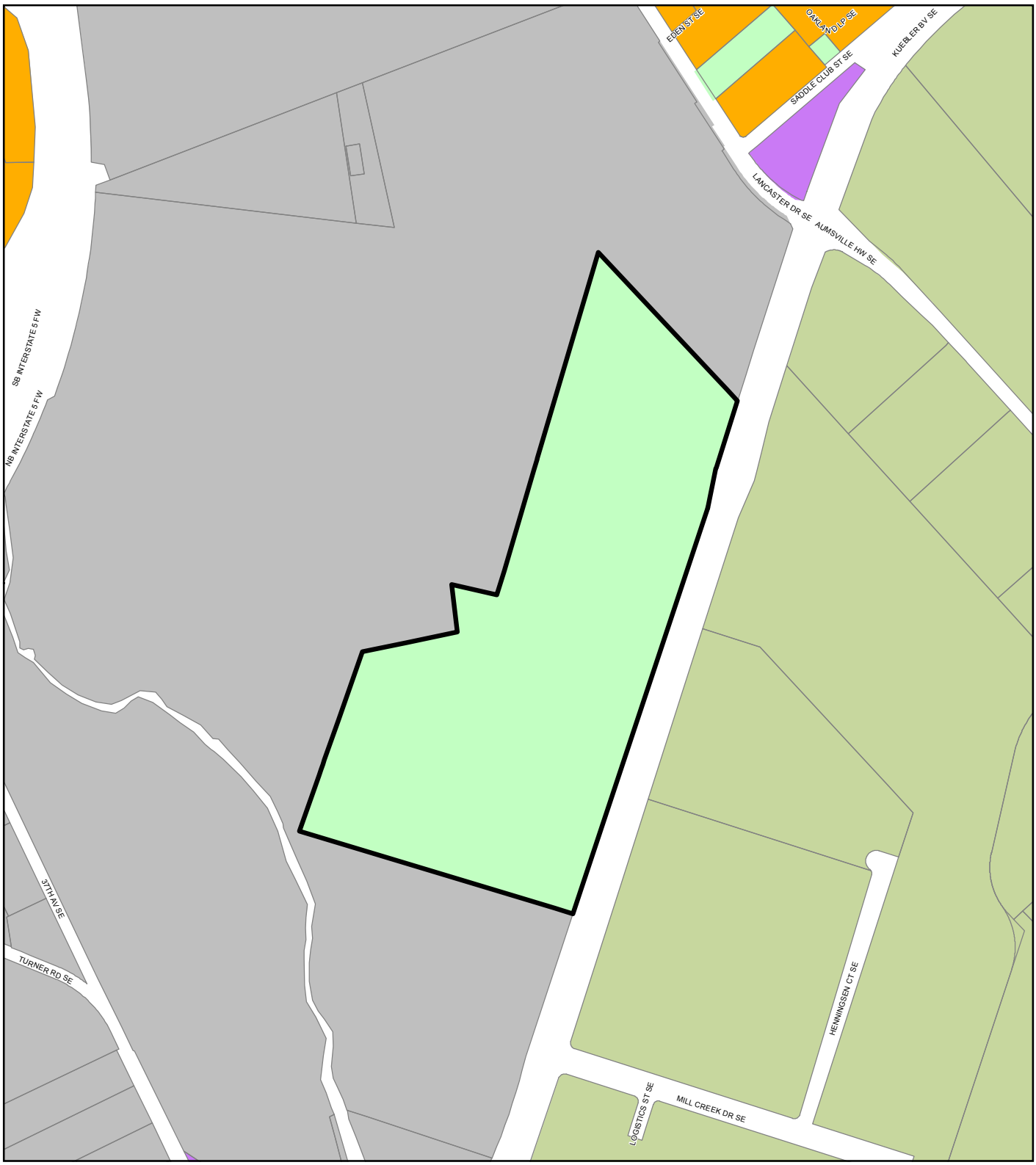
Map 97 - Proposed Salem Zoning Change Areas ★
Proposed Change Areas To "IG" Zoning



Legend

Proposed Zoning Change Areas ★

Taxlots

Urban Growth Boundary

Outside Salem City Limits

★ ***Note:***
Only the Existing Zoning WITHIN the "Proposed Zoning Change Areas" would be impacted by these changes

Existing Zoning ◊

CB	EFU	MU-I	PM	RS
CG	ESMU	MU-II	PS	SCI
CN	FMU	NCMU	RA	SWMU
CO	IBC	PA	RD	WSCB
CR	IC	PC	RH	
EC	IG	PE	RM1	
	IP	PH	RM2	

◊ ***Base Zoning Only***
Overlays are not displayed

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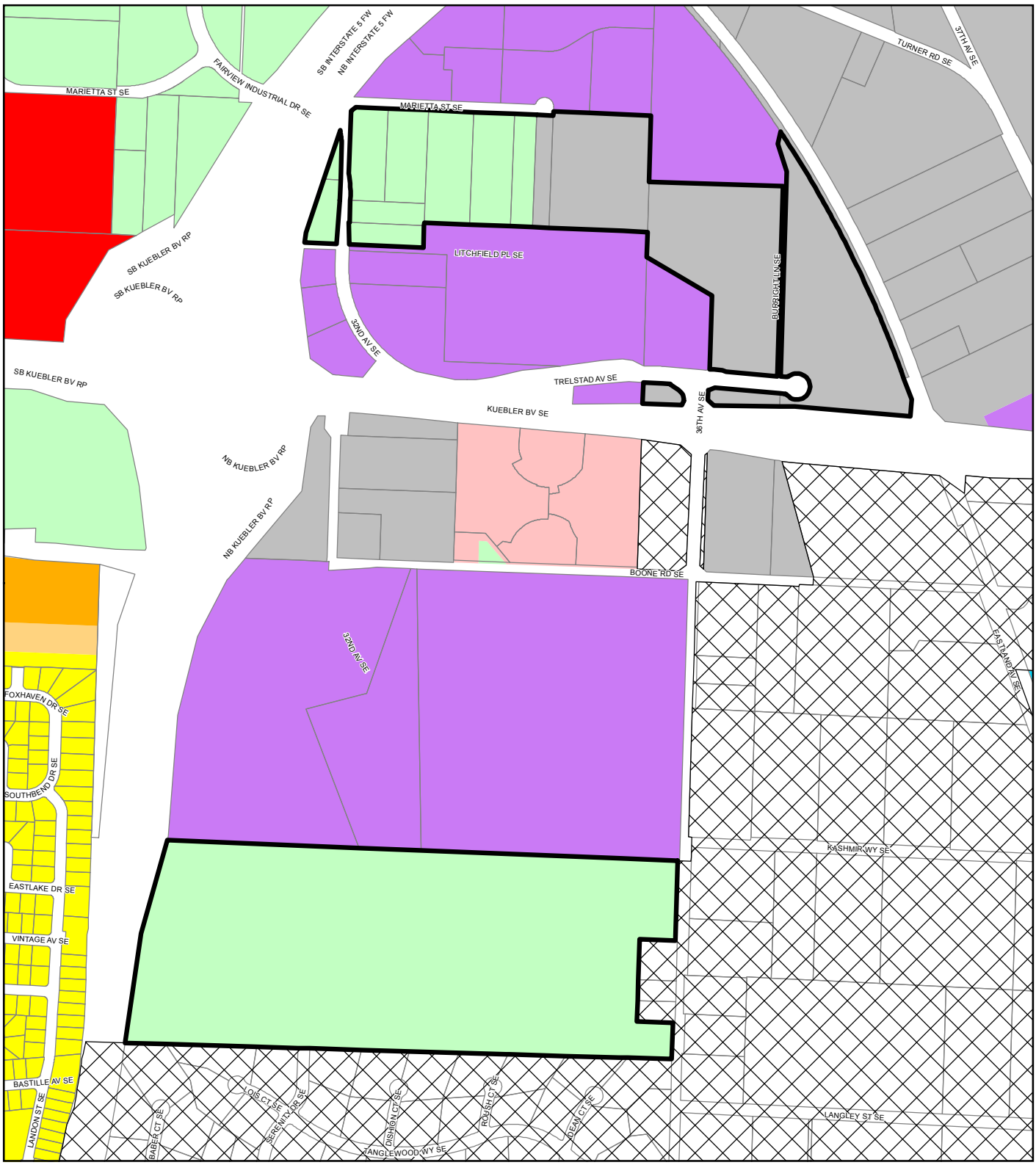
Map 98 - Proposed Salem Zoning Change Areas ★
Proposed Change Areas To "IC" Zoning



Legend

- **Proposed Zoning Change Areas** ★
- Taxlots
- Urban Growth Boundary
- Outside Salem City Limits

★ ***Note:***
Only the Existing Zoning WITHIN the "Proposed Zoning Change Areas" would be impacted by these changes

Existing Zoning ◊

CB	EFU	MU-I	PM	RS
CG	ESMU	MU-II	PS	SCI
CN	FMU	NCMU	RA	SWMU
CO	IBC	PA	RD	WSCB
CR	IC	PC	RH	
EC	IG	PE	RM1	
	IP	PH	RM2	

◊ ***Base Zoning Only***
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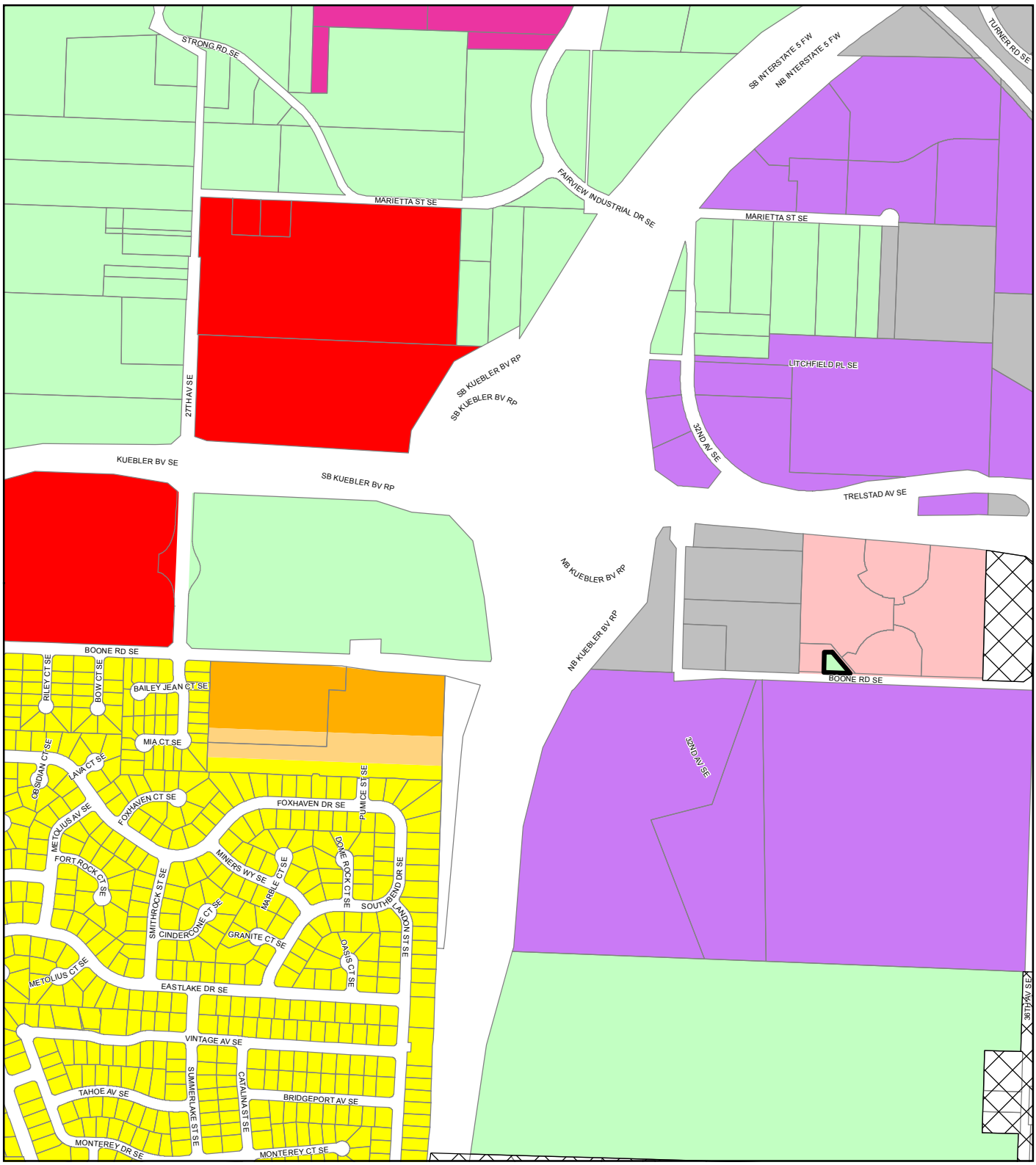
Map 99 - Proposed Salem Zoning Change Areas ★
Proposed Change Areas To "CO" Zoning



Legend

- **Proposed Zoning Change Areas** ★
- Taxlots
- Urban Growth Boundary
- Outside Salem City Limits

★ ***Note:***
Only the Existing Zoning WITHIN the "Proposed Zoning Change Areas" would be impacted by these changes

Existing Zoning ◊

CB	EFU	MU-I	PM	RS
CG	ESMU	MU-II	PS	SCI
CN	FMU	NCMU	RA	SWMU
CO	IBC	PA	RD	WSCB
CR	IC	PC	RH	
EC	IG	PE	RM1	
	IP	PH	RM2	

◊ ***Base Zoning Only***
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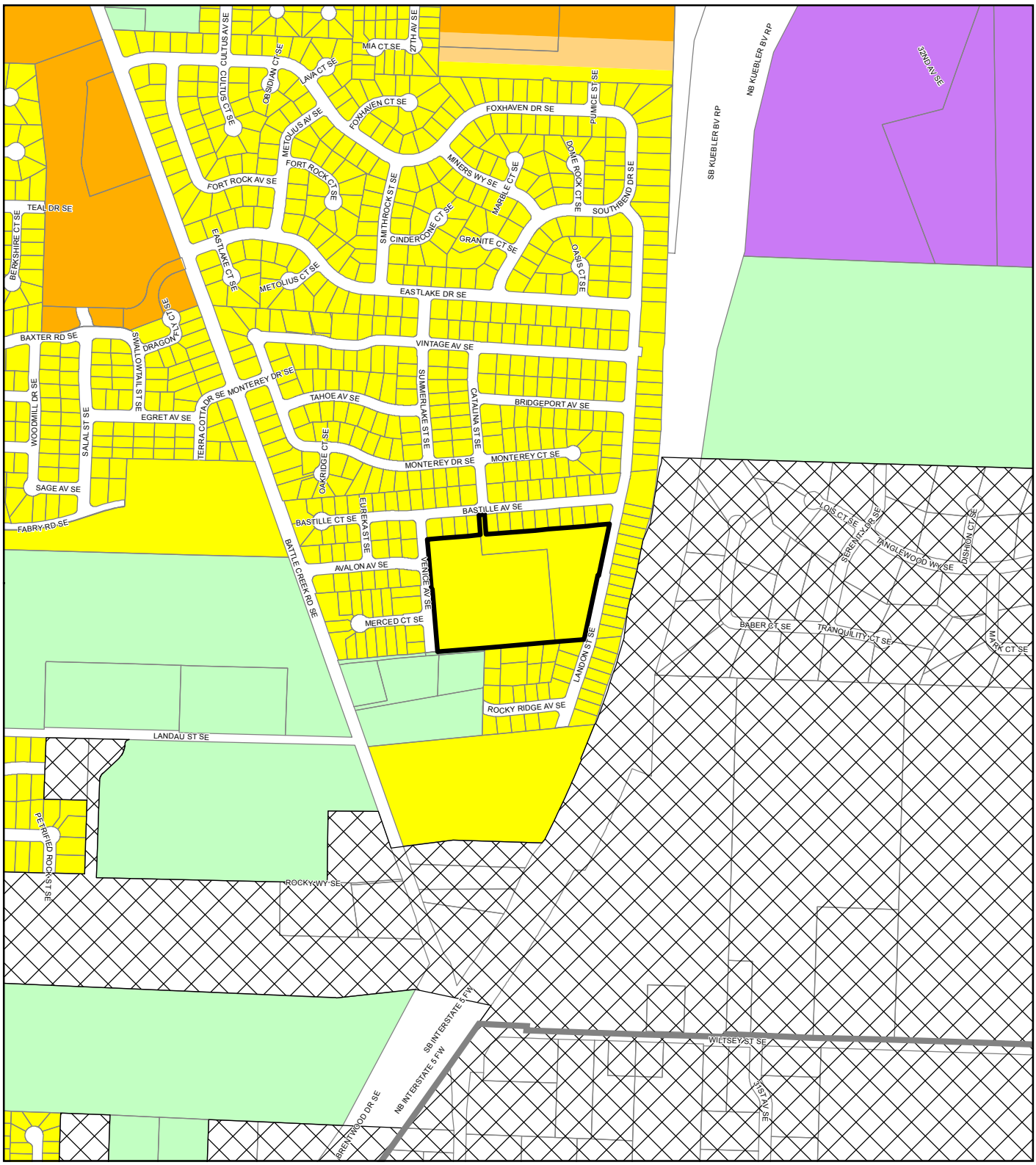
Map 100 - Proposed Salem Zoning Change Areas ★
Proposed Change Areas To "PE" Zoning



Legend

- **Proposed Zoning Change Areas** ★
- Taxlots
- Urban Growth Boundary
- Outside Salem City Limits

★ ***Note:***
Only the Existing Zoning WITHIN the "Proposed Zoning Change Areas" would be impacted by these changes

Existing Zoning ◊

CB	EFU	MU-I	PM	RS
CG	ESMU	MU-II	PS	SCI
CN	FMU	NCMU	RA	SWMU
CO	IBC	PA	RD	WSCB
CR	IC	PC	RH	
EC	IG	PE	RM1	
	IP	PH	RM2	

◊ ***Base Zoning Only***
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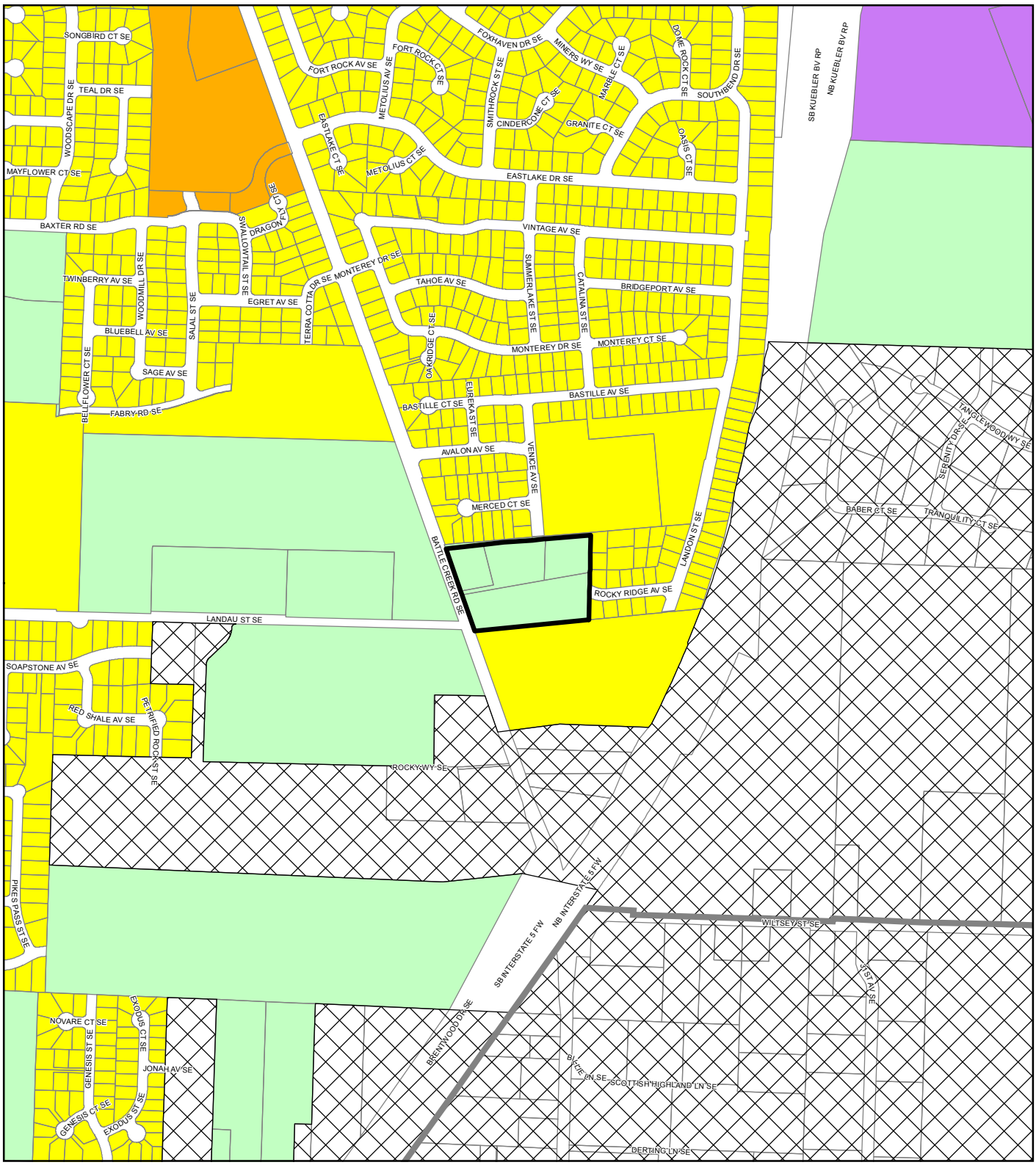
Map 101 - Proposed Salem Zoning Change Areas ★
Proposed Change Areas To "RM2" Zoning



Legend

- **Proposed Zoning Change Areas** ★
- Taxlots
- Urban Growth Boundary
- Outside Salem City Limits

★ ***Note:***
Only the Existing Zoning WITHIN the "Proposed Zoning Change Areas" would be impacted by these changes

Existing Zoning ◊

CB	EFU	MU-I	PM	RS
CG	ESMU	MU-II	PS	SCI
CN	FMU	NCMU	RA	SWMU
CO	IBC	PA	RD	WSCB
CR	IC	PC	RH	
EC	IG	PE	RM1	
	IP	PH	RM2	

◊ ***Base Zoning Only***
Overlays are not displayed

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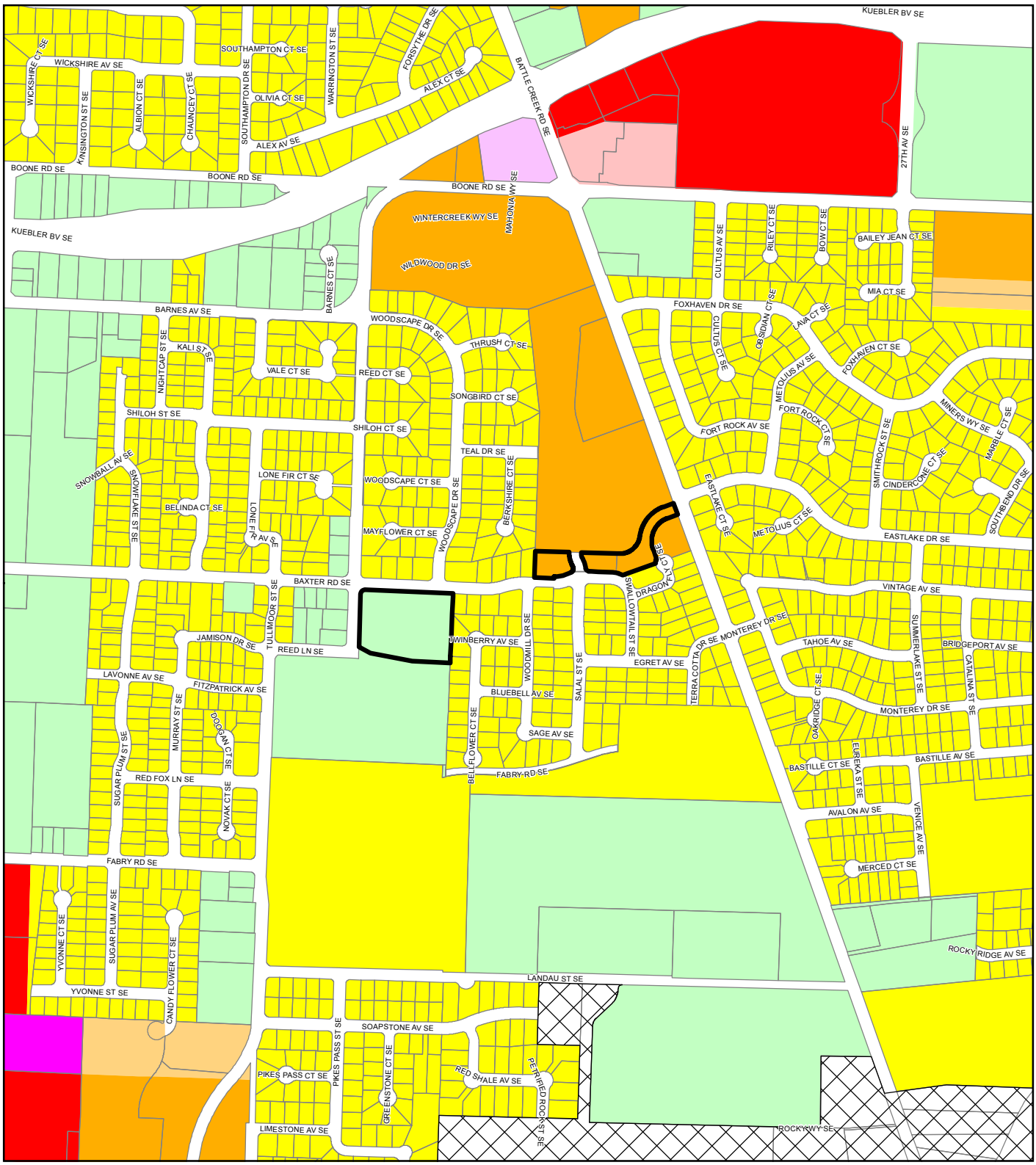
Map 102 - Proposed Salem Zoning Change Areas ★
Proposed Change Areas To "PA" Zoning



Legend

- **Proposed Zoning Change Areas** ★
- Taxlots
- Urban Growth Boundary
- Outside Salem City Limits

★ ***Note:***
Only the Existing Zoning WITHIN the "Proposed Zoning Change Areas" would be impacted by these changes

Existing Zoning ◊

CB	EFU	MU-I	PM	RS
CG	ESMU	MU-II	PS	SCI
CN	FMU	NCMU	RA	SWMU
CO	IBC	PA	RD	WSCB
CR	IC	PC	RH	
EC	IG	PE	RM1	
	IP	PH	RM2	

◊ ***Base Zoning Only***
Overlays are not displayed

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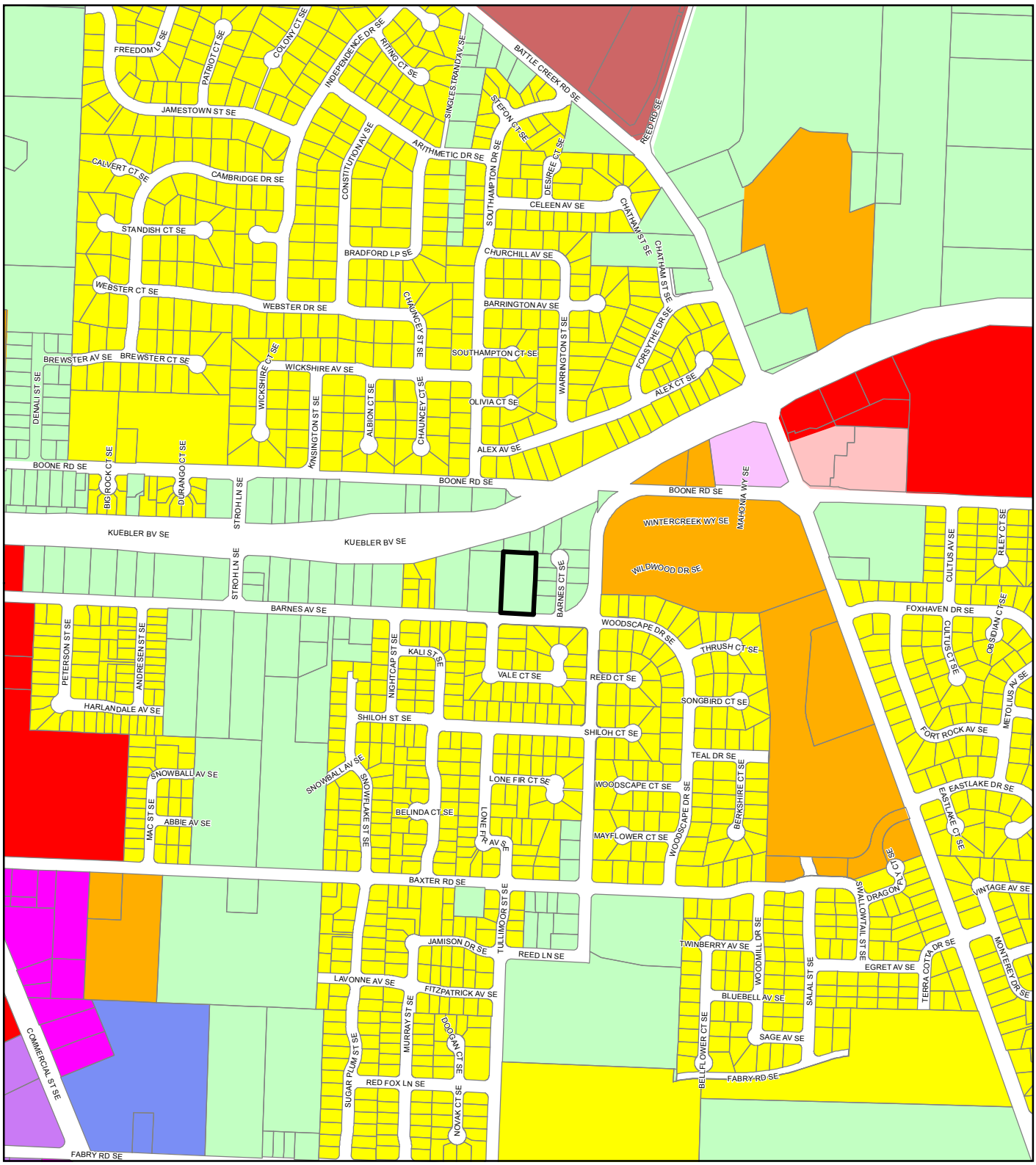
Map 103 - Proposed Salem Zoning Change Areas ★
Proposed Change Areas To "NH" Zoning



Legend

- **Proposed Zoning Change Areas** ★
- Taxlots
- Urban Growth Boundary
- Outside Salem City Limits

★ ***Note:***
Only the Existing Zoning WITHIN the "Proposed Zoning Change Areas" would be impacted by these changes

Existing Zoning ◊

CB	EFU	MU-I	PM	RS
CG	ESMU	MU-II	PS	SCI
CN	FMU	NCMU	RA	SWMU
CO	IBC	PA	RD	WSCB
CR	IC	PC	RH	
EC	IG	PE	RM1	
	IP	PH	RM2	

◊ ***Base Zoning Only***
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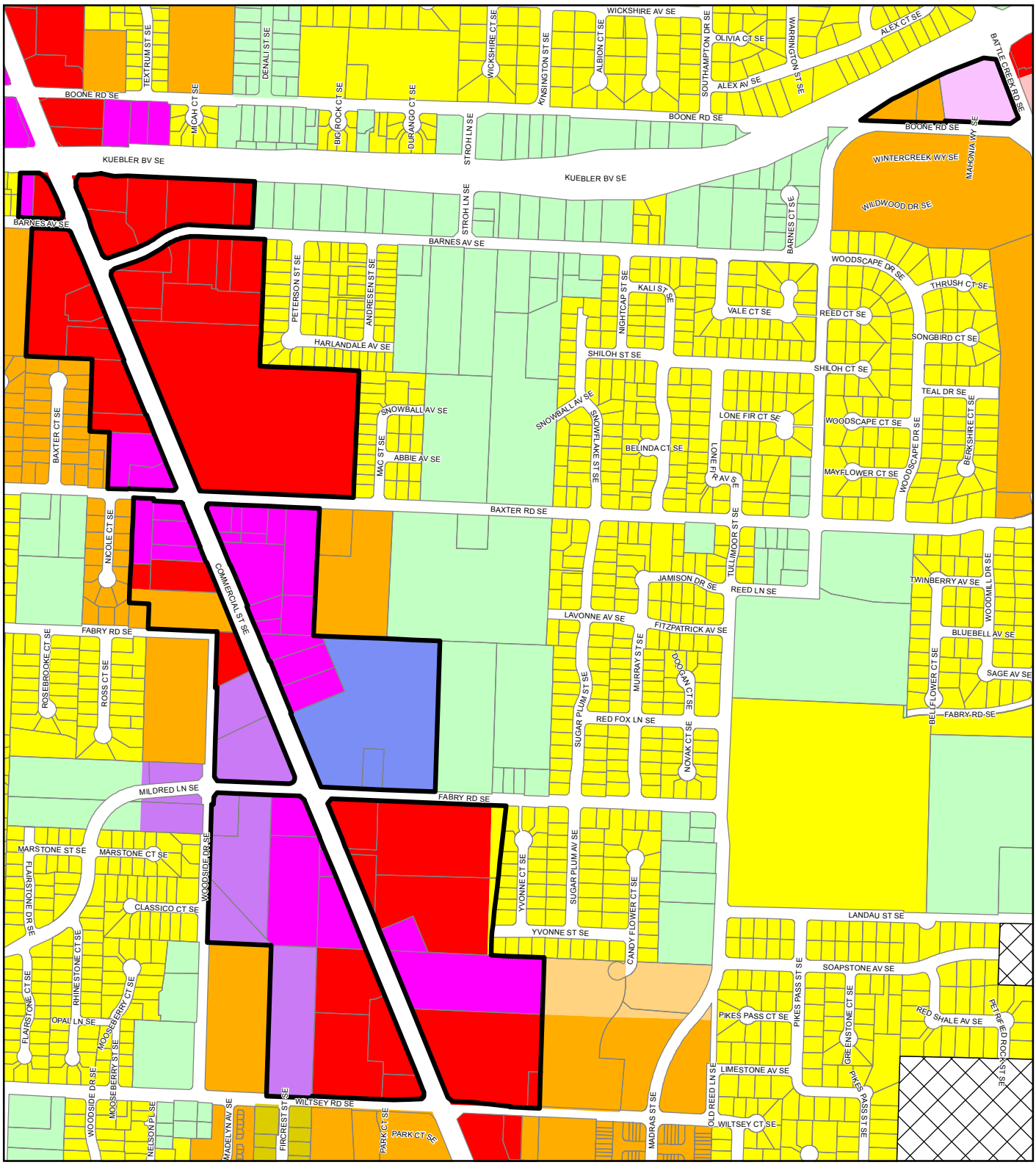
Map 104 - Proposed Salem Zoning Change Areas ★
Proposed Change Areas To "MU-III" Zoning



Legend

- **Proposed Zoning Change Areas** ★
- Taxlots
- Urban Growth Boundary
- Outside Salem City Limits

★ ***Note:***
Only the Existing Zoning WITHIN the "Proposed Zoning Change Areas" would be impacted by these changes

Existing Zoning ◊

CB	EFU	MU-I	PM	RS
CG	ESMU	MU-II	PS	SCI
CN	FMU	NCMU	RA	SWMU
CO	IBC	PA	RD	WSCB
CR	IC	PC	RH	
EC	IG	PE	RM1	
	IP	PH	RM2	

◊ ***Base Zoning Only***
Overlays are not displayed

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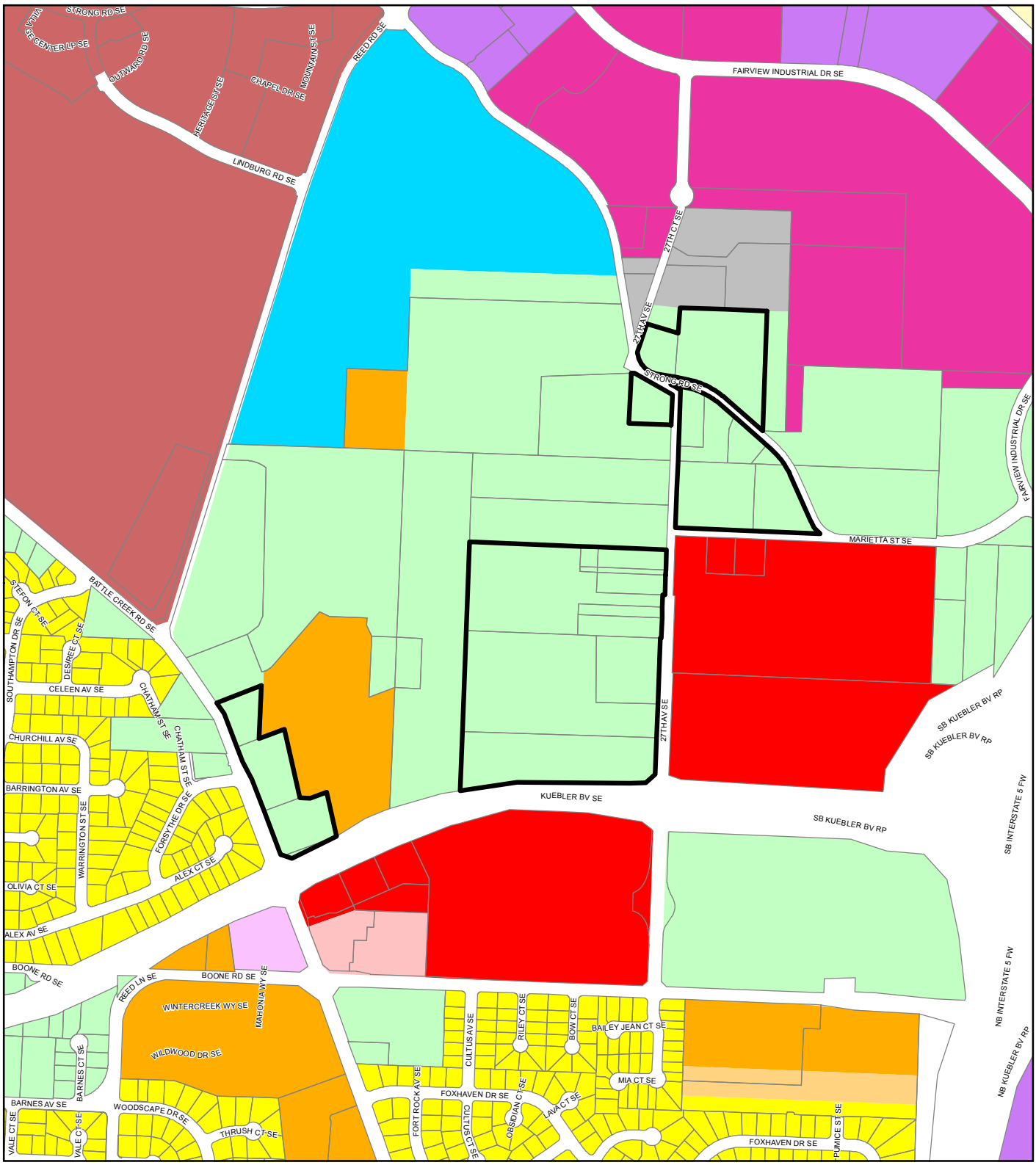
Map 105 - Proposed Salem Zoning Change Areas ★
Proposed Change Areas To "MU-I" Zoning



Legend

- **Proposed Zoning Change Areas** ★
- Taxlots
- Urban Growth Boundary
- Outside Salem City Limits

★ ***Note:***
Only the Existing Zoning WITHIN the "Proposed Zoning Change Areas" would be impacted by these changes

Existing Zoning ◊

CB	EFU	MU-I	PM	RS
CG	ESMU	MU-II	PS	SCI
CN	FMU	NCMU	RA	SWMU
CO	IBC	PA	RD	WSCB
CR	IC	PC	RH	
EC	IG	PE	RM1	
	IP	PH	RM2	

◊ ***Base Zoning Only***
Overlays are not displayed

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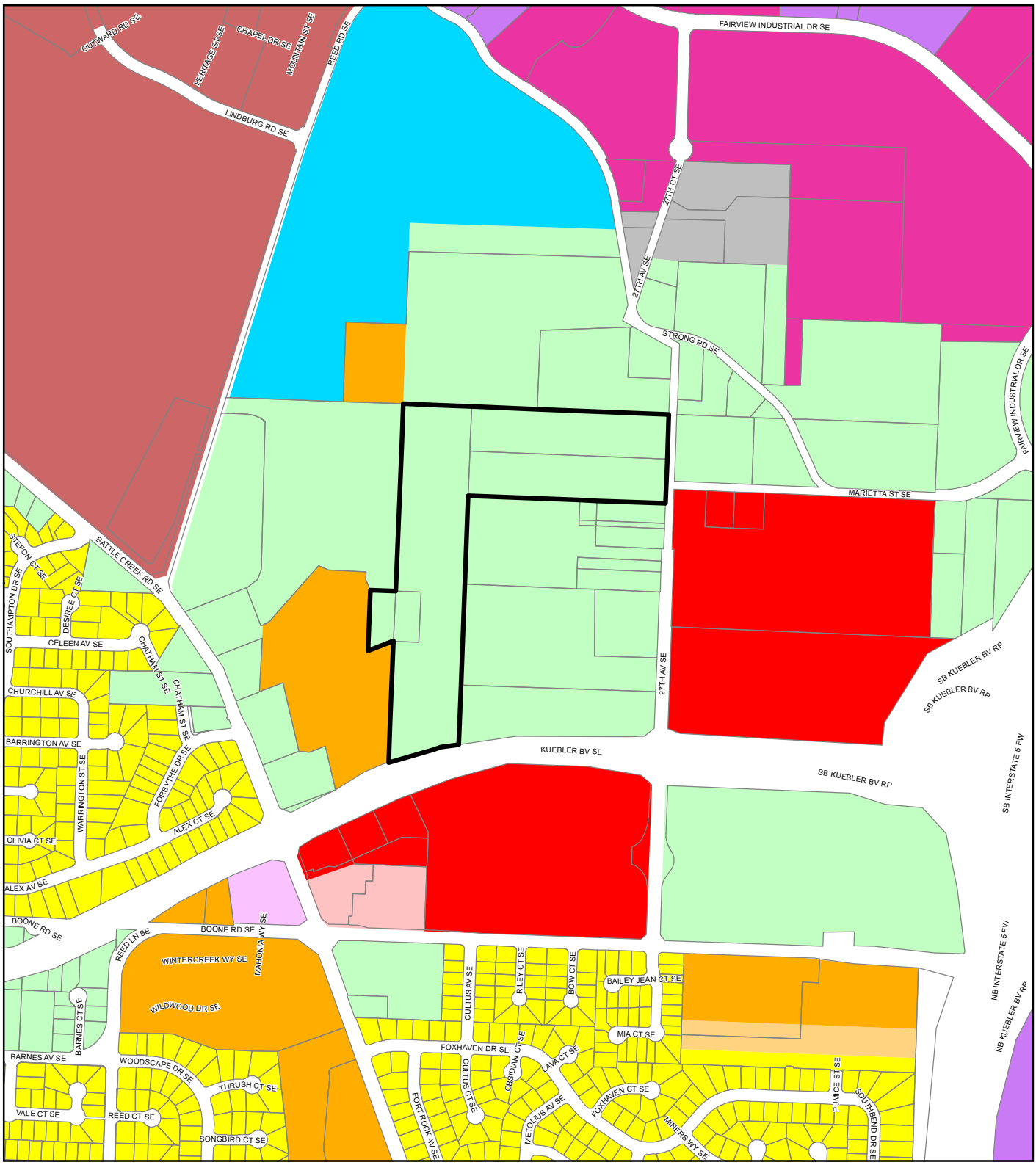
Map 106 - Proposed Salem Zoning Change Areas ★
Proposed Change Areas To "RM2" Zoning



Legend

- **Proposed Zoning Change Areas** ★
- Taxlots
- Urban Growth Boundary
- Outside Salem City Limits

★ ***Note:***
Only the Existing Zoning WITHIN the "Proposed Zoning Change Areas" would be impacted by these changes

Existing Zoning ◊

CB	EFU	MU-I	PM	RS
CG	ESMU	MU-II	PS	SCI
CN	FMU	NCMU	RA	SWMU
CO	IBC	PA	RD	WSCB
CR	IC	PC	RH	
EC	IG	PE	RM1	
	IP	PH	RM2	

◊ ***Base Zoning Only***
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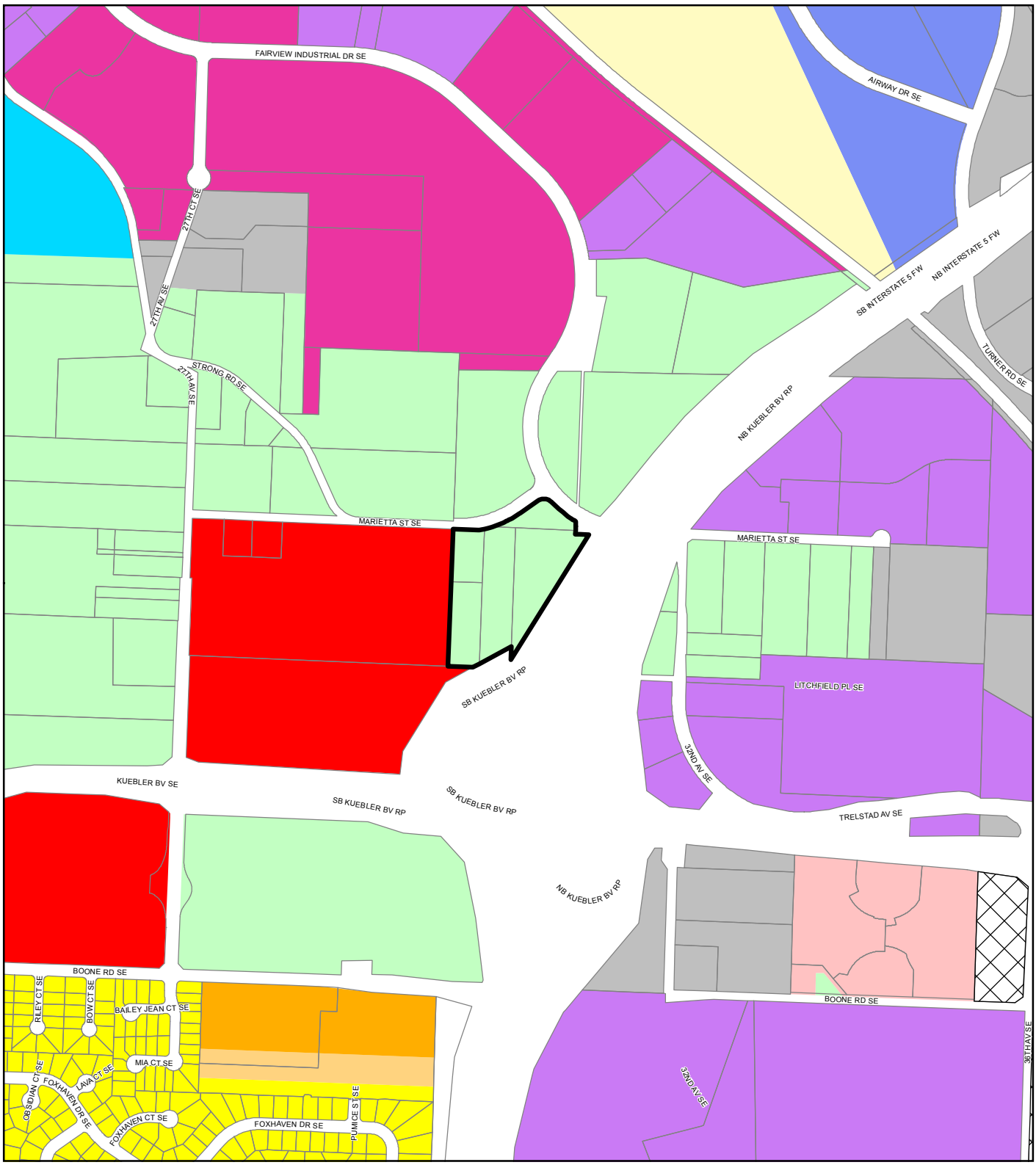
Map 107 - Proposed Salem Zoning Change Areas ★
Proposed Change Areas To "CR" Zoning



Legend

- **Proposed Zoning Change Areas** ★
- Taxlots
- Urban Growth Boundary
- Outside Salem City Limits

★ ***Note:***
Only the Existing Zoning WITHIN the "Proposed Zoning Change Areas" would be impacted by these changes

Existing Zoning ◊

CB	EFU	MU-I	PM	RS
CG	ESMU	MU-II	PS	SCI
CN	FMU	NCMU	RA	SWMU
CO	IBC	PA	RD	WSCB
CR	IC	PC	RH	
EC	IG	PE	RM1	
	IP	PH	RM2	

◊ ***Base Zoning Only***
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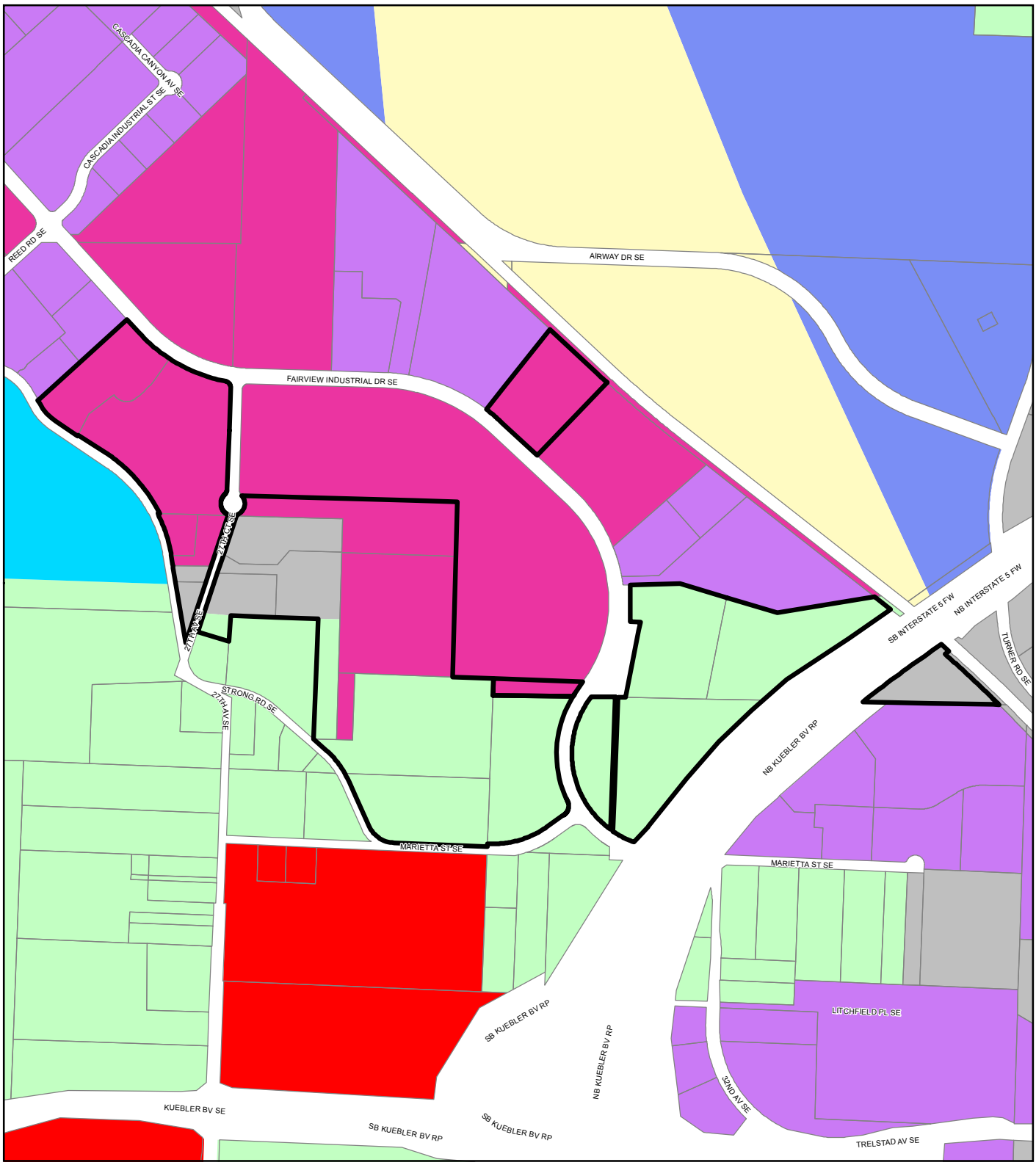
Map 108 - Proposed Salem Zoning Change Areas ★
Proposed Change Areas To "IC" Zoning



Legend

- **Proposed Zoning Change Areas** ★
- Taxlots
- Urban Growth Boundary
- Outside Salem City Limits

★ ***Note:***
Only the Existing Zoning WITHIN the "Proposed Zoning Change Areas" would be impacted by these changes

Existing Zoning ◊

CB	EFU	MU-I	PM	RS
CG	ESMU	MU-II	PS	SCI
CN	FMU	NCMU	RA	SWMU
CO	IBC	PA	RD	WSCB
CR	IC	PC	RH	
EC	IG	PE	RM1	
	IP	PH	RM2	

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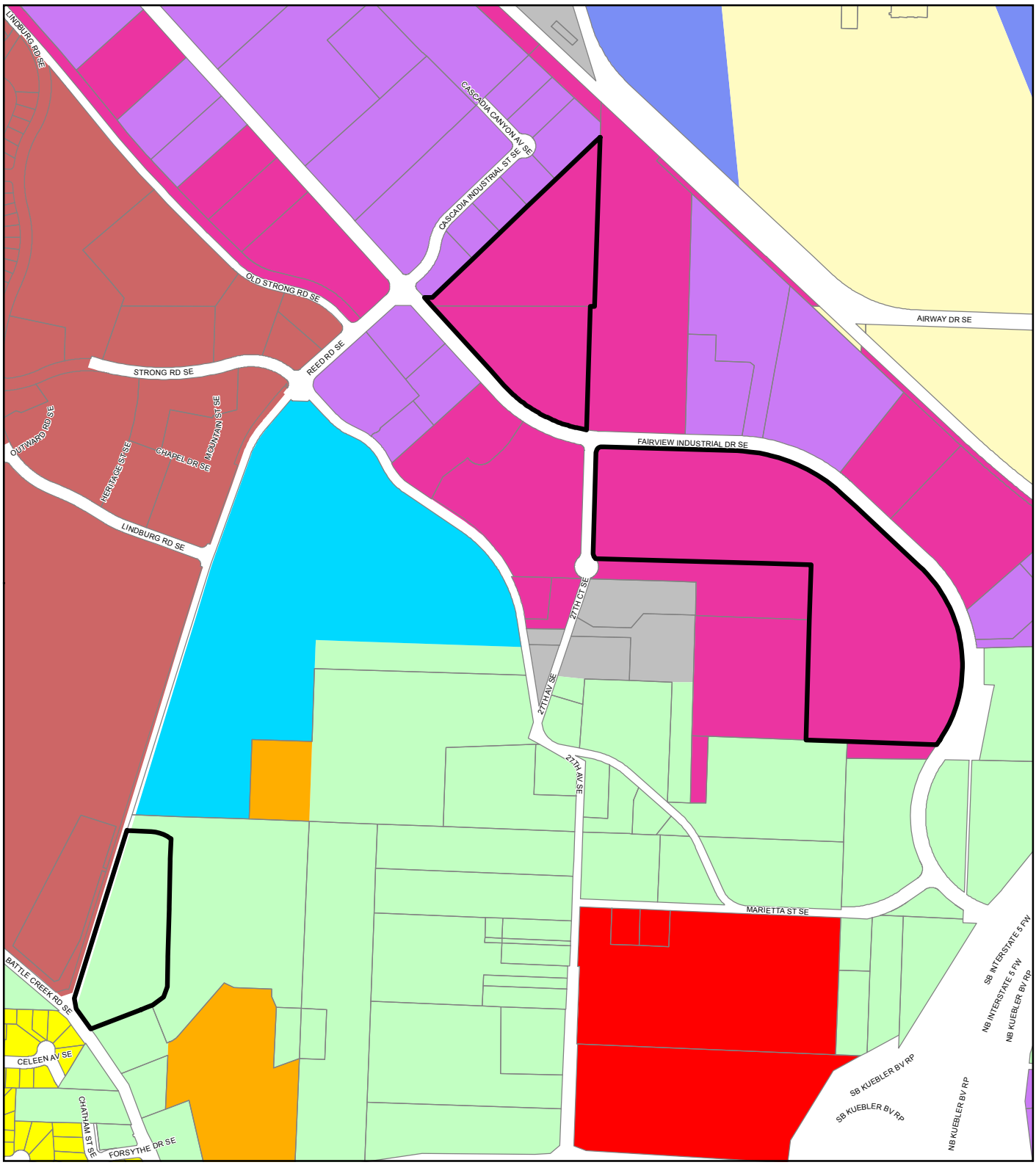
Map 109 - Proposed Salem Zoning Change Areas ★
Proposed Change Areas To "PA" Zoning



Legend

- **Proposed Zoning Change Areas** ★
- Taxlots
- Urban Growth Boundary
- Outside Salem City Limits

★ ***Note:***
Only the Existing Zoning WITHIN the "Proposed Zoning Change Areas" would be impacted by these changes

Existing Zoning ◊

CB	EFU	MU-I	PM	RS
CG	ESMU	MU-II	PS	SCI
CN	FMU	NCMU	RA	SWMU
CO	IBC	PA	RD	WSCB
CR	IC	PC	RH	
EC	IG	PE	RM1	
	IP	PH	RM2	

◊ ***Base Zoning Only***
Overlays are not displayed

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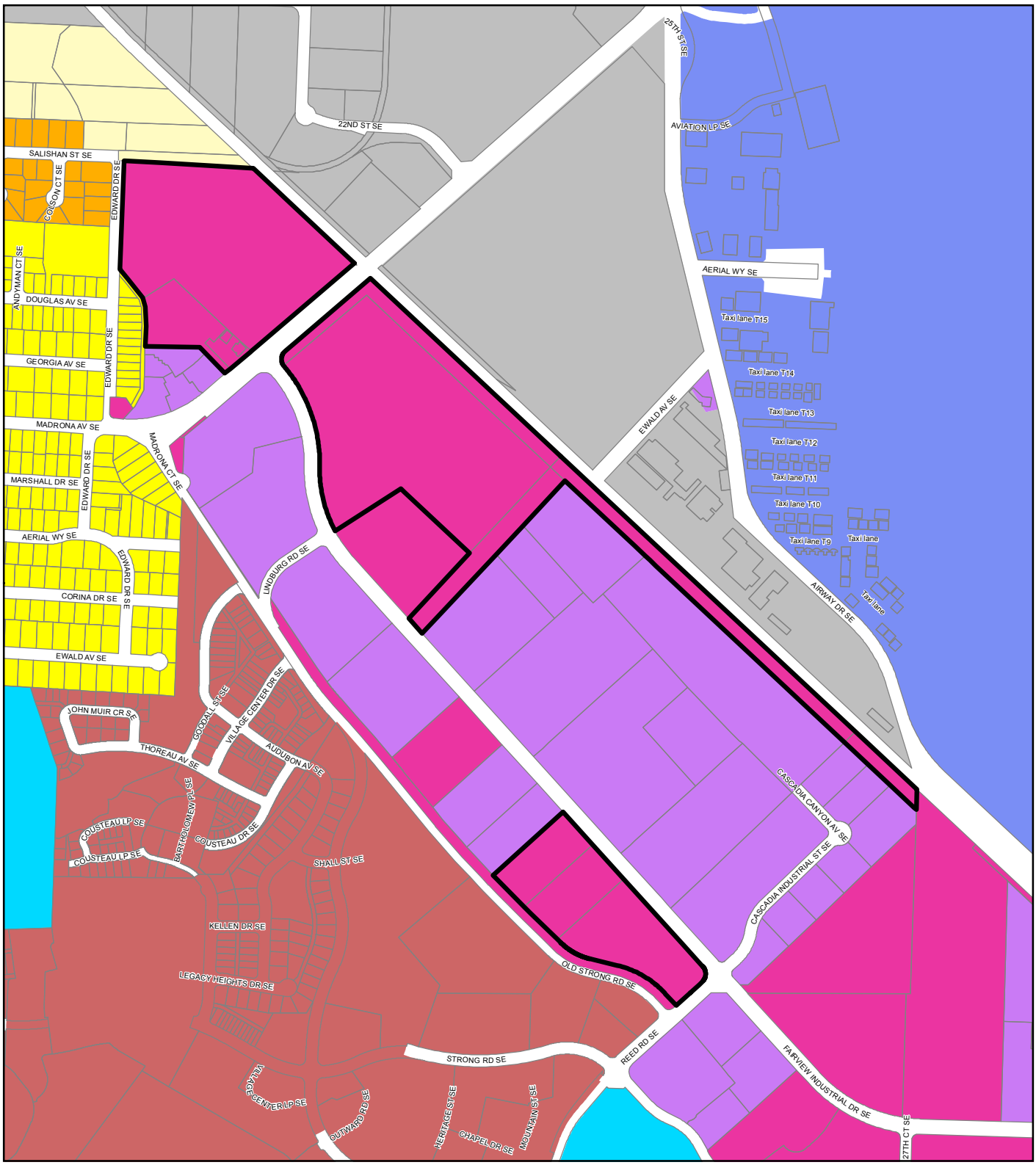
Map 110 - Proposed Salem Zoning Change Areas ★
Proposed Change Areas To "IC" Zoning



Legend

- **Proposed Zoning Change Areas** ★
- Taxlots
- Urban Growth Boundary
- Outside Salem City Limits

★ ***Note:***
Only the Existing Zoning WITHIN the "Proposed Zoning Change Areas" would be impacted by these changes

Existing Zoning ◊

CB	EFU	MU-I	PM	RS
CG	ESMU	MU-II	PS	SCI
CN	FMU	NCMU	RA	SWMU
CO	IBC	PA	RD	WSCB
CR	IC	PC	RH	
EC	IG	PE	RM1	
	IP	PH	RM2	

◊ ***Base Zoning Only***
Overlays are not displayed

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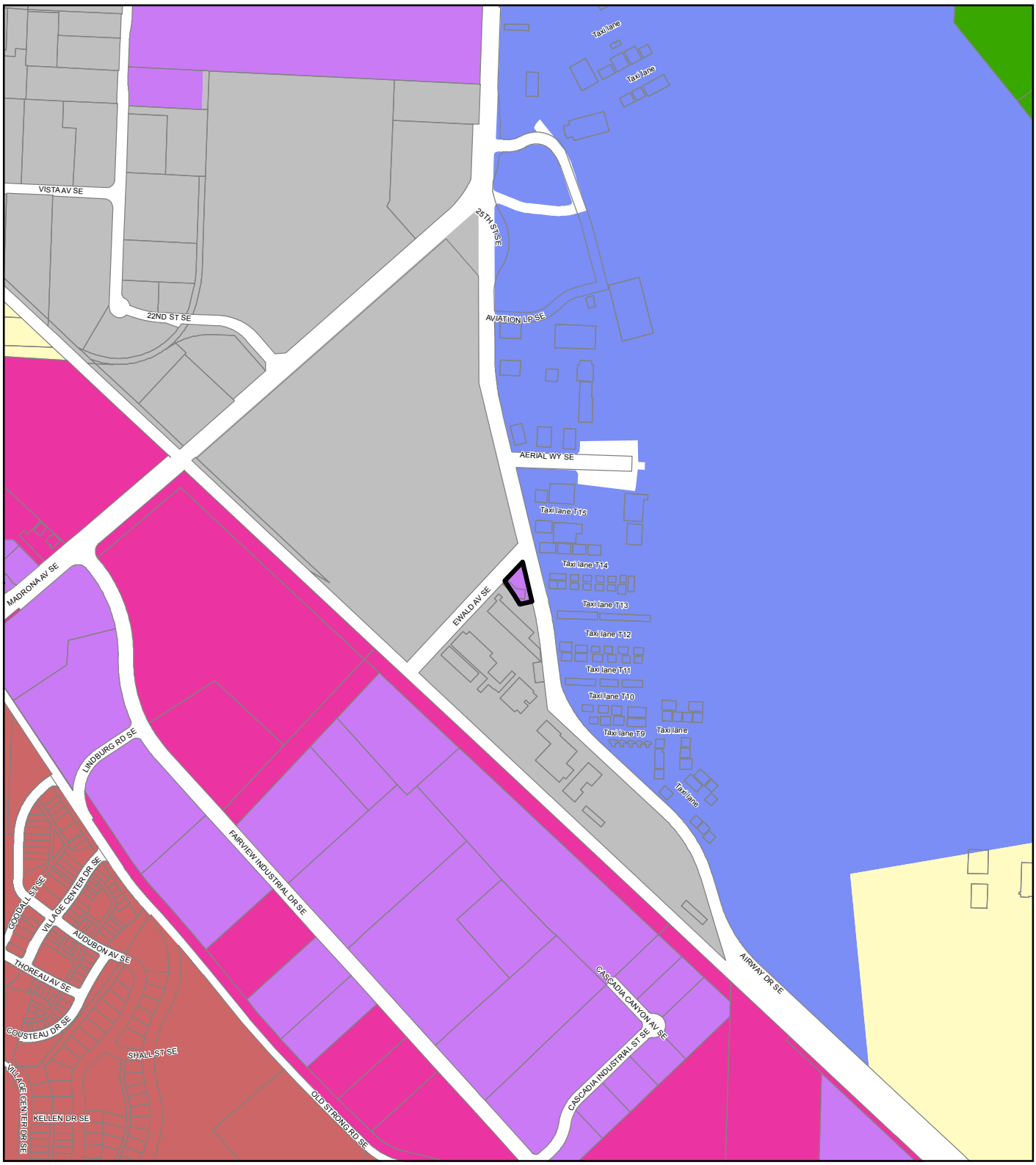
Map 111 - Proposed Salem Zoning Change Areas ★
Proposed Change Areas To "IG" Zoning



Legend

- **Proposed Zoning Change Areas** ★
- Taxlots
- Urban Growth Boundary
- Outside Salem City Limits

★ ***Note:***
Only the Existing Zoning WITHIN the "Proposed Zoning Change Areas" would be impacted by these changes

Existing Zoning ◊

CB	EFU	MU-I	PM	RS
CG	ESMU	MU-II	PS	SCI
CN	FMU	NCMU	RA	SWMU
CO	IBC	PA	RD	WSCB
CR	IC	PC	RH	
EC	IG	PE	RM1	
	IP	PH	RM2	

◊ ***Base Zoning Only***
Overlays are not displayed

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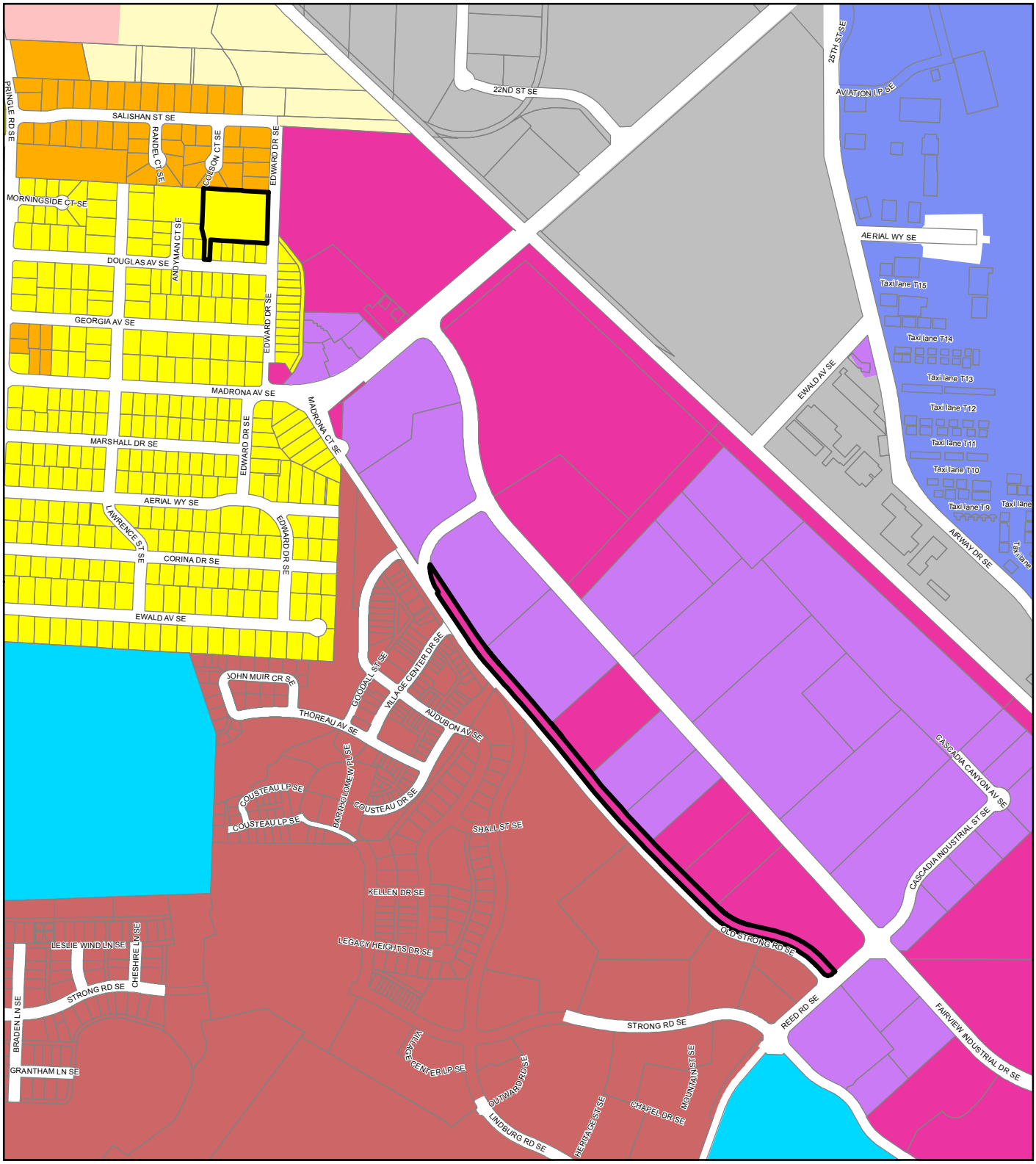
Map 112 - Proposed Salem Zoning Change Areas ★
Proposed Change Areas To "PA" Zoning



Legend

- **Proposed Zoning Change Areas** ★
- Taxlots
- Urban Growth Boundary
- Outside Salem City Limits

★ ***Note:***
Only the Existing Zoning WITHIN the "Proposed Zoning Change Areas" would be impacted by these changes

Existing Zoning ◊

CB	EFU	MU-I	PM	RS
CG	ESMU	MU-II	PS	SCI
CN	FMU	NCMU	RA	SWMU
CO	IBC	PA	RD	WSCB
CR	IC	PC	RH	
EC	IG	PE	RM1	
	IP	PH	RM2	

◊ ***Base Zoning Only***
Overlays are not displayed

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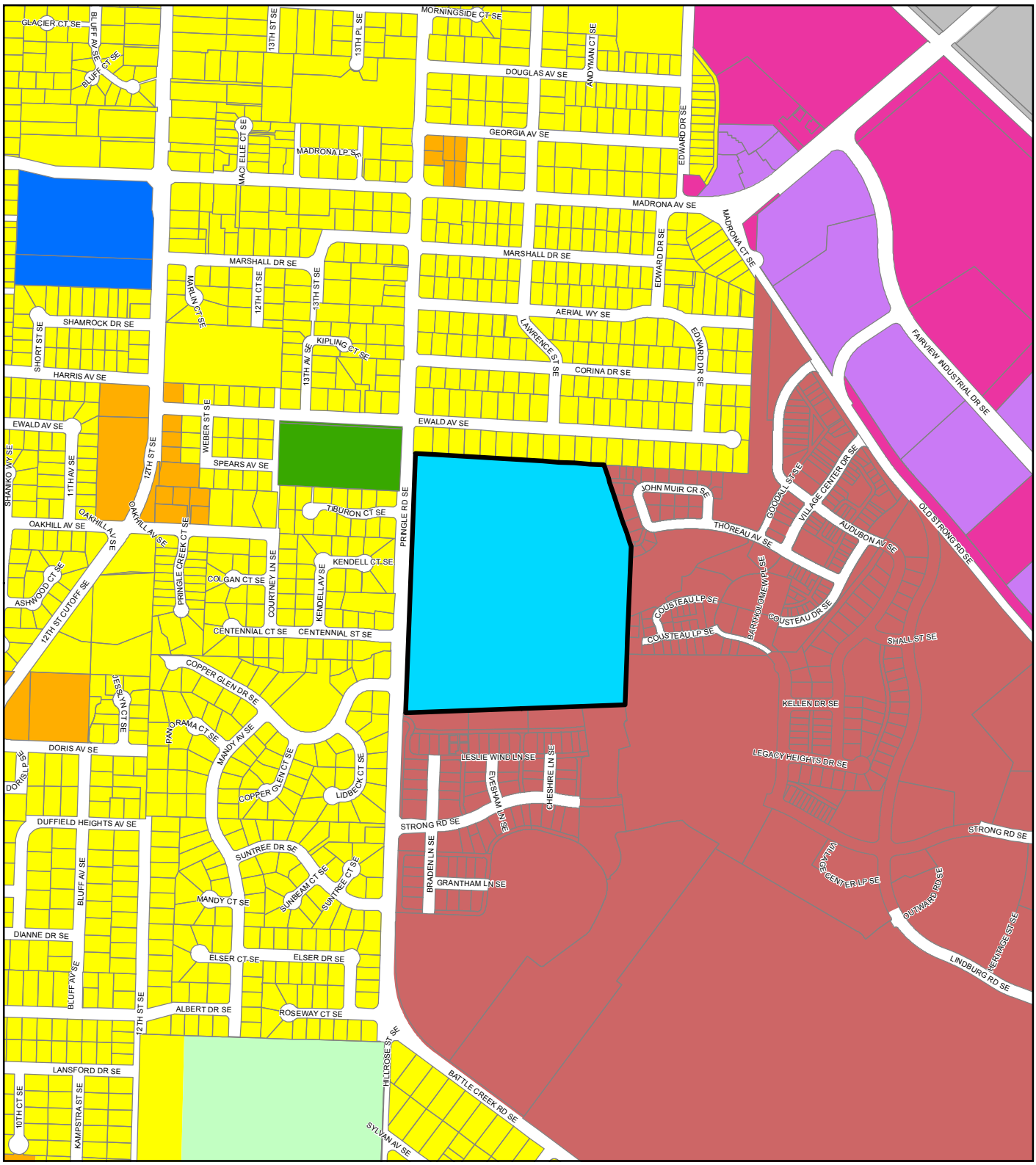
Map 113 - Proposed Salem Zoning Change Areas ★
Proposed Change Areas To "PE" Zoning



Legend

- **Proposed Zoning Change Areas** ★
- Taxlots
- Urban Growth Boundary
- Outside Salem City Limits

★ ***Note:***
Only the Existing Zoning WITHIN the "Proposed Zoning Change Areas" would be impacted by these changes

Existing Zoning ◊

CB	EFU	MU-I	PM	RS
CG	ESMU	MU-II	PS	SCI
CN	FMU	NCMU	RA	SWMU
CO	IBC	PA	RD	WSCB
CR	IC	PC	RH	
EC	IG	PE	RM1	
	IP	PH	RM2	

◊ ***Base Zoning Only***
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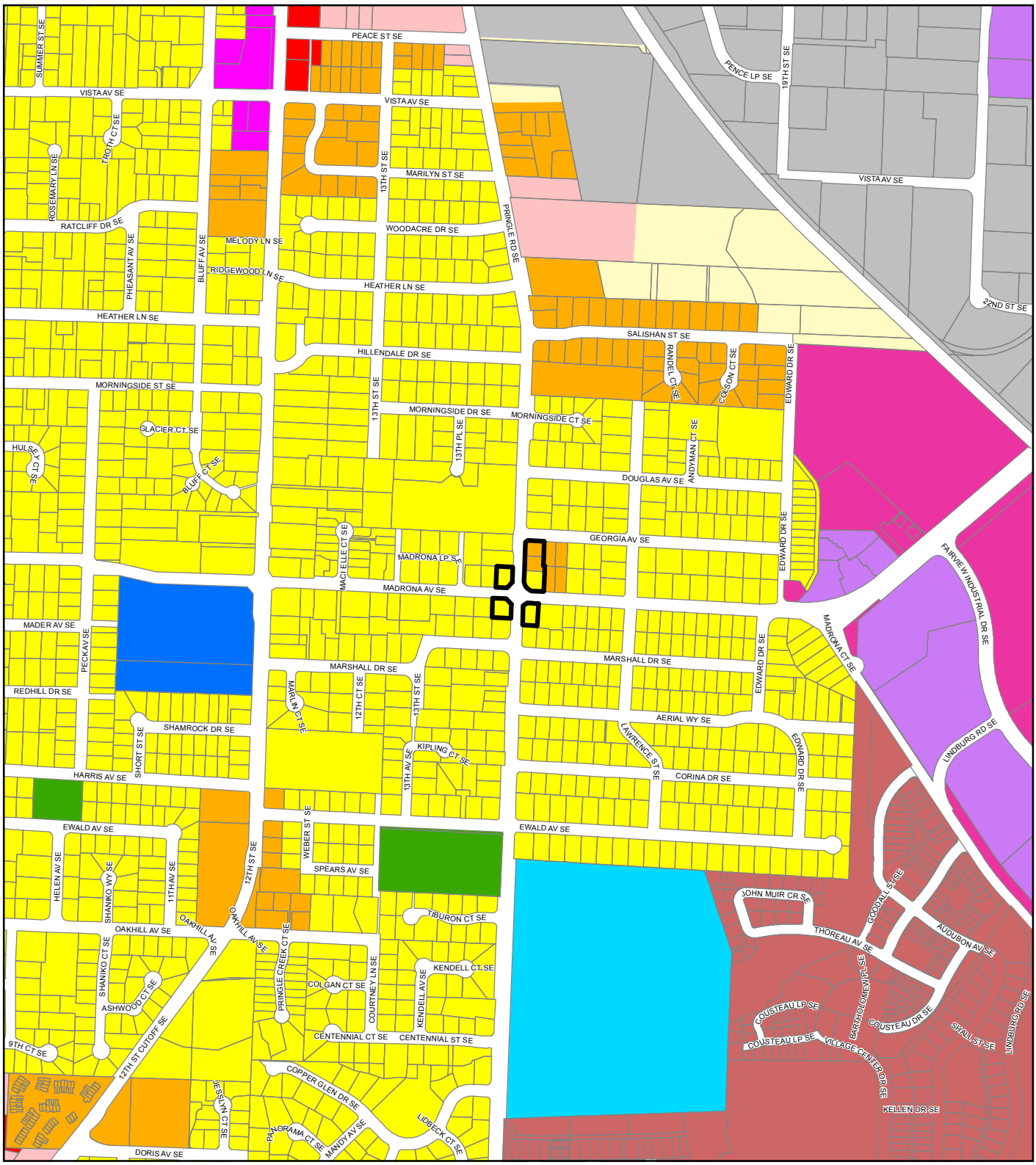
Map 114 - Proposed Salem Zoning Change Areas ★
Proposed Change Areas To "NH" Zoning



Legend

- **Proposed Zoning Change Areas** ★
- Taxlots
- Urban Growth Boundary
- Outside Salem City Limits

★ ***Note:***
Only the Existing Zoning WITHIN the "Proposed Zoning Change Areas" would be impacted by these changes

Existing Zoning ◊

CB	EFU	MU-I	PM	RS
CG	ESMU	MU-II	PS	SCI
CN	FMU	NCMU	RA	SWMU
CO	IBC	PA	RD	WSCB
CR	IC	PC	RH	
EC	IG	PE	RM1	
	IP	PH	RM2	

◊ ***Base Zoning Only***
Overlays are not displayed

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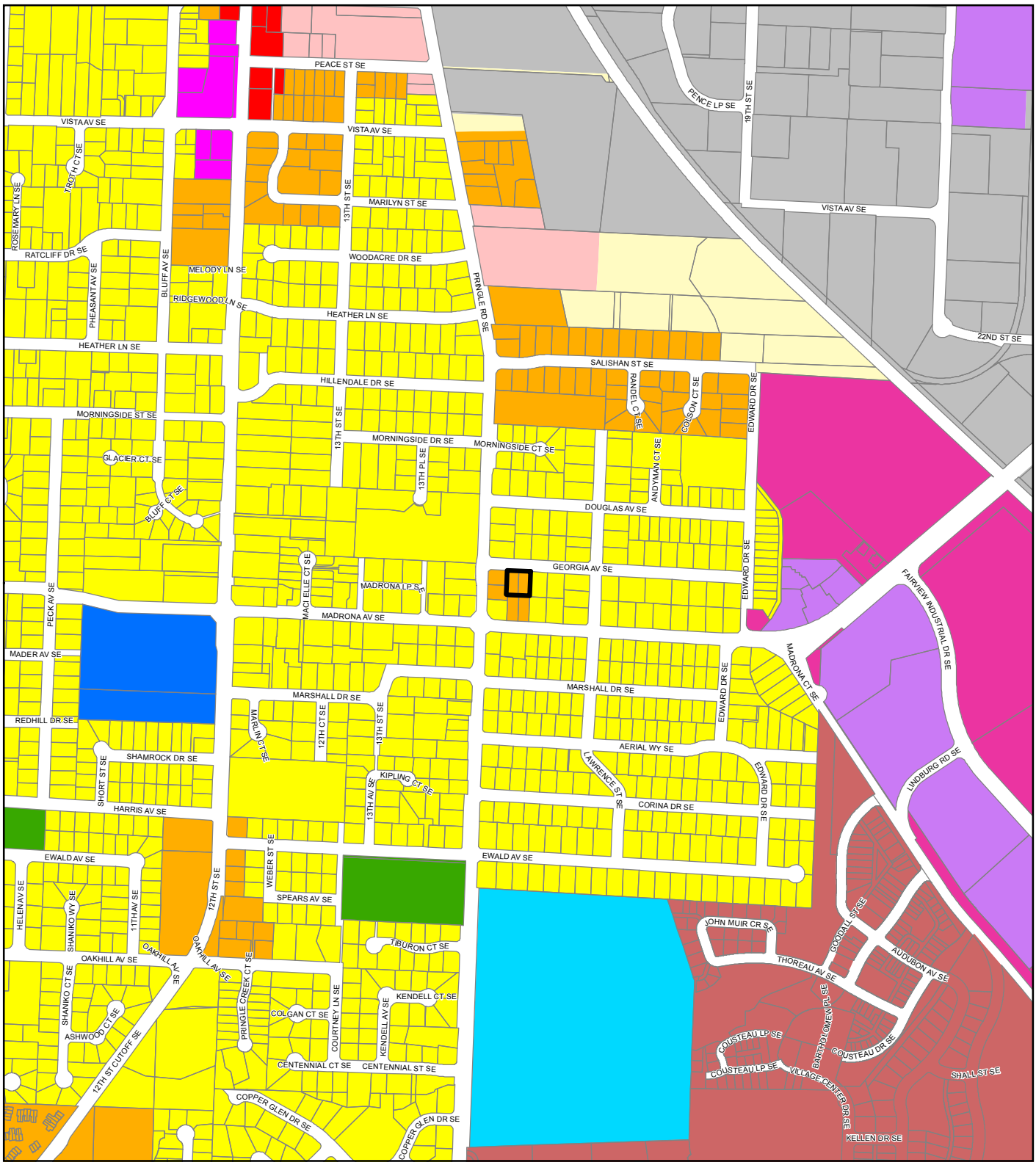
Map 115 - Proposed Salem Zoning Change Areas ★
Proposed Change Areas To "RS" Zoning



Legend

- **Proposed Zoning Change Areas** ★
- Taxlots
- Urban Growth Boundary
- Outside Salem City Limits

★ ***Note:***
Only the Existing Zoning WITHIN the "Proposed Zoning Change Areas" would be impacted by these changes

Existing Zoning ◊

CB	EFU	MU-I	PM	RS
CG	ESMU	MU-II	PS	SCI
CN	FMU	NCMU	RA	SWMU
CO	IBC	PA	RD	WSCB
CR	IC	PC	RH	
EC	IG	PE	RM1	
	IP	PH	RM2	

◊ ***Base Zoning Only***
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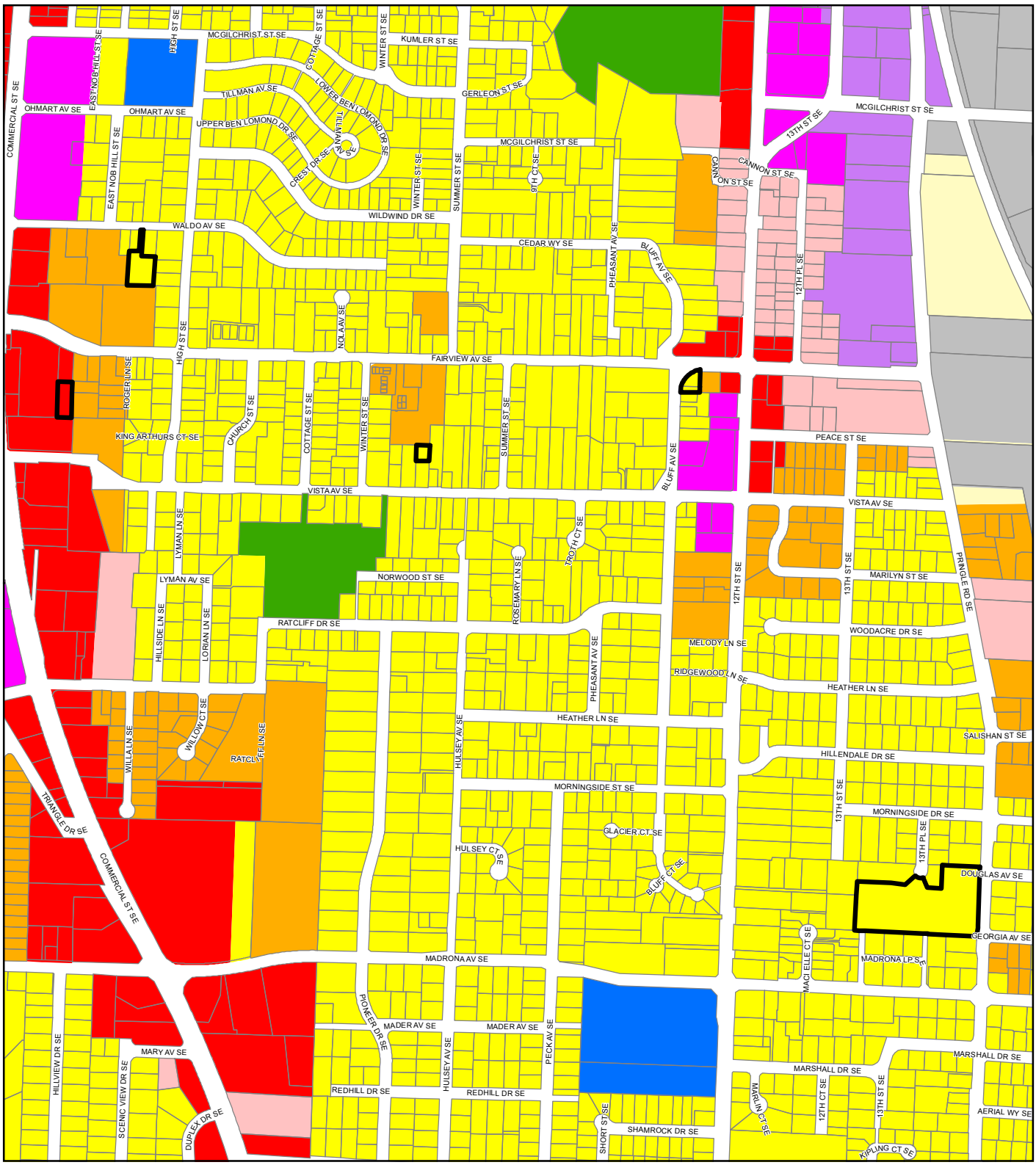
Map 116 - Proposed Salem Zoning Change Areas ★
Proposed Change Areas To "RM2" Zoning



Legend

- **Proposed Zoning Change Areas** ★
- Taxlots
- Urban Growth Boundary
- Outside Salem City Limits

★ ***Note:***
Only the Existing Zoning WITHIN the "Proposed Zoning Change Areas" would be impacted by these changes

Existing Zoning ◊

CB	EFU	MU-I	PM	RS
CG	ESMU	MU-II	PS	SCI
CN	FMU	NCMU	RA	SWMU
CO	IBC	PA	RD	WSCB
CR	IC	PC	RH	
EC	IG	PE	RM1	
	IP	PH	RM2	

◊ ***Base Zoning Only***
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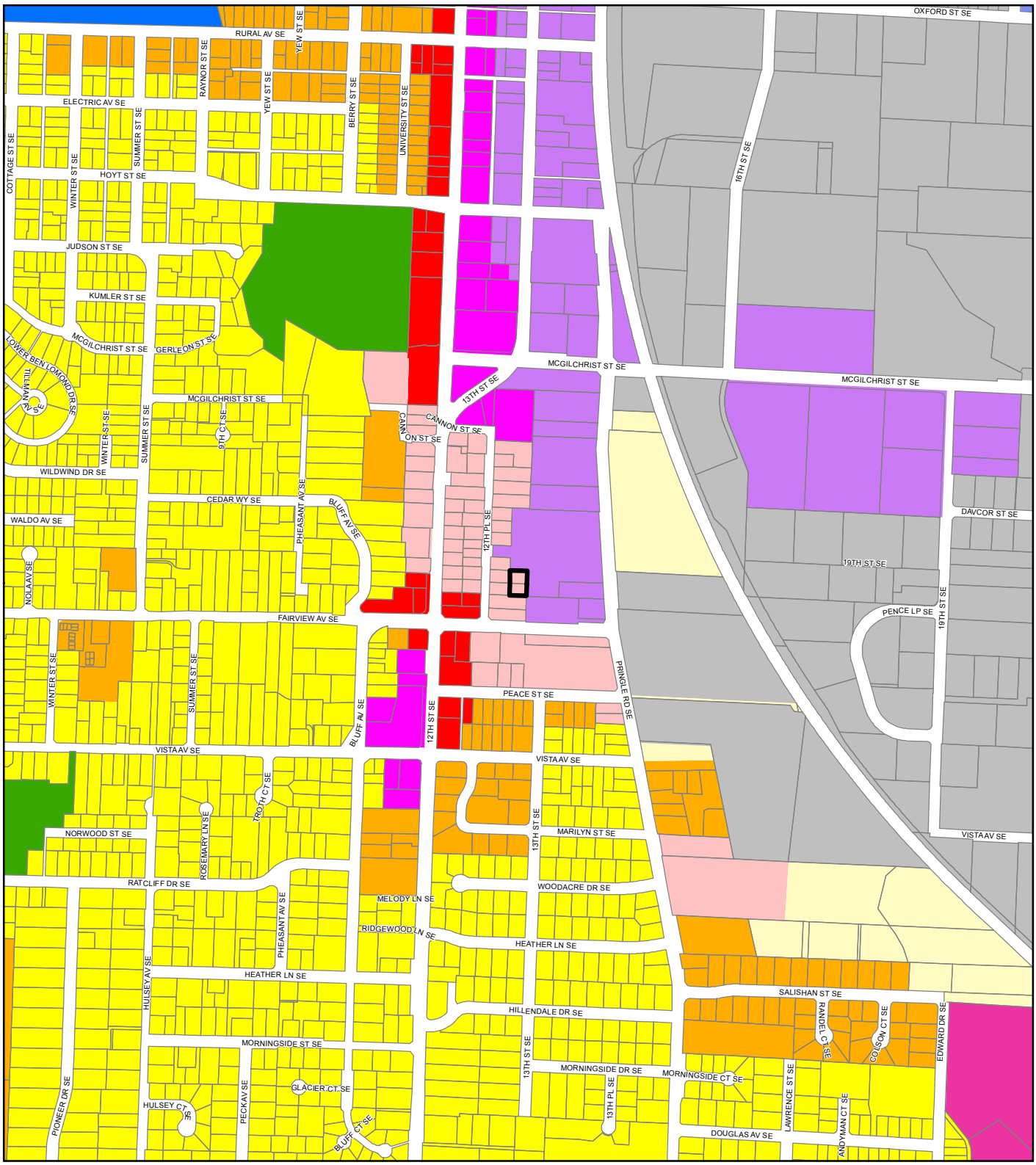
Map 117 - Proposed Salem Zoning Change Areas ★
Proposed Change Areas To "IC" Zoning



Legend

- **Proposed Zoning Change Areas** ★
- Taxlots
- Urban Growth Boundary
- Outside Salem City Limits

★ ***Note:***
Only the Existing Zoning WITHIN the "Proposed Zoning Change Areas" would be impacted by these changes

Existing Zoning ◊

CB	EFU	MU-I	PM	RS
CG	ESMU	MU-II	PS	SCI
CN	FMU	NCMU	RA	SWMU
CO	IBC	PA	RD	WSCB
CR	IC	PC	RH	
EC	IG	PE	RM1	
	IP	PH	RM2	

◊ ***Base Zoning Only***
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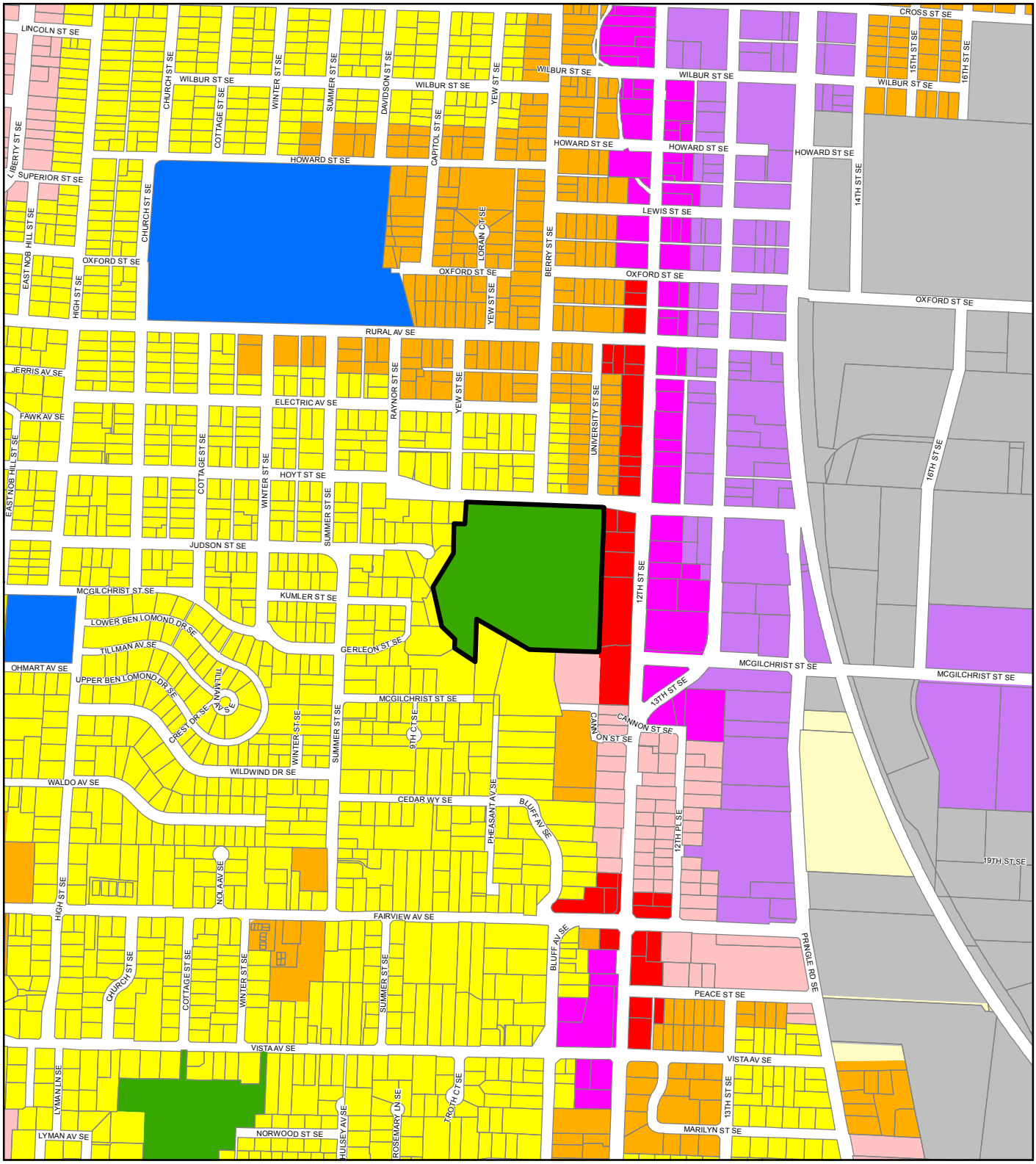
Map 118 - Proposed Salem Zoning Change Areas ★
Proposed Change Areas To "PE" Zoning



Legend

- **Proposed Zoning Change Areas** ★
- Taxlots
- Urban Growth Boundary
- Outside Salem City Limits

★ ***Note:***
Only the Existing Zoning WITHIN the "Proposed Zoning Change Areas" would be impacted by these changes

Existing Zoning ◊

CB	EFU	MU-I	PM	RS
CG	ESMU	MU-II	PS	SCI
CN	FMU	NCMU	RA	SWMU
CO	IBC	PA	RD	WSCB
CR	IC	PC	RH	
EC	IG	PE	RM1	
	IP	PH	RM2	

◊ ***Base Zoning Only***
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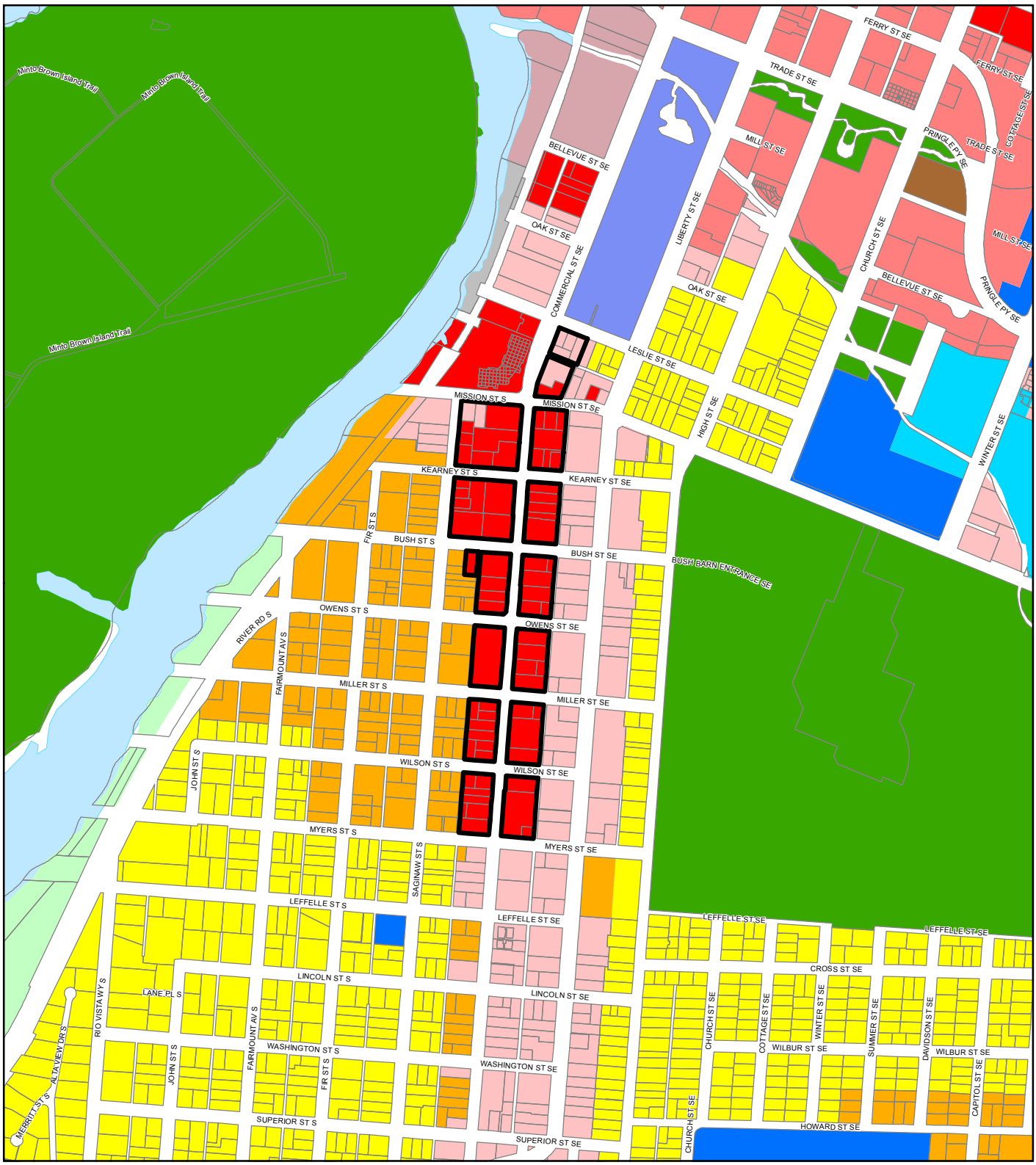
Map 119 - Proposed Salem Zoning Change Areas ★
Proposed Change Areas To "MU-I" Zoning



Legend

- **Proposed Zoning Change Areas** ★
- Taxlots
- Urban Growth Boundary
- Outside Salem City Limits

★ ***Note:***
Only the Existing Zoning WITHIN the "Proposed Zoning Change Areas" would be impacted by these changes

Existing Zoning ◊

CB	EFU	MU-I	PM	RS
CG	ESMU	MU-II	PS	SCI
CN	FMU	NCMU	RA	SWMU
CO	IBC	PA	RD	WSCB
CR	IC	PC	RH	
EC	IG	PE	RM1	
	IP	PH	RM2	

◊ ***Base Zoning Only***
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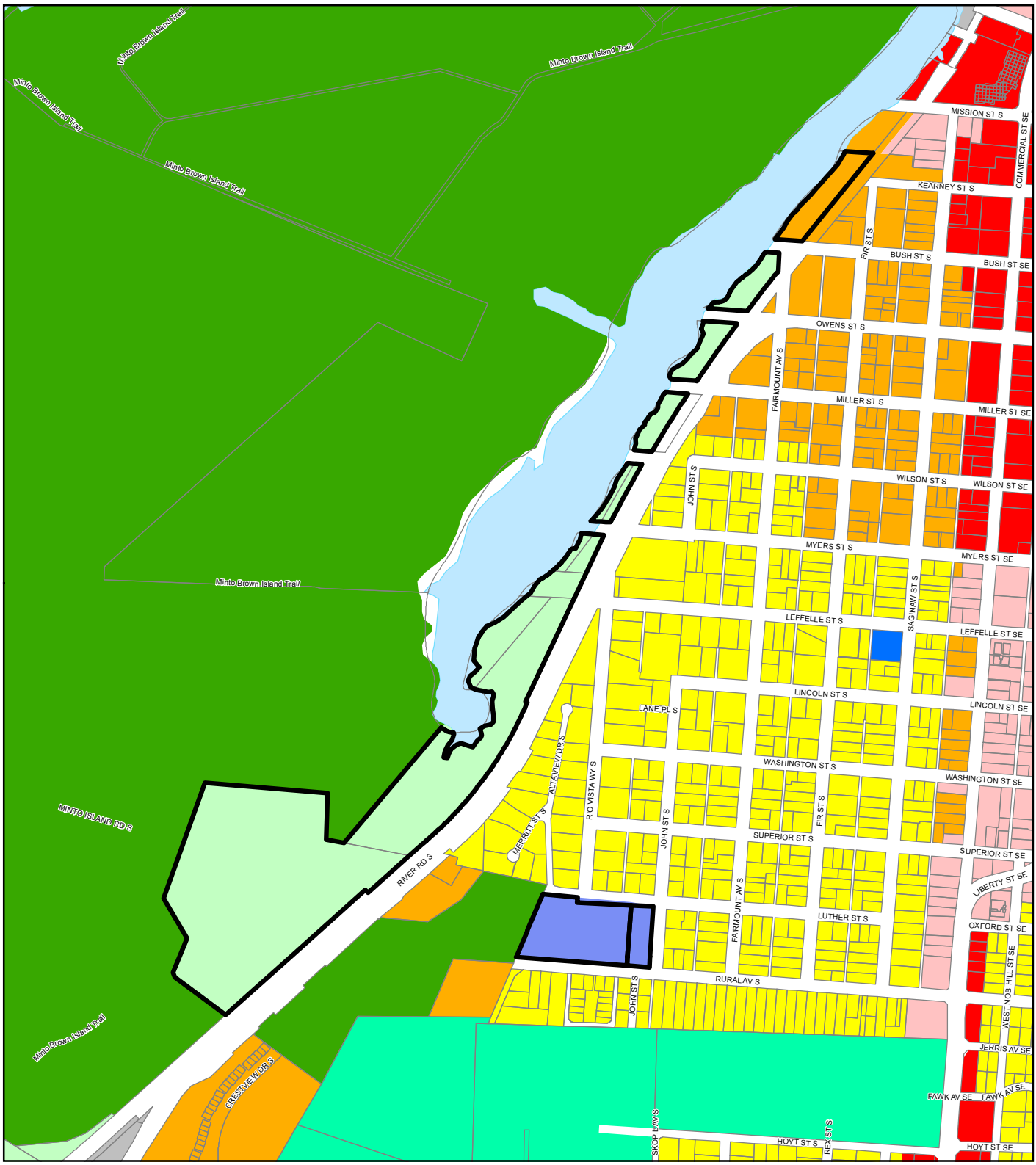
Map 120 - Proposed Salem Zoning Change Areas ★
Proposed Change Areas To "PA" Zoning



Legend

- **Proposed Zoning Change Areas** ★
- Taxlots
- Urban Growth Boundary
- Outside Salem City Limits

★ ***Note:***
Only the Existing Zoning WITHIN the "Proposed Zoning Change Areas" would be impacted by these changes

Existing Zoning ◊

CB	EFU	MU-I	PM	RS
CG	ESMU	MU-II	PS	SCI
CN	FMU	NCMU	RA	SWMU
CO	IBC	PA	RD	WSCB
CR	IC	PC	RH	
EC	IG	PE	RM1	
	IP	PH	RM2	

◊ ***Base Zoning Only***
Overlays are not displayed

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Map 121 - Proposed Salem Zoning Change Areas ★
Proposed Change Areas To "IC" Zoning

Legend

- **Proposed Zoning Change Areas** ★
- Taxlots
- Urban Growth Boundary
- Outside Salem City Limits

★ ***Note:***
Only the Existing Zoning WITHIN the "Proposed Zoning Change Areas" would be impacted by these changes

Existing Zoning ◊

CB	EFU	MU-I	PM	RS
CG	ESMU	MU-II	PS	SCI
CN	FMU	NCMU	RA	SWMU
CO	IBC	PA	RD	WSCB
CR	IC	PC	RH	
EC	IG	PE	RM1	
	IP	PH	RM2	

◊ ***Base Zoning Only***
Overlays are not displayed

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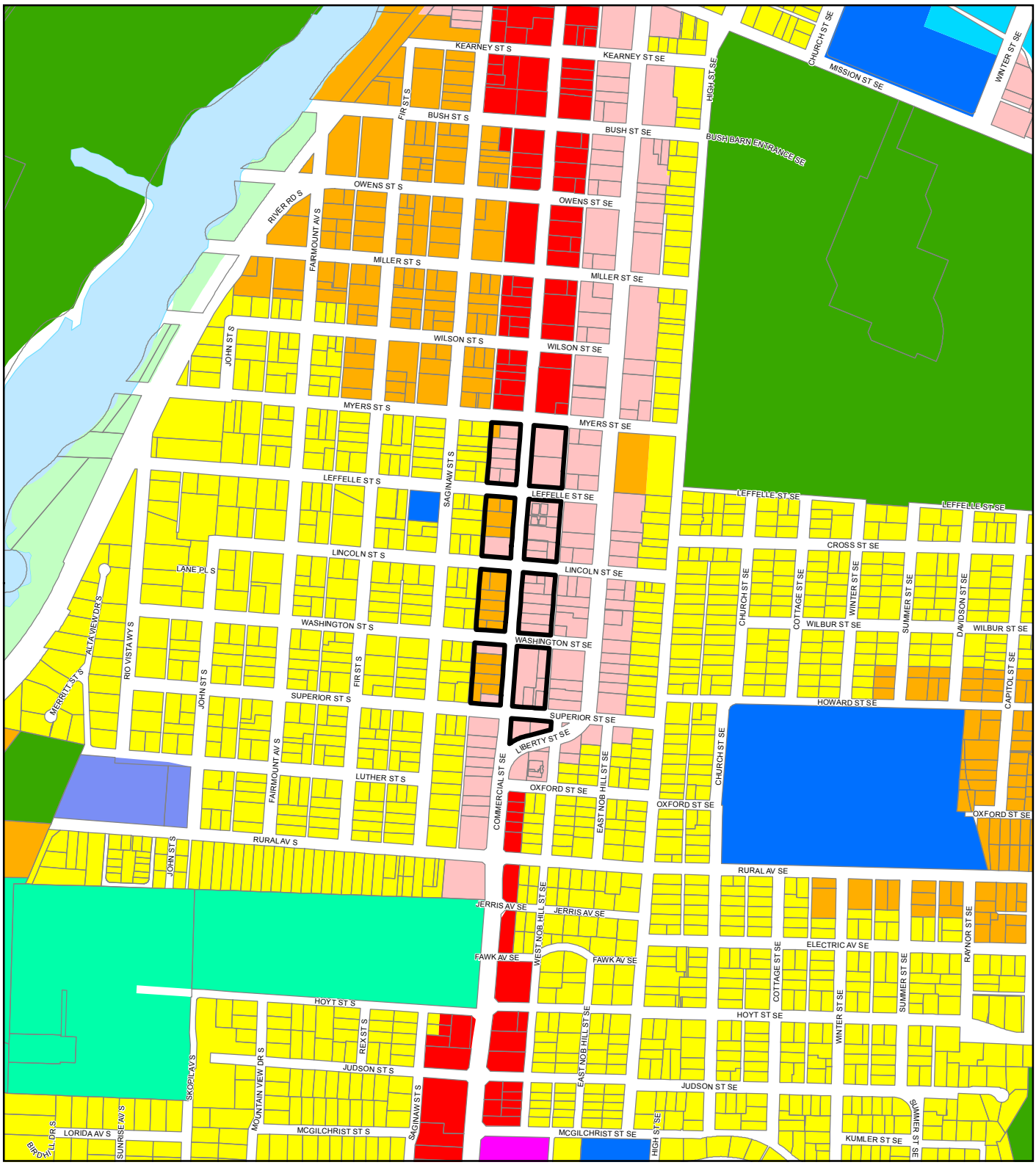
Map 122 - Proposed Salem Zoning Change Areas ★
Proposed Change Areas To "MU-II" Zoning



Legend

- **Proposed Zoning Change Areas** ★
- Taxlots
- Urban Growth Boundary
- Outside Salem City Limits

★ ***Note:***
Only the Existing Zoning WITHIN the "Proposed Zoning Change Areas" would be impacted by these changes

Existing Zoning ◊

CB	EFU	MU-I	PM	RS
CG	ESMU	MU-II	PS	SCI
CN	FMU	NCMU	RA	SWMU
CO	IBC	PA	RD	WSCB
CR	IC	PC	RH	
EC	IG	PE	RM1	
	IP	PH	RM2	

◊ ***Base Zoning Only***
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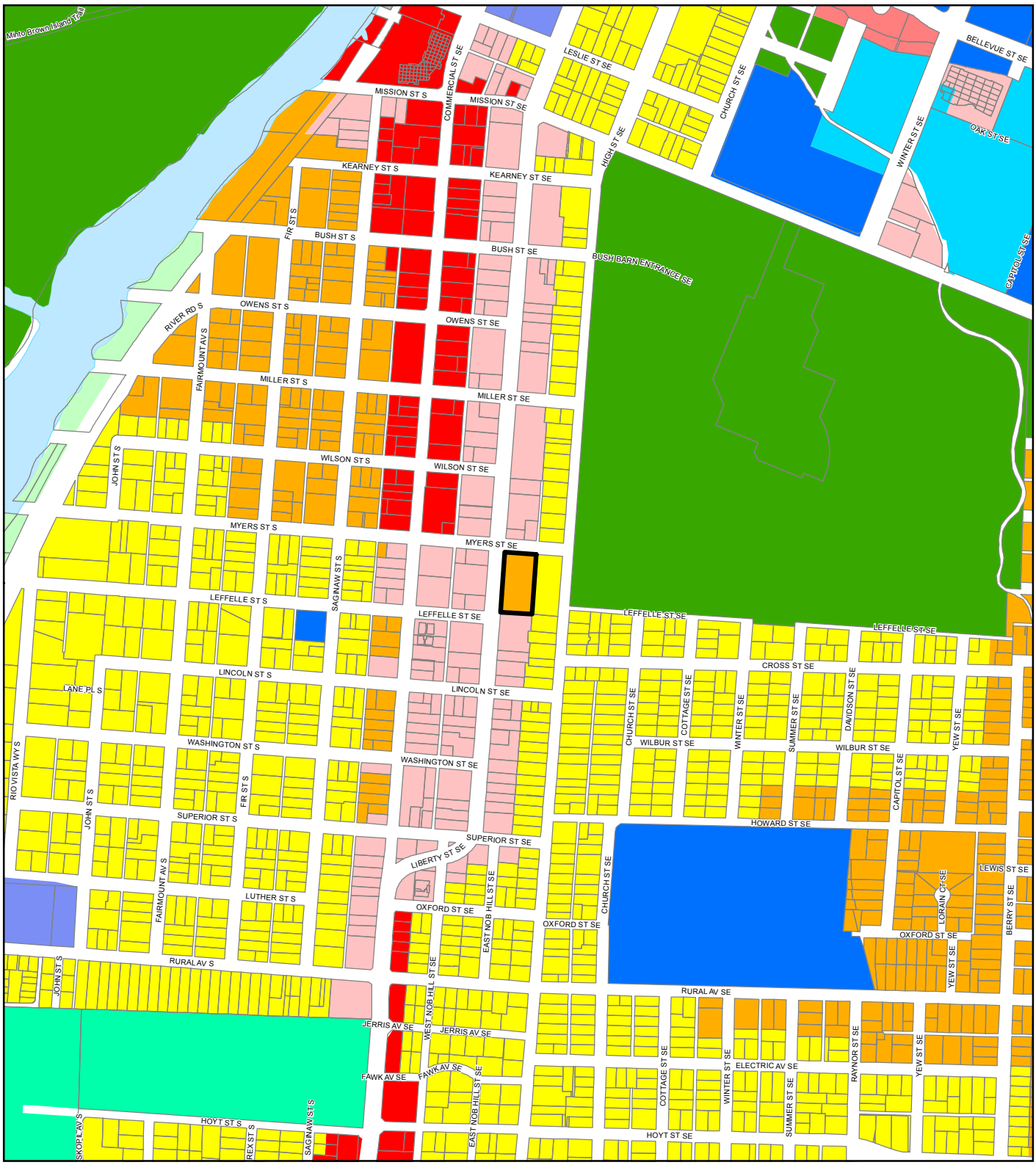
Map 123 - Proposed Salem Zoning Change Areas ★
Proposed Change Areas To "RS" Zoning



Legend

- **Proposed Zoning Change Areas** ★
- Taxlots
- Urban Growth Boundary
- Outside Salem City Limits

★ ***Note:***
Only the Existing Zoning WITHIN the "Proposed Zoning Change Areas" would be impacted by these changes

Existing Zoning ◊

CB	EFU	MU-I	PM	RS
CG	ESMU	MU-II	PS	SCI
CN	FMU	NCMU	RA	SWMU
CO	IBC	PA	RD	WSCB
CR	IC	PC	RH	
EC	IG	PE	RM1	
	IP	PH	RM2	

◊ ***Base Zoning Only***
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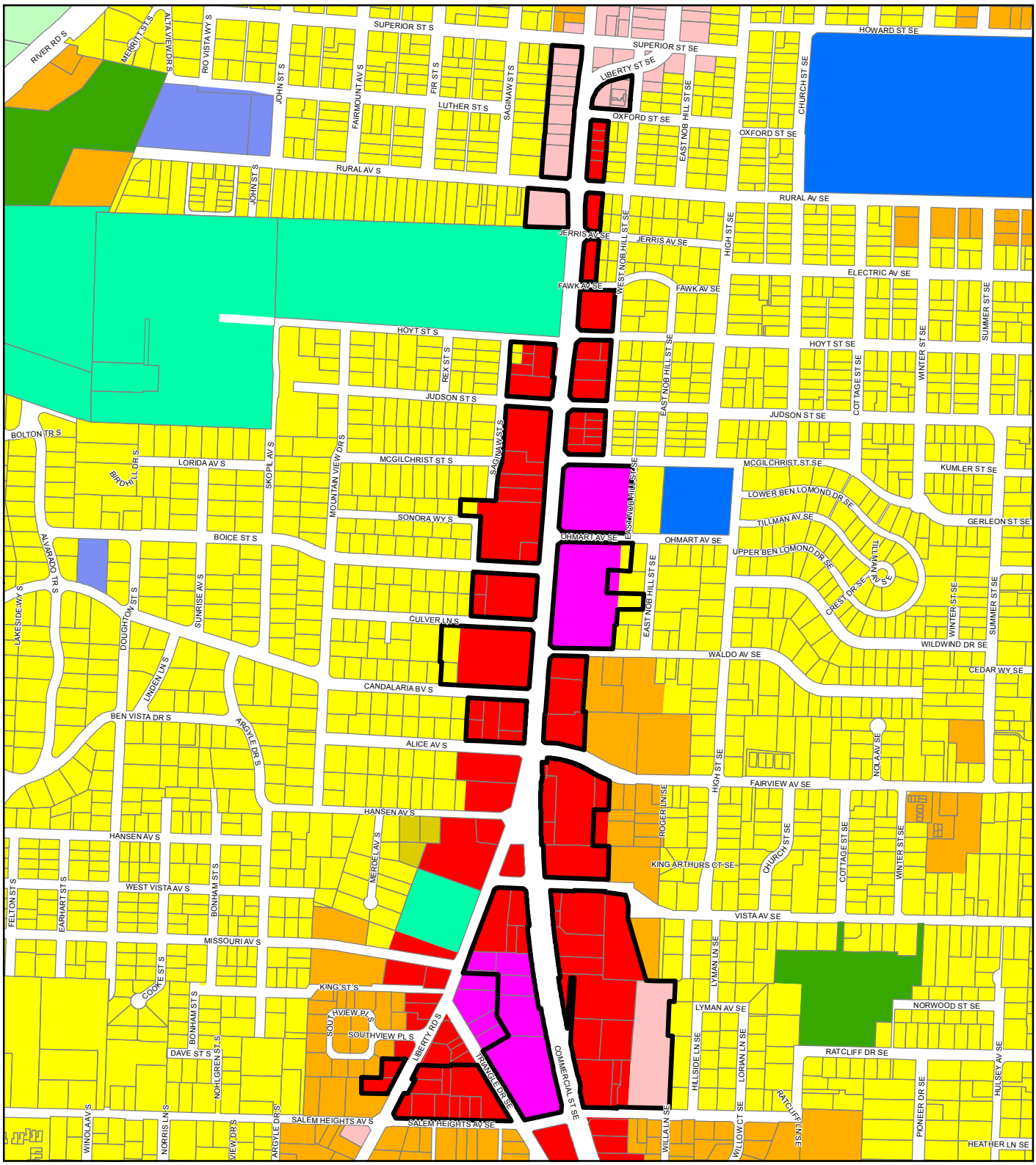
Map 124 - Proposed Salem Zoning Change Areas ★
Proposed Change Areas To "MU-III" Zoning



Legend

- **Proposed Zoning Change Areas** ★
- Taxlots
- Urban Growth Boundary
- Outside Salem City Limits

★ ***Note:***
Only the Existing Zoning WITHIN the "Proposed Zoning Change Areas" would be impacted by these changes

Existing Zoning ◊

CB	EFU	MU-I	PM	RS
CG	ESMU	MU-II	PS	SCI
CN	FMU	NCMU	RA	SWMU
CO	IBC	PA	RD	WSCB
CR	IC	PC	RH	
EC	IG	PE	RM1	
	IP	PH	RM2	

◊ ***Base Zoning Only***
Overlays are not displayed

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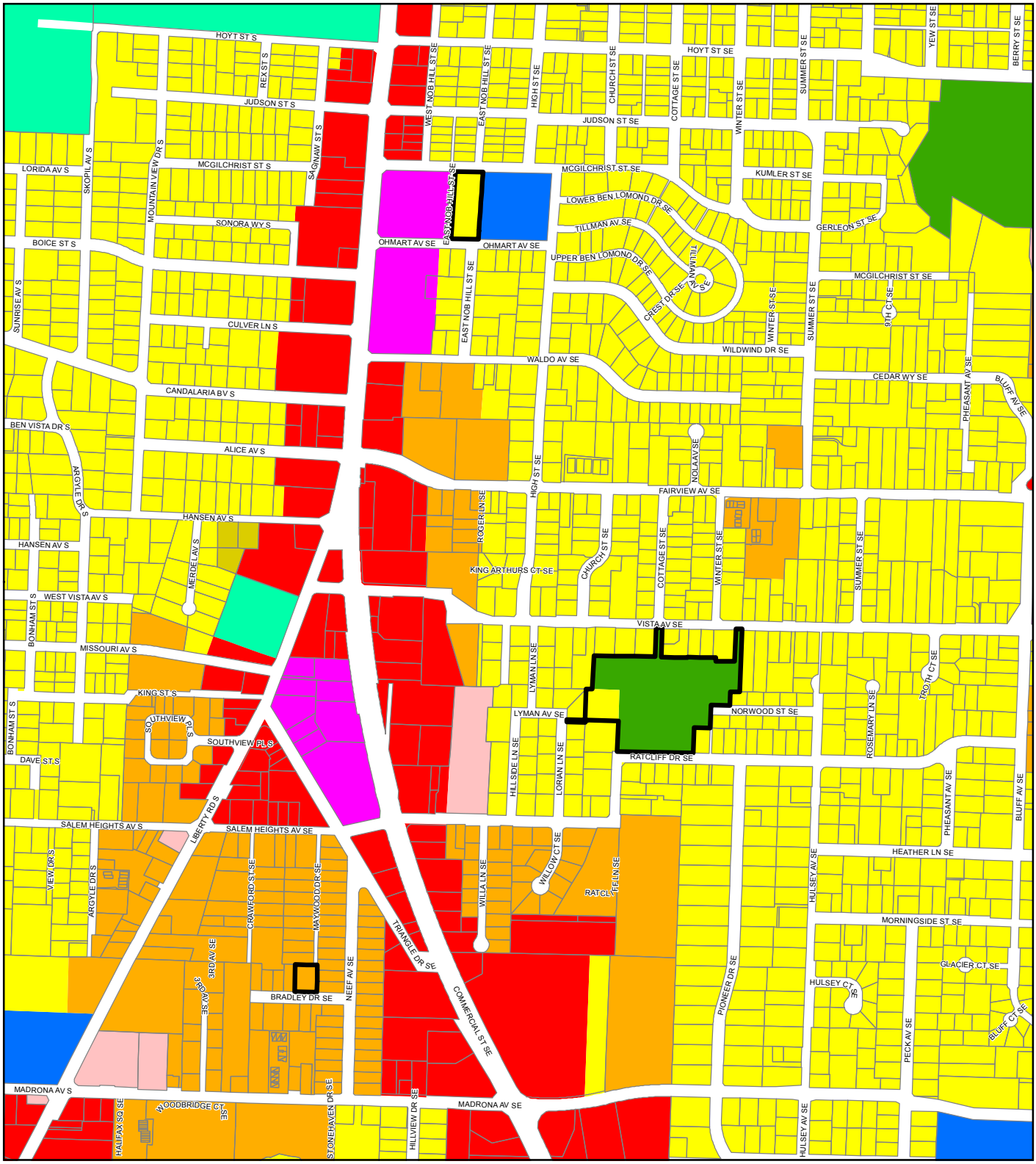
Map 125 - Proposed Salem Zoning Change Areas ★
Proposed Change Areas To "PA" Zoning



Legend

- **Proposed Zoning Change Areas** ★
- Taxlots
- Urban Growth Boundary
- Outside Salem City Limits

★ ***Note:***
Only the Existing Zoning WITHIN the "Proposed Zoning Change Areas" would be impacted by these changes

Existing Zoning ◊

CB	EFU	MU-I	PM	RS
CG	ESMU	MU-II	PS	SCI
CN	FMU	NCMU	RA	SWMU
CO	IBC	PA	RD	WSCB
CR	IC	PC	RH	
EC	IG	PE	RM1	
	IP	PH	RM2	

◊ ***Base Zoning Only***
Overlays are not displayed

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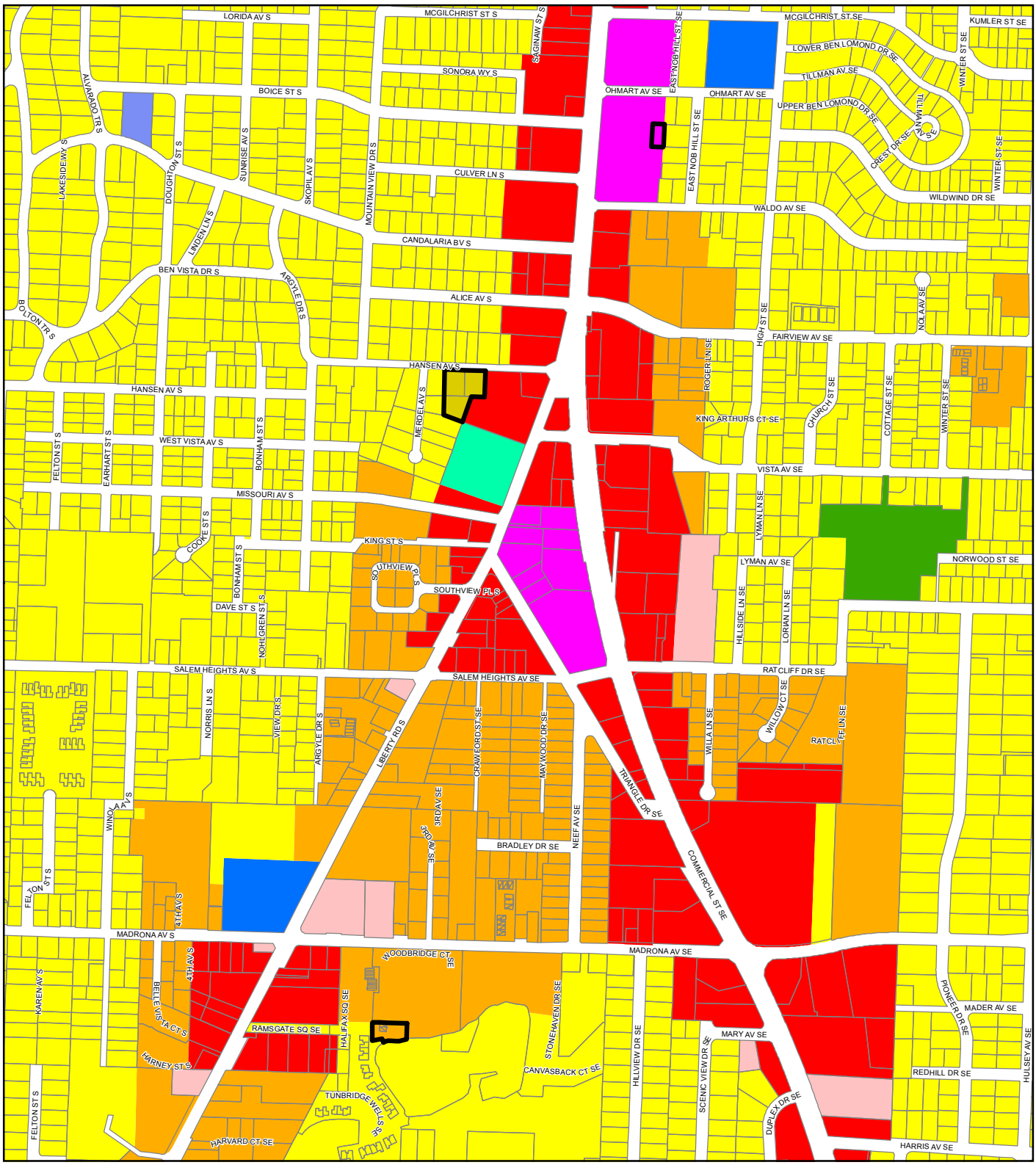
Map 126 - Proposed Salem Zoning Change Areas ★
Proposed Change Areas To "RS" Zoning



Legend

- **Proposed Zoning Change Areas** ★
- Taxlots
- Urban Growth Boundary
- Outside Salem City Limits

★ ***Note:***
Only the Existing Zoning WITHIN the "Proposed Zoning Change Areas" would be impacted by these changes

Existing Zoning ◊

CB	EFU	MU-I	PM	RS
CG	ESMU	MU-II	PS	SCI
CN	FMU	NCMU	RA	SWMU
CO	IBC	PA	RD	WSCB
CR	IC	PC	RH	
EC	IG	PE	RM1	
	IP	PH	RM2	

◊ ***Base Zoning Only***
Overlays are not displayed

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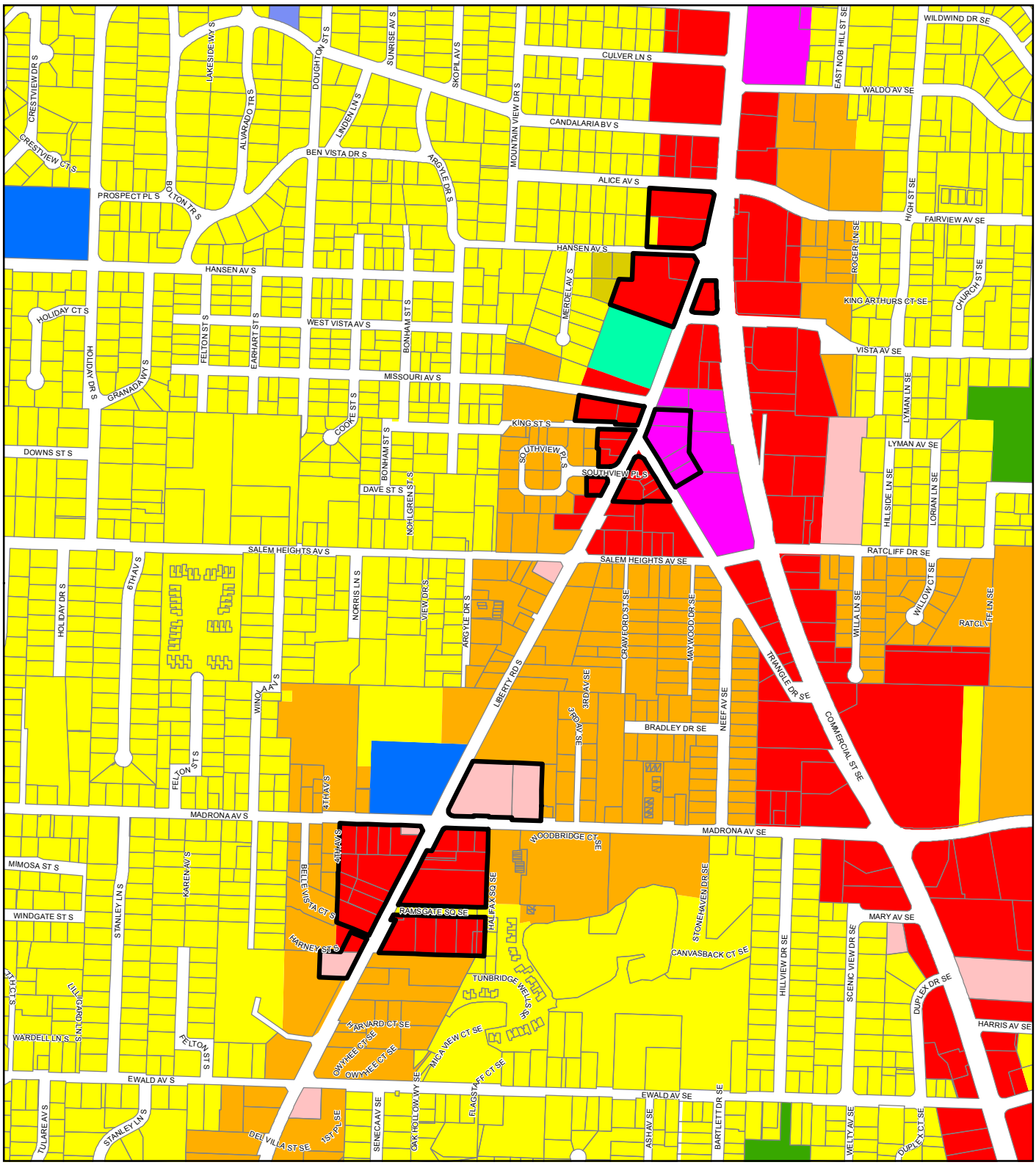
Map 127 - Proposed Salem Zoning Change Areas ★
Proposed Change Areas To "MU-I" Zoning



Legend

- **Proposed Zoning Change Areas** ★
- Taxlots
- Urban Growth Boundary
- Outside Salem City Limits

★ ***Note:***
Only the Existing Zoning WITHIN the "Proposed Zoning Change Areas" would be impacted by these changes

Existing Zoning ◊

CB	EFU	MU-I	PM	RS
CG	ESMU	MU-II	PS	SCI
CN	FMU	NCMU	RA	SWMU
CO	IBC	PA	RD	WSCB
CR	IC	PC	RH	
EC	IG	PE	RM1	
	IP	PH	RM2	

◊ ***Base Zoning Only***
Overlays are not displayed

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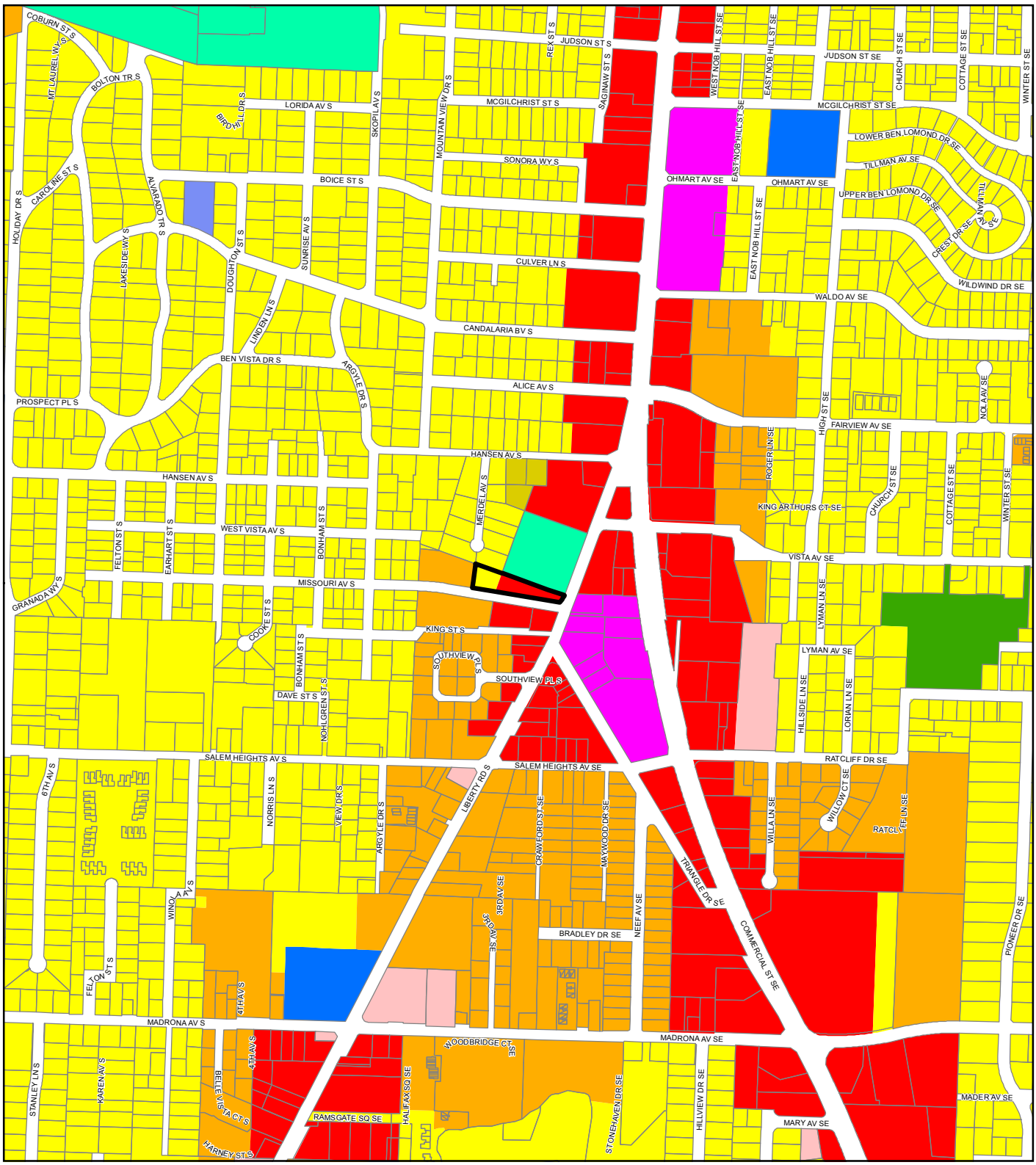
Map 128 - Proposed Salem Zoning Change Areas ★
Proposed Change Areas To "PC" Zoning



Legend

- **Proposed Zoning Change Areas** ★
- Taxlots
- Urban Growth Boundary
- Outside Salem City Limits

★ ***Note:***
Only the Existing Zoning WITHIN the "Proposed Zoning Change Areas" would be impacted by these changes

Existing Zoning ◊

CB	EFU	MU-I	PM	RS
CG	ESMU	MU-II	PS	SCI
CN	FMU	NCMU	RA	SWMU
CO	IBC	PA	RD	WSCB
CR	IC	PC	RH	
EC	IG	PE	RM1	
	IP	PH	RM2	

◊ ***Base Zoning Only***
Overlays are not displayed

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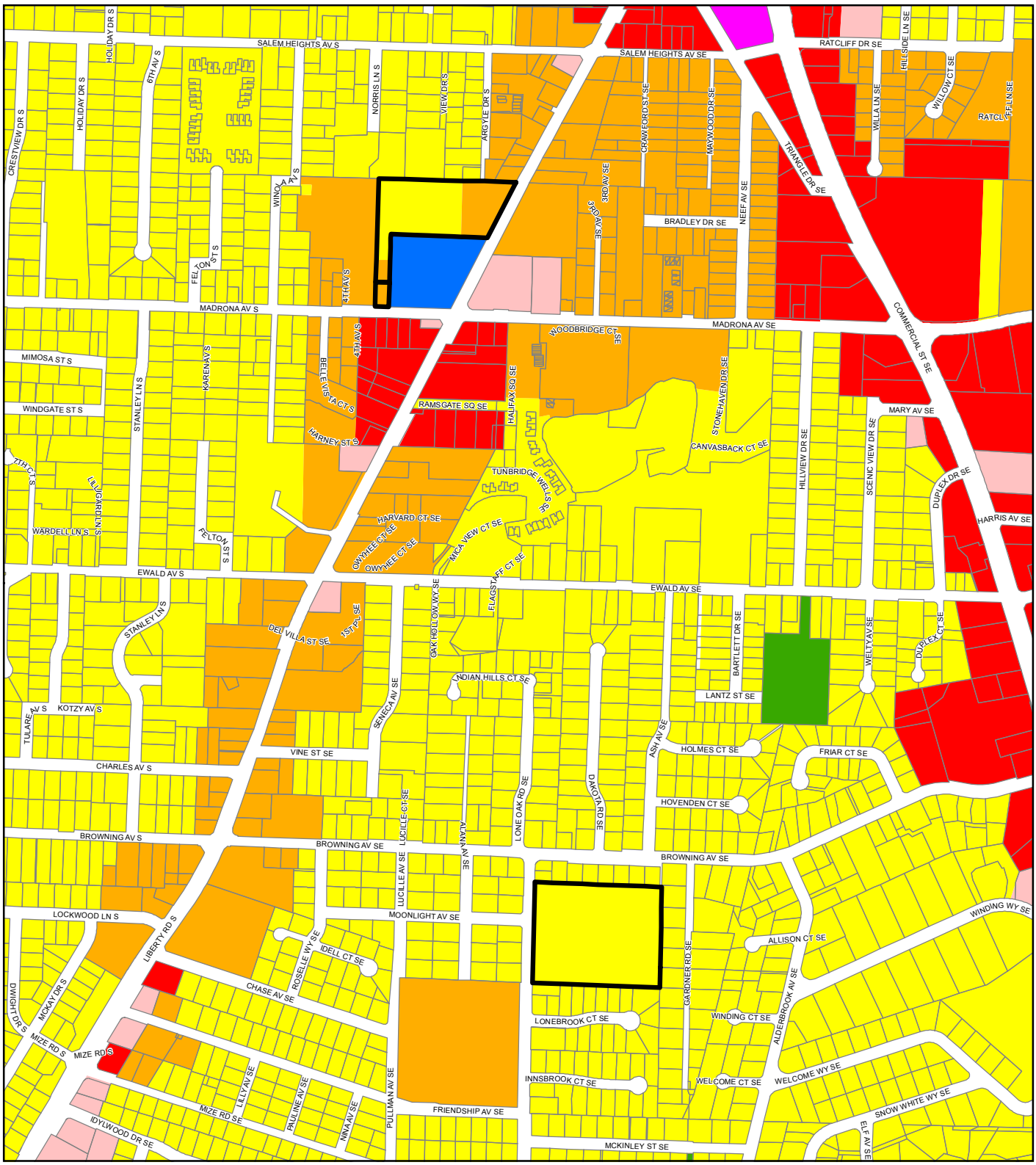
Map 129 - Proposed Salem Zoning Change Areas ★
Proposed Change Areas To "PE" Zoning



Legend

- **Proposed Zoning Change Areas** ★
- Taxlots
- Urban Growth Boundary
- Outside Salem City Limits

★ ***Note:***
Only the Existing Zoning WITHIN the "Proposed Zoning Change Areas" would be impacted by these changes

Existing Zoning ◊

CB	EFU	MU-I	PM	RS
CG	ESMU	MU-II	PS	SCI
CN	FMU	NCMU	RA	SWMU
CO	IBC	PA	RD	WSCB
CR	IC	PC	RH	
EC	IG	PE	RM1	
	IP	PH	RM2	

◊ ***Base Zoning Only***
Overlays are not displayed

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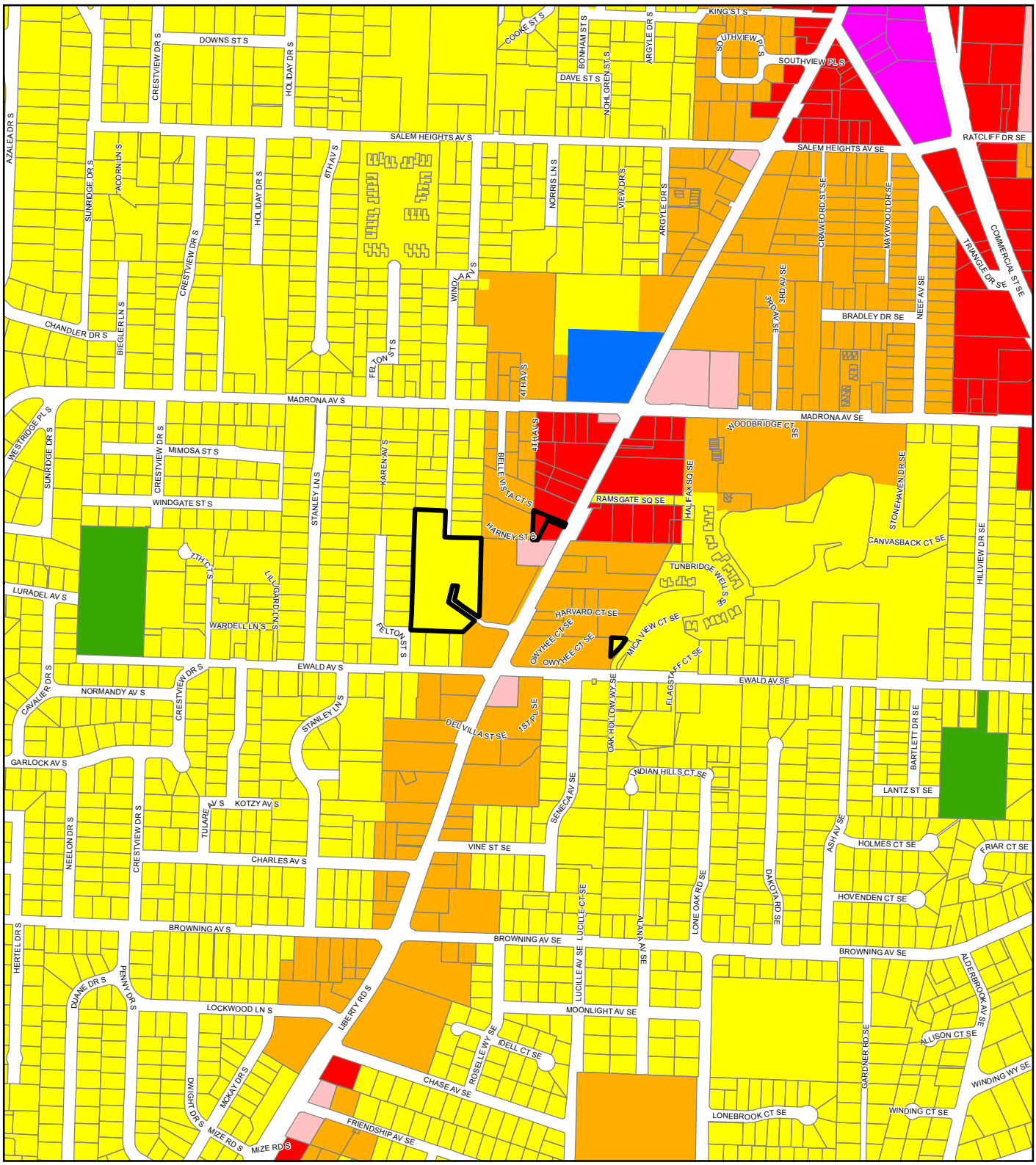
Map 130 - Proposed Salem Zoning Change Areas ★
Proposed Change Areas To "RM2" Zoning



Legend

- **Proposed Zoning Change Areas** ★
- Taxlots
- Urban Growth Boundary
- Outside Salem City Limits

★ ***Note:***
Only the Existing Zoning WITHIN the "Proposed Zoning Change Areas" would be impacted by these changes

Existing Zoning ◊

CB	EFU	MU-I	PM	RS
CG	ESMU	MU-II	PS	SCI
CN	FMU	NCMU	RA	SWMU
CO	IBC	PA	RD	WSCB
CR	IC	PC	RH	
EC	IG	PE	RM1	
	IP	PH	RM2	

◊ ***Base Zoning Only***
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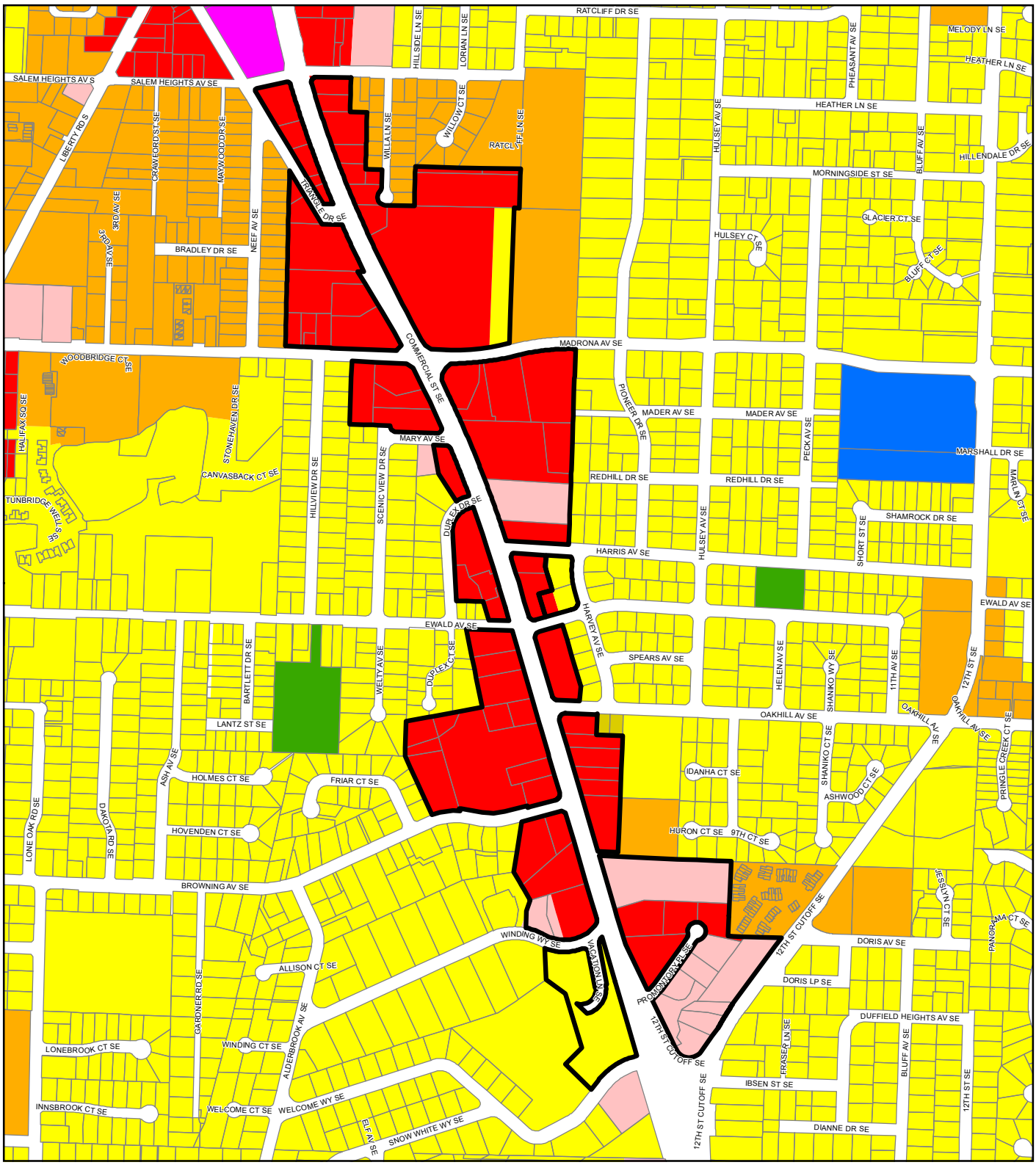
Map 131 - Proposed Salem Zoning Change Areas ★
Proposed Change Areas To "MU-III" Zoning



Legend

- **Proposed Zoning Change Areas** ★
- Taxlots
- Urban Growth Boundary
- Outside Salem City Limits

★ ***Note:***
Only the Existing Zoning WITHIN the "Proposed Zoning Change Areas" would be impacted by these changes

Existing Zoning ◊

CB	EFU	MU-I	PM	RS
CG	ESMU	MU-II	PS	SCI
CN	FMU	NCMU	RA	SWMU
CO	IBC	PA	RD	WSCB
CR	IC	PC	RH	
EC	IG	PE	RM1	
	IP	PH	RM2	

◊ ***Base Zoning Only***
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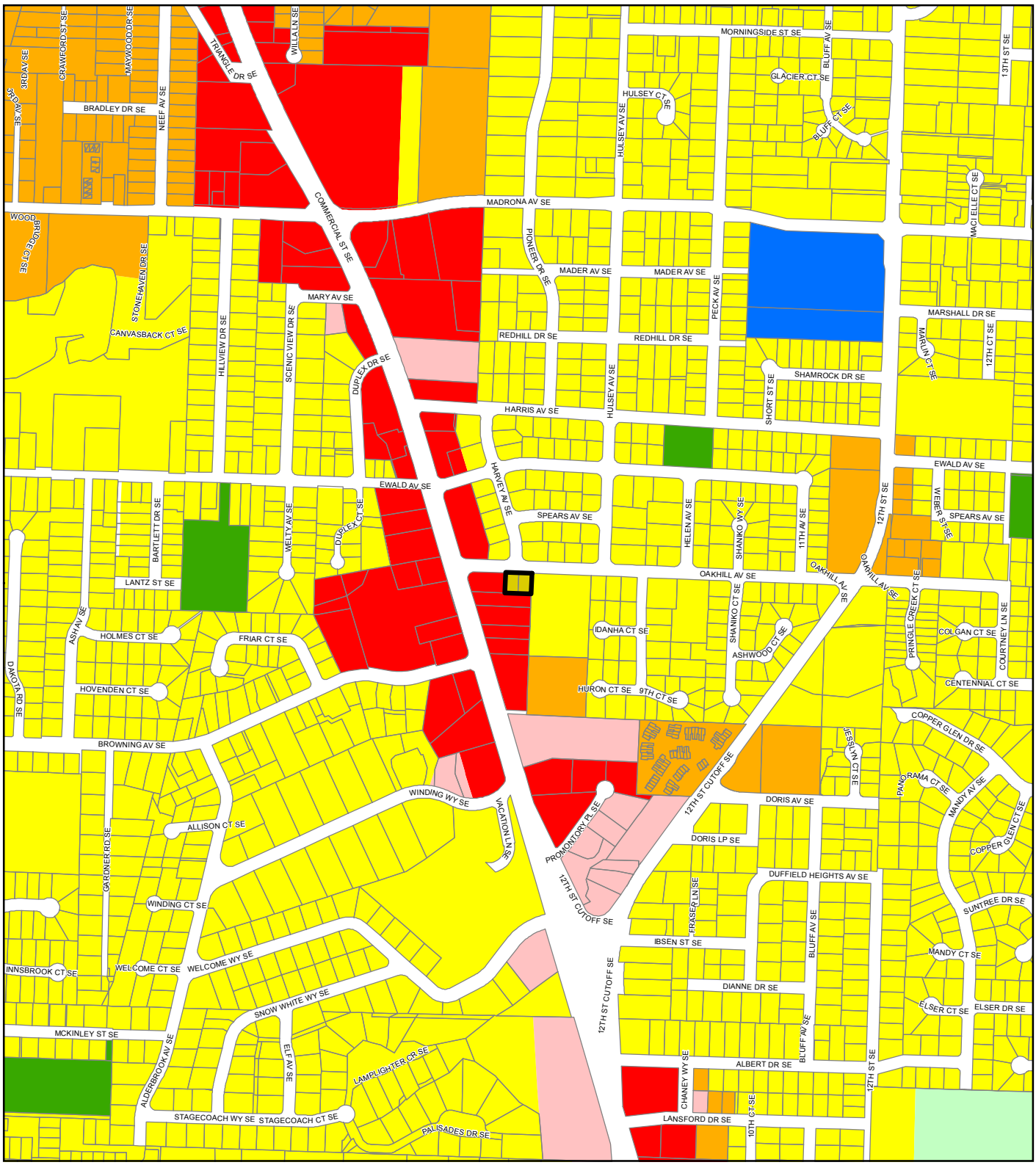
Map 132 - Proposed Salem Zoning Change Areas ★
Proposed Change Areas To "RS" Zoning



Legend

- **Proposed Zoning Change Areas** ★
- Taxlots
- Urban Growth Boundary
- Outside Salem City Limits

★ ***Note:***
Only the Existing Zoning WITHIN the "Proposed Zoning Change Areas" would be impacted by these changes

Existing Zoning ◊

CB	EFU	MU-I	PM	RS
CG	ESMU	MU-II	PS	SCI
CN	FMU	NCMU	RA	SWMU
CO	IBC	PA	RD	WSCB
CR	IC	PC	RH	
EC	IG	PE	RM1	
	IP	PH	RM2	

◊ ***Base Zoning Only***
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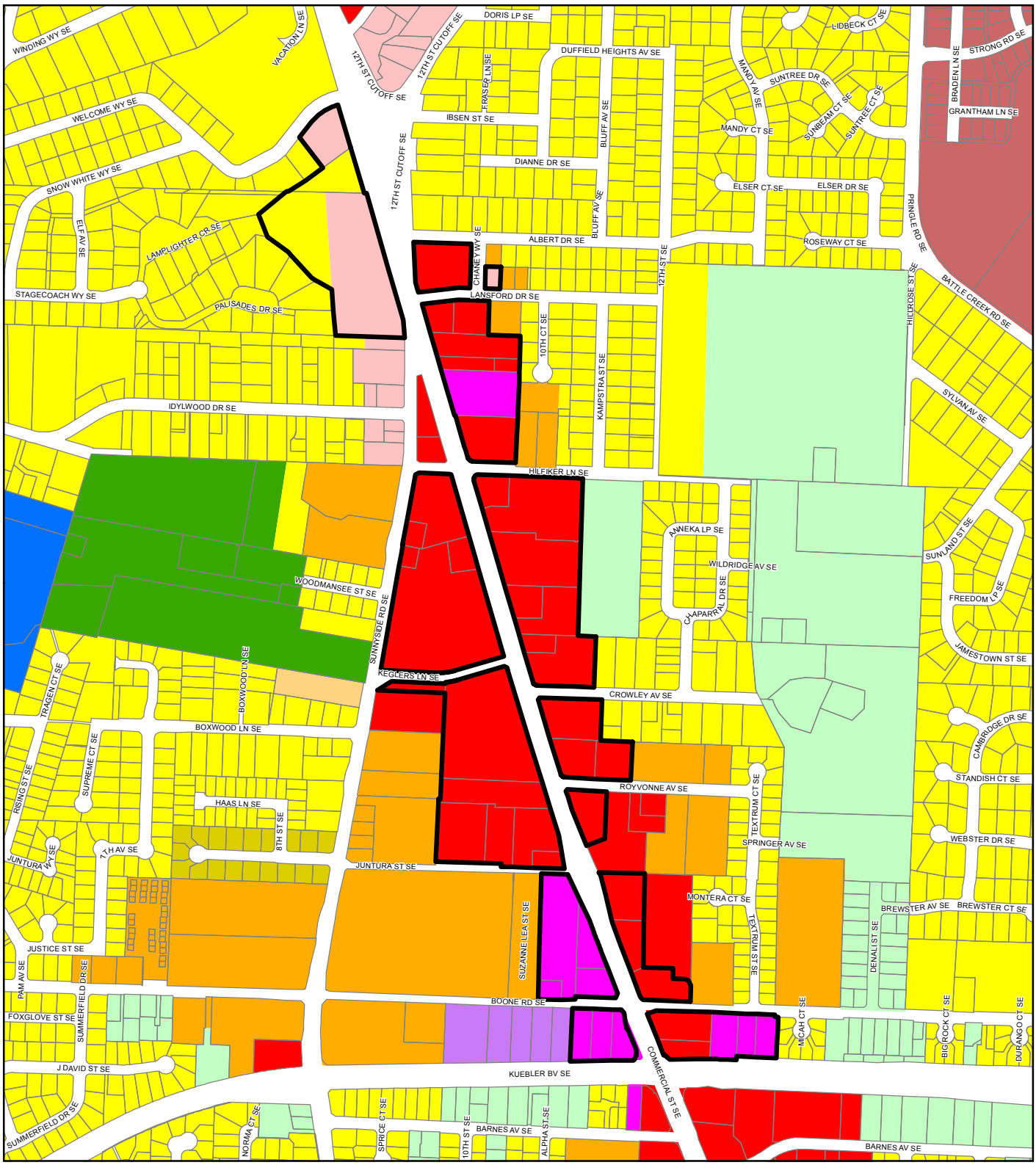
Map 133 - Proposed Salem Zoning Change Areas ★
Proposed Change Areas To "MU-III" Zoning



Legend

- **Proposed Zoning Change Areas** ★
- Taxlots
- Urban Growth Boundary
- Outside Salem City Limits

★ ***Note:***
Only the Existing Zoning WITHIN the "Proposed Zoning Change Areas" would be impacted by these changes

Existing Zoning ◊

CB	EFU	MU-I	PM	RS
CG	ESMU	MU-II	PS	SCI
CN	FMU	NCMU	RA	SWMU
CO	IBC	PA	RD	WSCB
CR	IC	PC	RH	
EC	IG	PE	RM1	
	IP	PH	RM2	

◊ ***Base Zoning Only***
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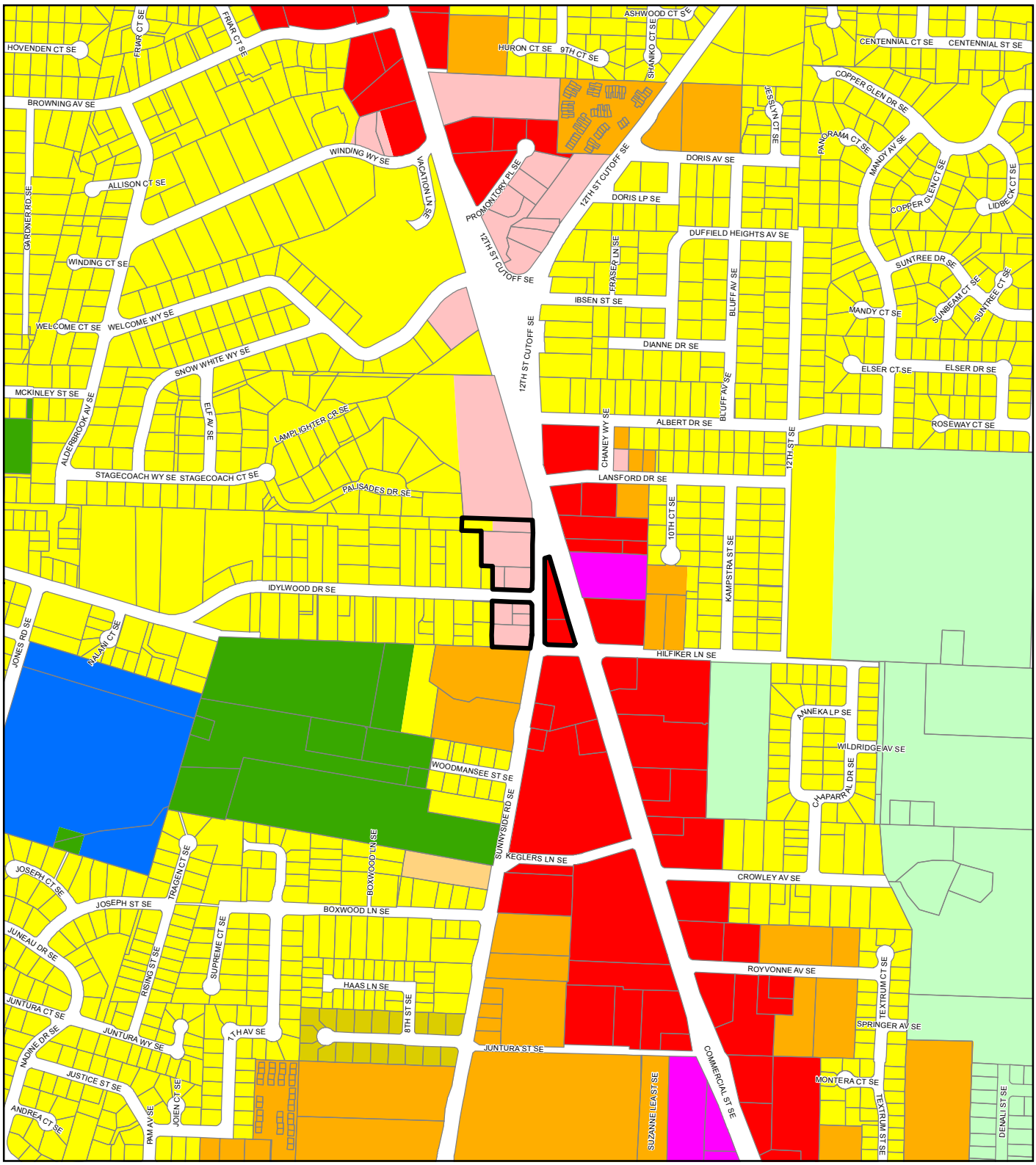
Map 134 - Proposed Salem Zoning Change Areas ★
Proposed Change Areas To "MU-I" Zoning



Legend

- **Proposed Zoning Change Areas** ★
- Taxlots
- Urban Growth Boundary
- Outside Salem City Limits

★ ***Note:***
Only the Existing Zoning WITHIN the "Proposed Zoning Change Areas" would be impacted by these changes

Existing Zoning ◊

CB	EFU	MU-I	PM	RS
CG	ESMU	MU-II	PS	SCI
CN	FMU	NCMU	RA	SWMU
CO	IBC	PA	RD	WSCB
CR	IC	PC	RH	
EC	IG	PE	RM1	
	IP	PH	RM2	

◊ ***Base Zoning Only***
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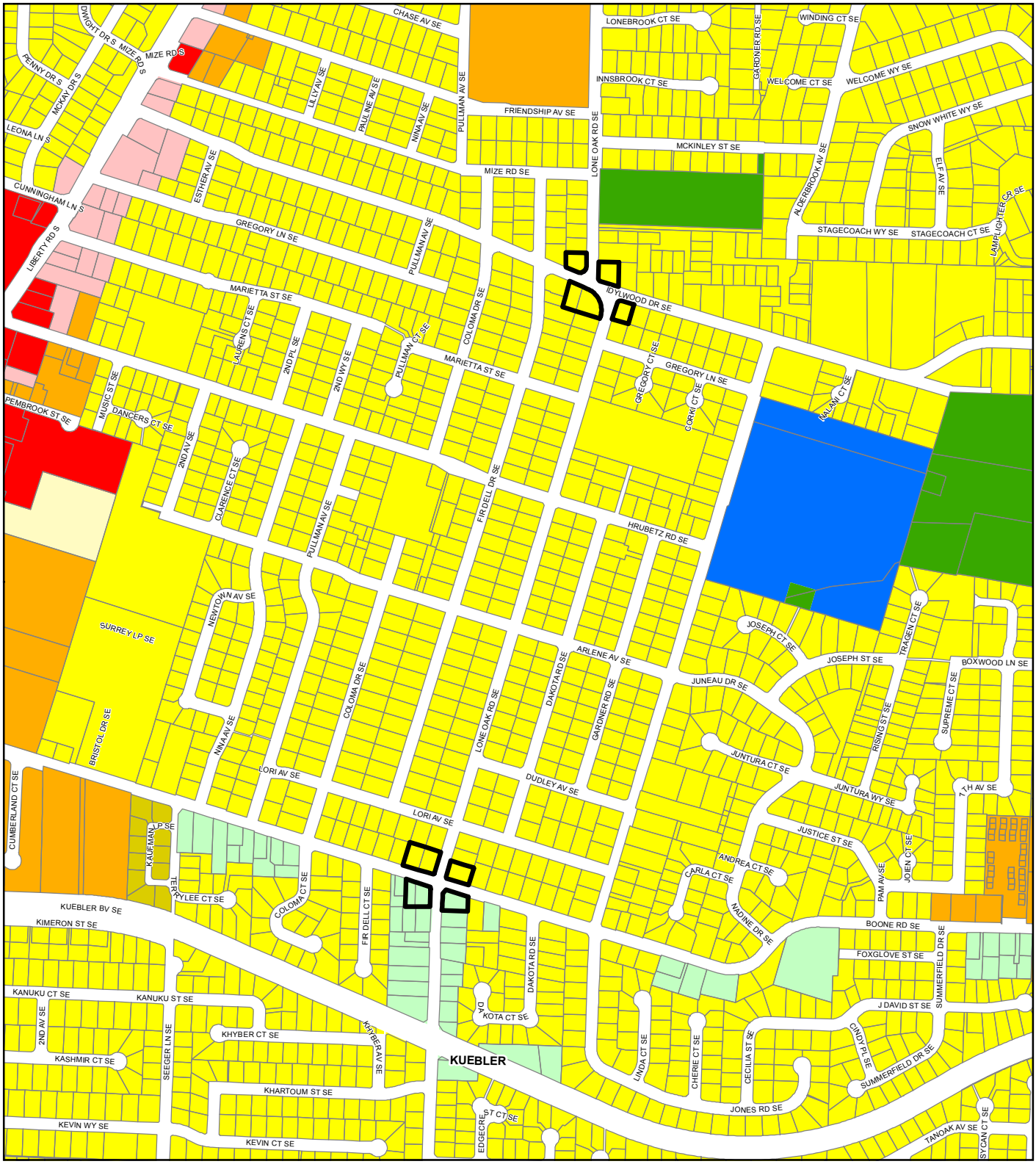
Map 135 - Proposed Salem Zoning Change Areas ★
Proposed Change Areas To "NH" Zoning



Legend

- **Proposed Zoning Change Areas** ★
- Taxlots
- Urban Growth Boundary
- Outside Salem City Limits

★ ***Note:***
Only the Existing Zoning WITHIN the "Proposed Zoning Change Areas" would be impacted by these changes

Existing Zoning ◊

CB	EFU	MU-I	PM	RS
CG	ESMU	MU-II	PS	SCI
CN	FMU	NCMU	RA	SWMU
CO	IBC	PA	RD	WSCB
CR	IC	PC	RH	
EC	IG	PE	RM1	
	IP	PH	RM2	

◊ ***Base Zoning Only***
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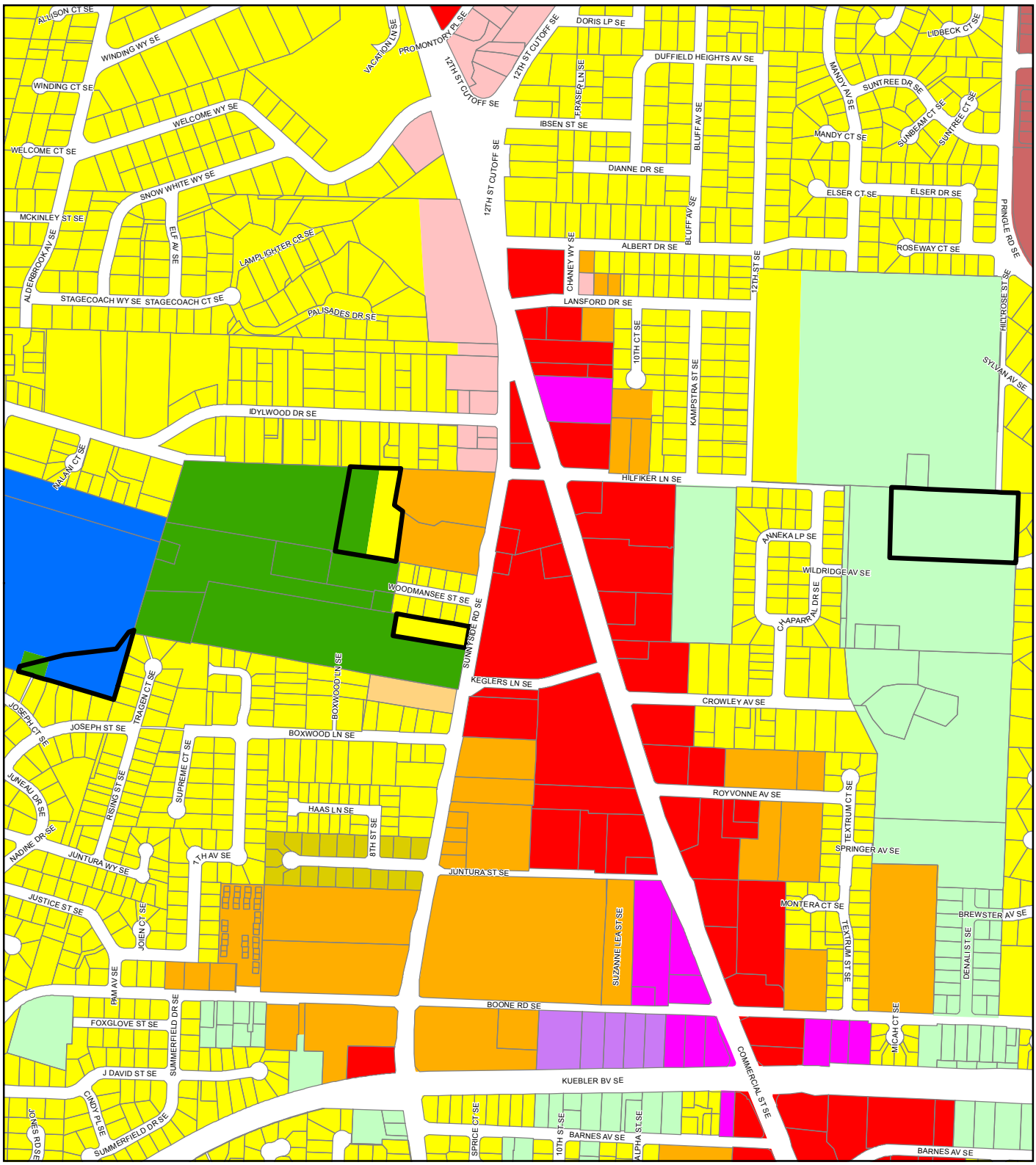
Map 136 - Proposed Salem Zoning Change Areas ★
Proposed Change Areas To "PA" Zoning



Legend

- **Proposed Zoning Change Areas** ★
- Taxlots
- Urban Growth Boundary
- Outside Salem City Limits

★ ***Note:***
Only the Existing Zoning WITHIN the "Proposed Zoning Change Areas" would be impacted by these changes

Existing Zoning ◊

CB	EFU	MU-I	PM	RS
CG	ESMU	MU-II	PS	SCI
CN	FMU	NCMU	RA	SWMU
CO	IBC	PA	RD	WSCB
CR	IC	PC	RH	
EC	IG	PE	RM1	
	IP	PH	RM2	

◊ ***Base Zoning Only***
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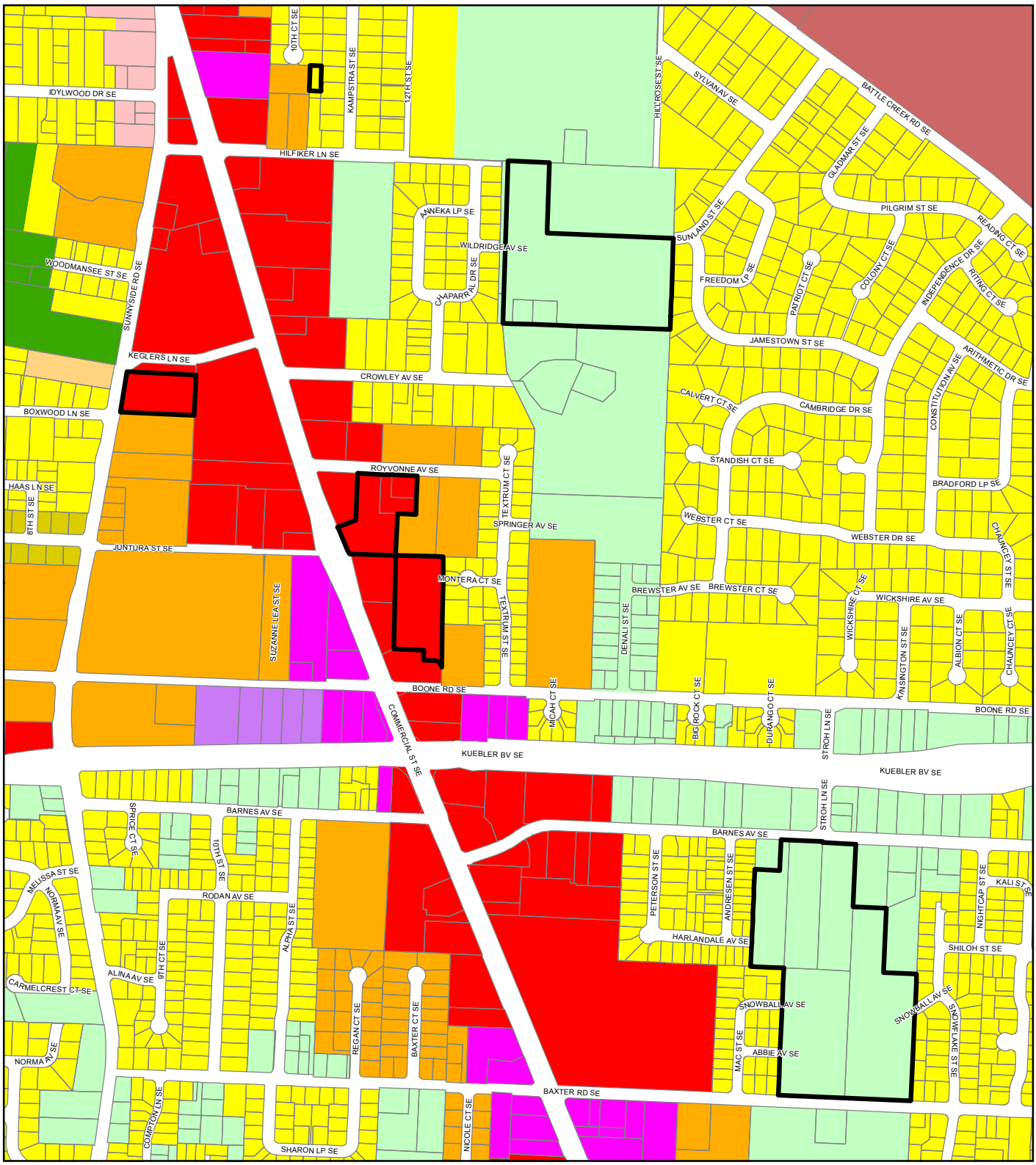
Map 137 - Proposed Salem Zoning Change Areas ★
Proposed Change Areas To "RM2" Zoning



Legend

- **Proposed Zoning Change Areas** ★
- Taxlots
- Urban Growth Boundary
- Outside Salem City Limits

★ ***Note:***
Only the Existing Zoning WITHIN the "Proposed Zoning Change Areas" would be impacted by these changes

Existing Zoning ◊

CB	EFU	MU-I	PM	RS
CG	ESMU	MU-II	PS	SCI
CN	FMU	NCMU	RA	SWMU
CO	IBC	PA	RD	WSCB
CR	IC	PC	RH	
EC	IG	PE	RM1	
	IP	PH	RM2	

◊ ***Base Zoning Only***
Overlays are not displayed

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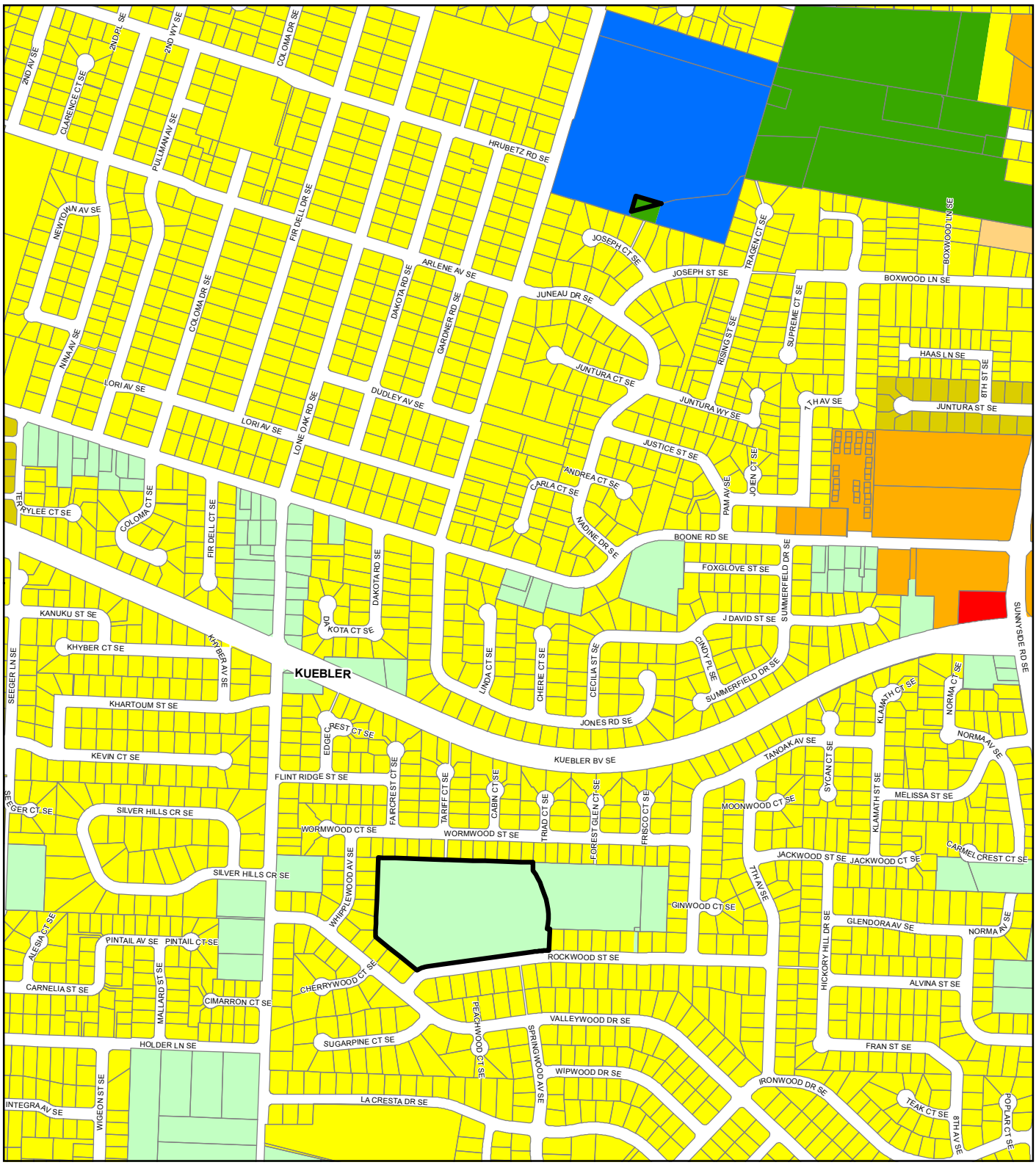
Map 138 - Proposed Salem Zoning Change Areas ★
Proposed Change Areas To "PE" Zoning



Legend

- **Proposed Zoning Change Areas** ★
- Taxlots
- Urban Growth Boundary
- Outside Salem City Limits

★ ***Note:***
Only the Existing Zoning WITHIN the "Proposed Zoning Change Areas" would be impacted by these changes

Existing Zoning ◊

CB	EFU	MU-I	PM	RS
CG	ESMU	MU-II	PS	SCI
CN	FMU	NCMU	RA	SWMU
CO	IBC	PA	RD	WSCB
CR	IC	PC	RH	
EC	IG	PE	RM1	
	IP	PH	RM2	

◊ ***Base Zoning Only***
Overlays are not displayed

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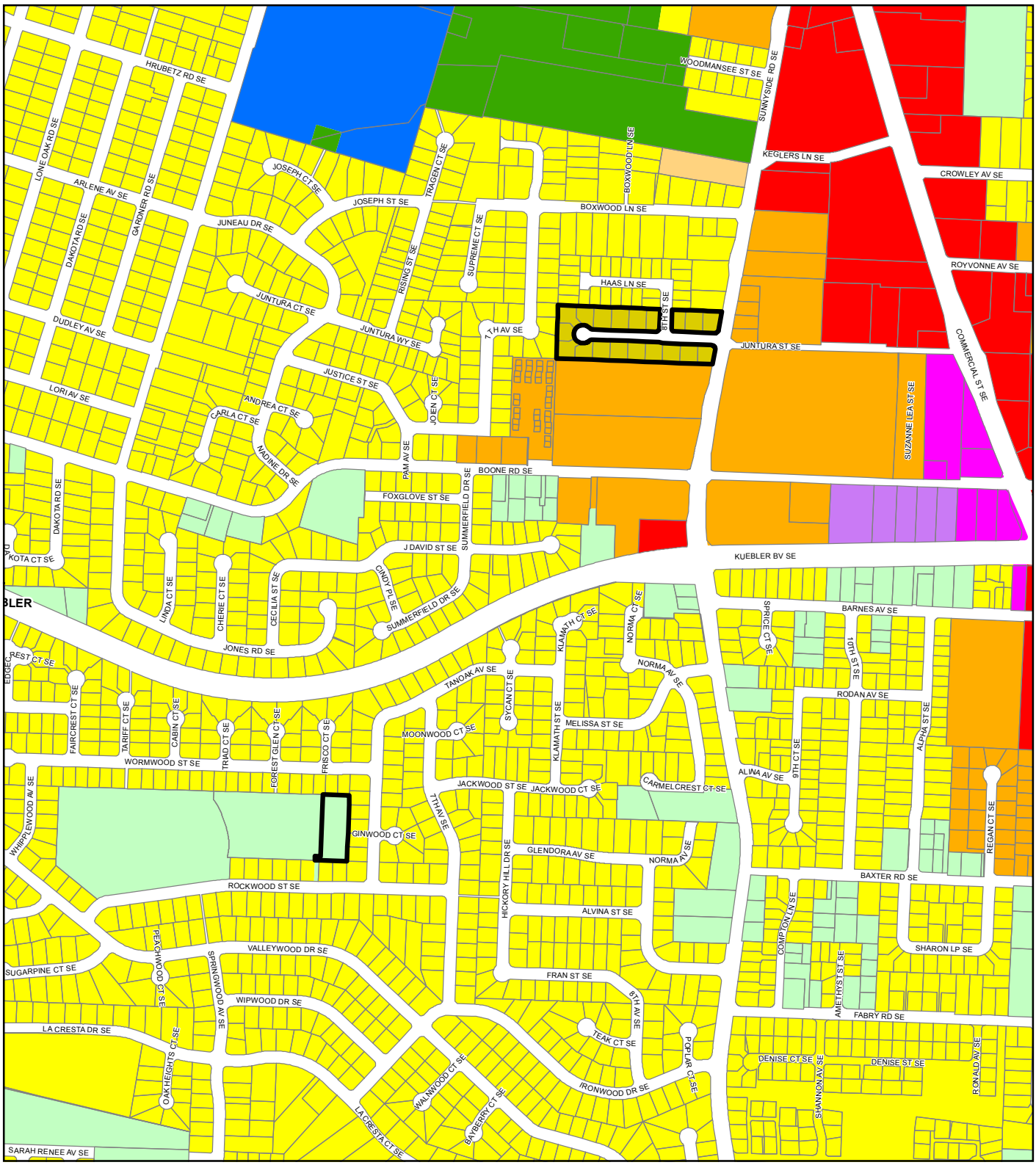
Map 139 - Proposed Salem Zoning Change Areas ★
Proposed Change Areas To "RS" Zoning



Legend

- **Proposed Zoning Change Areas** ★
- Taxlots
- Urban Growth Boundary
- Outside Salem City Limits

★ ***Note:***
Only the Existing Zoning WITHIN the "Proposed Zoning Change Areas" would be impacted by these changes

Existing Zoning ◊

CB	EFU	MU-I	PM	RS
CG	ESMU	MU-II	PS	SCI
CN	FMU	NCMU	RA	SWMU
CO	IBC	PA	RD	WSCB
CR	IC	PC	RH	
EC	IG	PE	RM1	
	IP	PH	RM2	

◊ ***Base Zoning Only***
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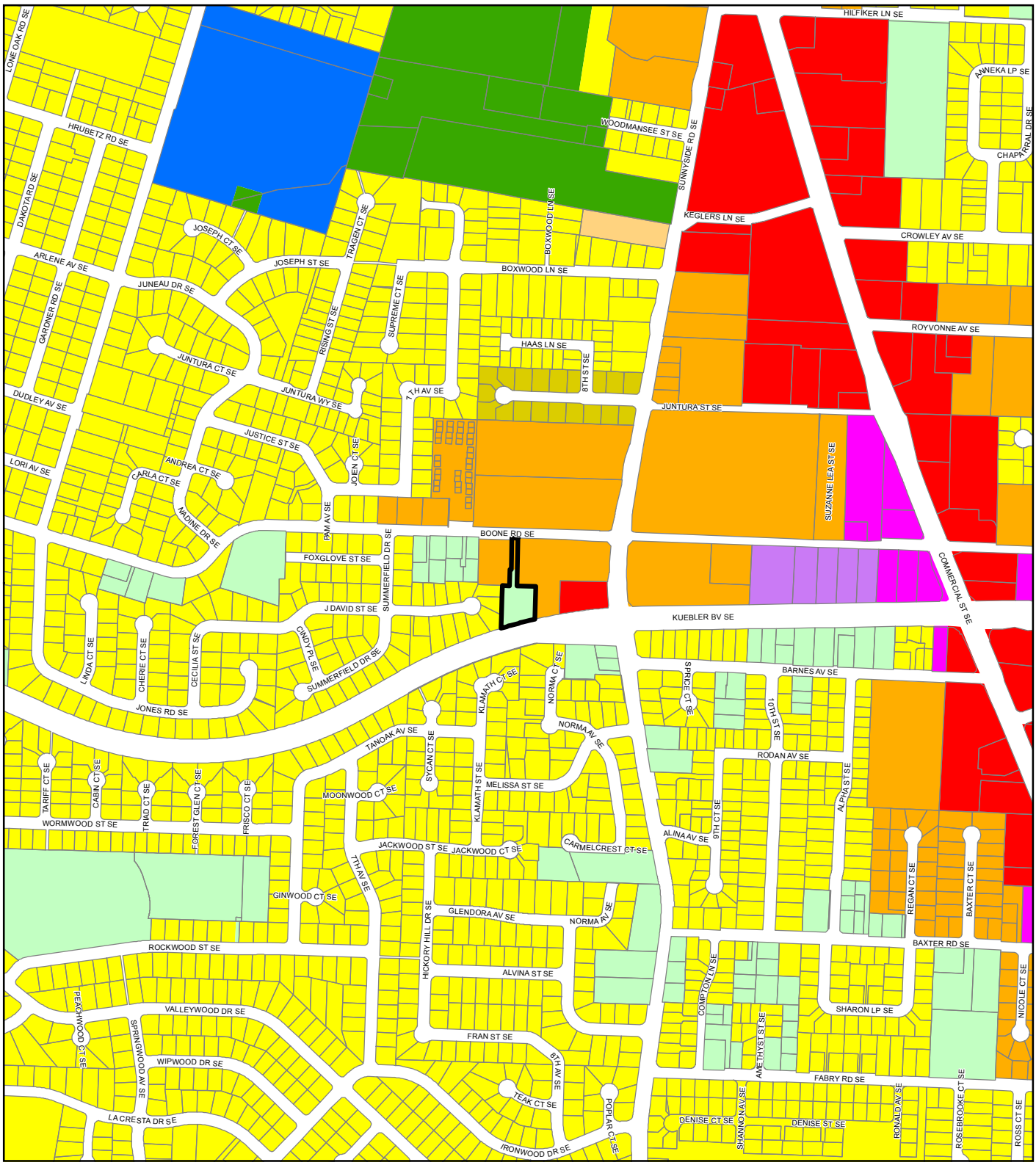
Map 140 - Proposed Salem Zoning Change Areas ★
Proposed Change Areas To "RA" Zoning



Legend

- **Proposed Zoning Change Areas** ★
- Taxlots
- Urban Growth Boundary
- Outside Salem City Limits

★ ***Note:***
Only the Existing Zoning WITHIN the "Proposed Zoning Change Areas" would be impacted by these changes

Existing Zoning ◊

CB	EFU	MU-I	PM	RS
CG	ESMU	MU-II	PS	SCI
CN	FMU	NCMU	RA	SWMU
CO	IBC	PA	RD	WSCB
CR	IC	PC	RH	
EC	IG	PE	RM1	
	IP	PH	RM2	

◊ ***Base Zoning Only***
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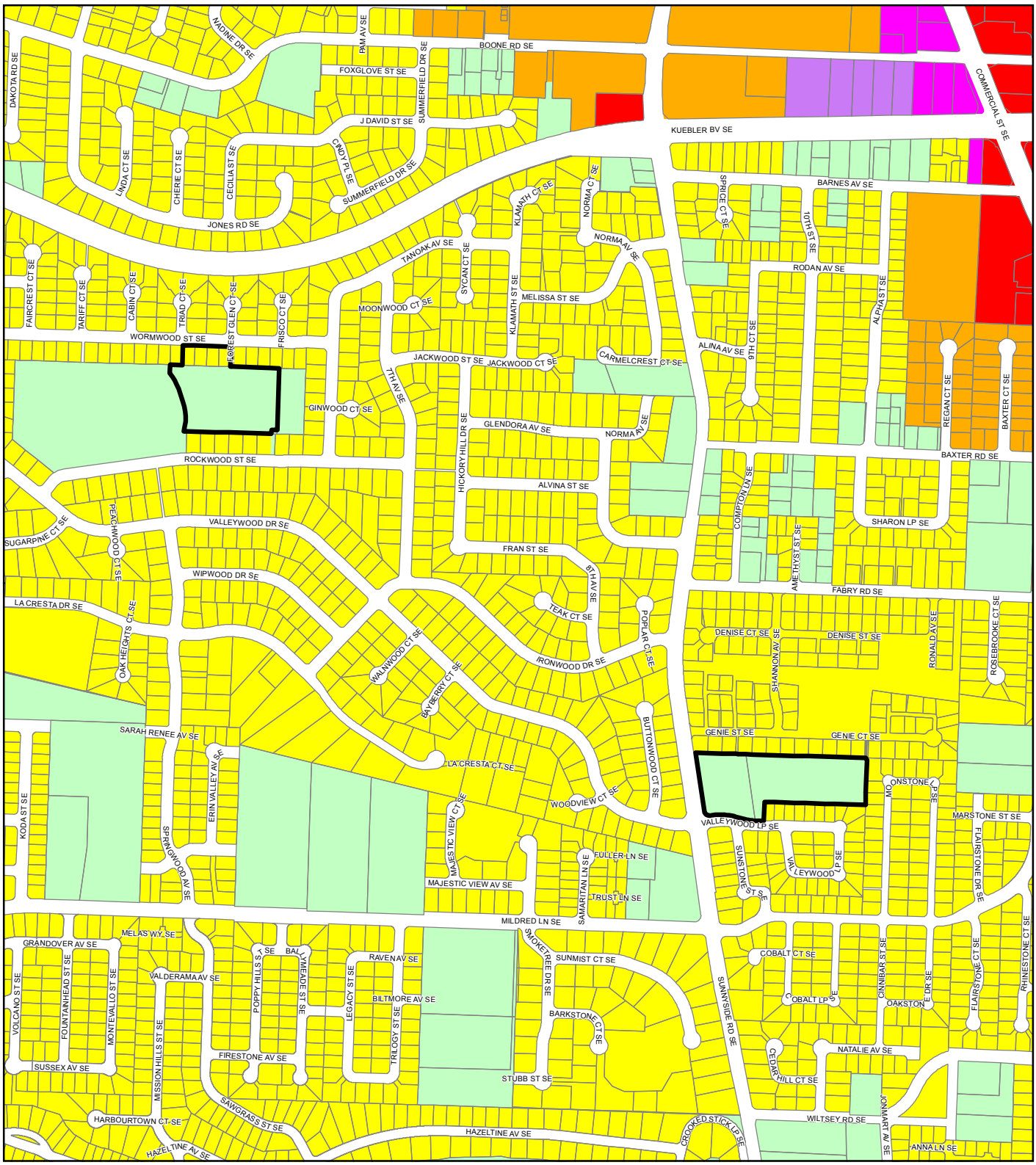
Map 141 - Proposed Salem Zoning Change Areas ★
Proposed Change Areas To "PA" Zoning



Legend

- **Proposed Zoning Change Areas** ★
- Taxlots
- Urban Growth Boundary
- Outside Salem City Limits

★ ***Note:***
Only the Existing Zoning WITHIN the "Proposed Zoning Change Areas" would be impacted by these changes

Existing Zoning ◊

CB	EFU	MU-I	PM	RS
CG	ESMU	MU-II	PS	SCI
CN	FMU	NCMU	RA	SWMU
CO	IBC	PA	RD	WSCB
CR	IC	PC	RH	
EC	IG	PE	RM1	
	IP	PH	RM2	

◊ ***Base Zoning Only***
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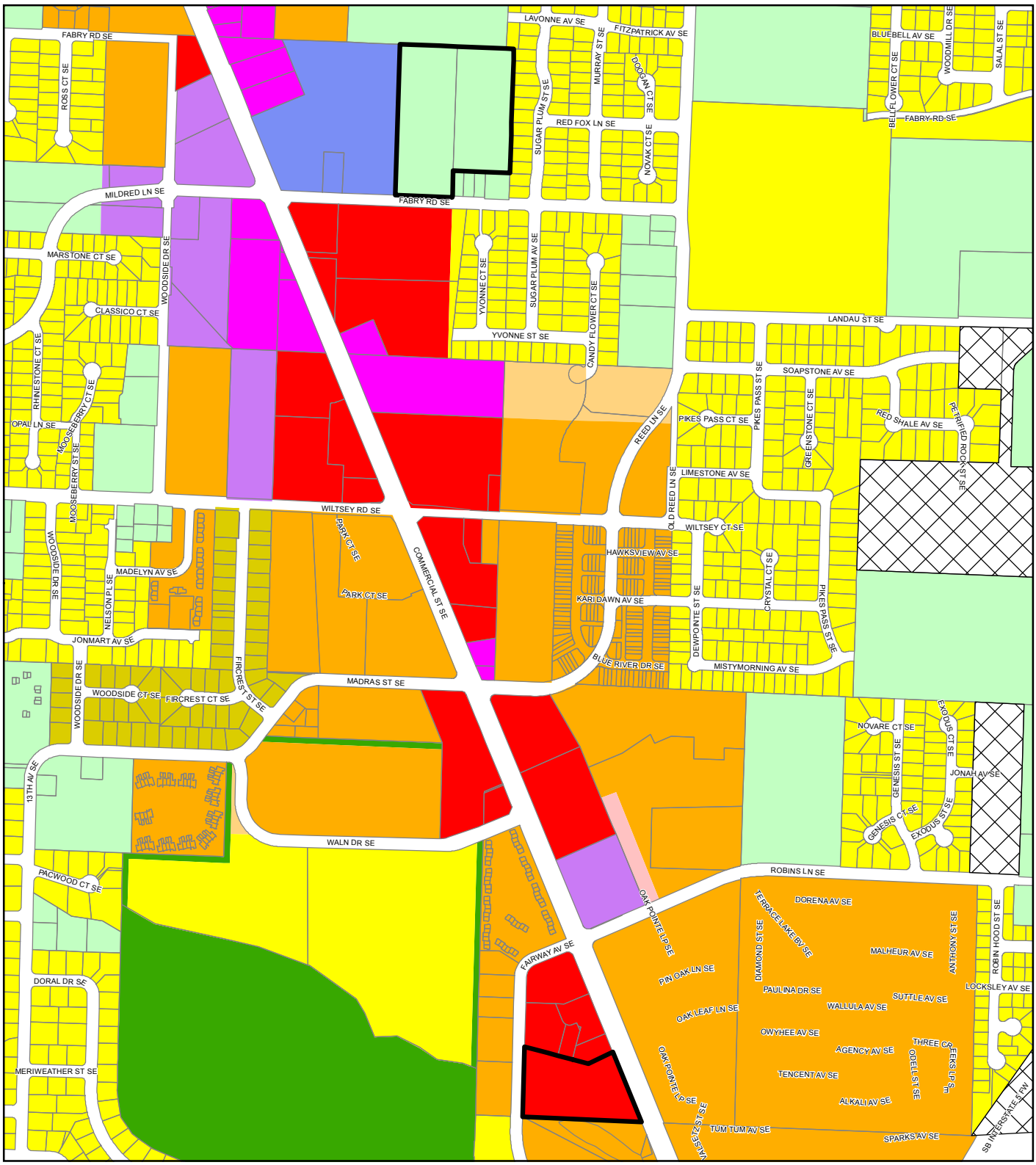
Map 142 - Proposed Salem Zoning Change Areas ★
Proposed Change Areas To "RM2" Zoning



Legend

- **Proposed Zoning Change Areas** ★
- Taxlots
- Urban Growth Boundary
- Outside Salem City Limits

★ ***Note:***
Only the Existing Zoning WITHIN the "Proposed Zoning Change Areas" would be impacted by these changes

Existing Zoning ◊

CB	EFU	MU-I	PM	RS
CG	ESMU	MU-II	PS	SCI
CN	FMU	NCMU	RA	SWMU
CO	IBC	PA	RD	WSCB
CR	IC	PC	RH	
EC	IG	PE	RM1	
	IP	PH	RM2	

◊ ***Base Zoning Only***
Overlays are not displayed

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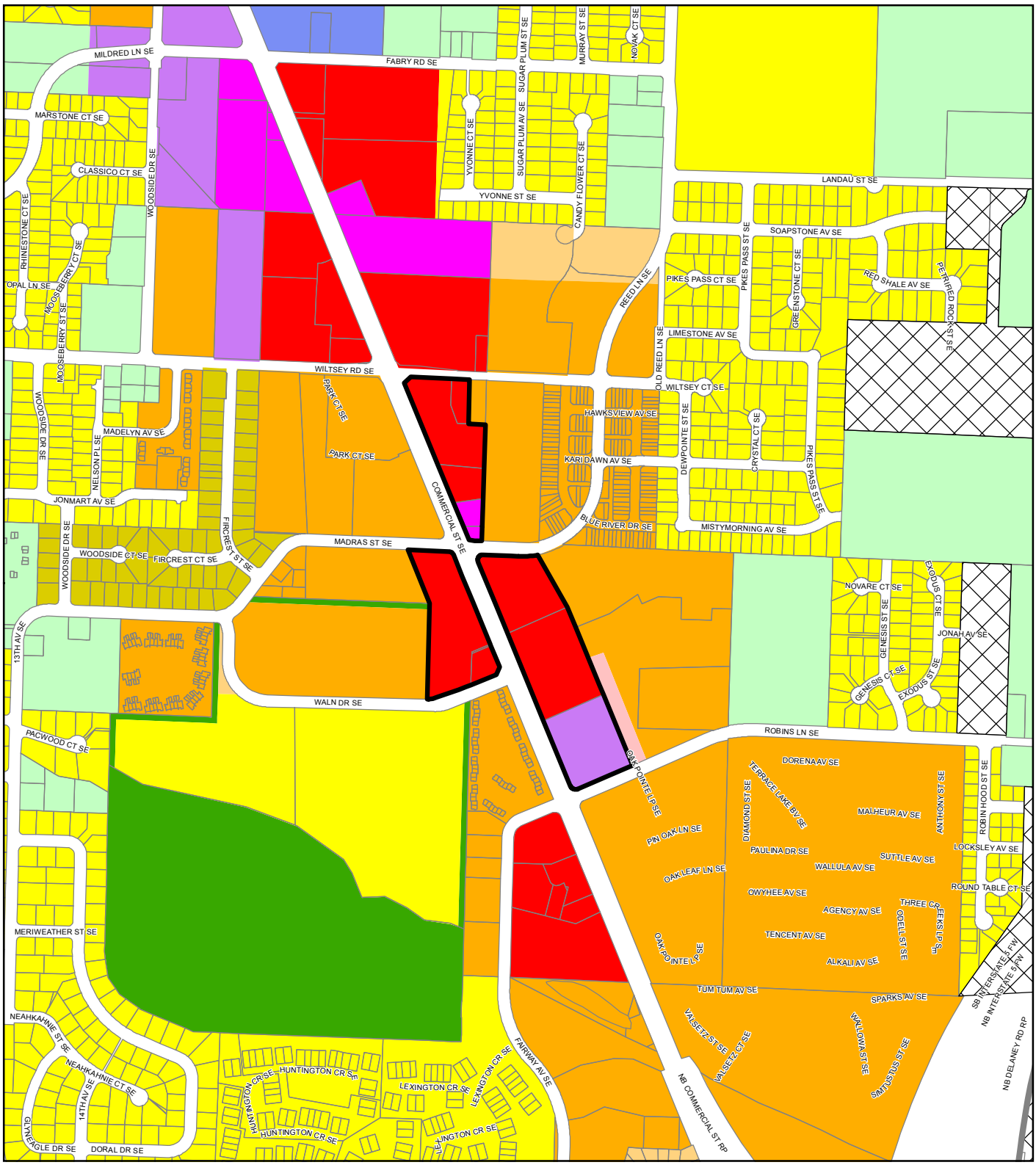
Map 143 - Proposed Salem Zoning Change Areas ★
Proposed Change Areas To "MU-I" Zoning



Legend

- **Proposed Zoning Change Areas** ★
- Taxlots
- Urban Growth Boundary
- Outside Salem City Limits

★ ***Note:***
Only the Existing Zoning WITHIN the "Proposed Zoning Change Areas" would be impacted by these changes

Existing Zoning ◊

CB	EFU	MU-I	PM	RS
CG	ESMU	MU-II	PS	SCI
CN	FMU	NCMU	RA	SWMU
CO	IBC	PA	RD	WSCB
CR	IC	PC	RH	
EC	IG	PE	RM1	
	IP	PH	RM2	

◊ ***Base Zoning Only***
Overlays are not displayed

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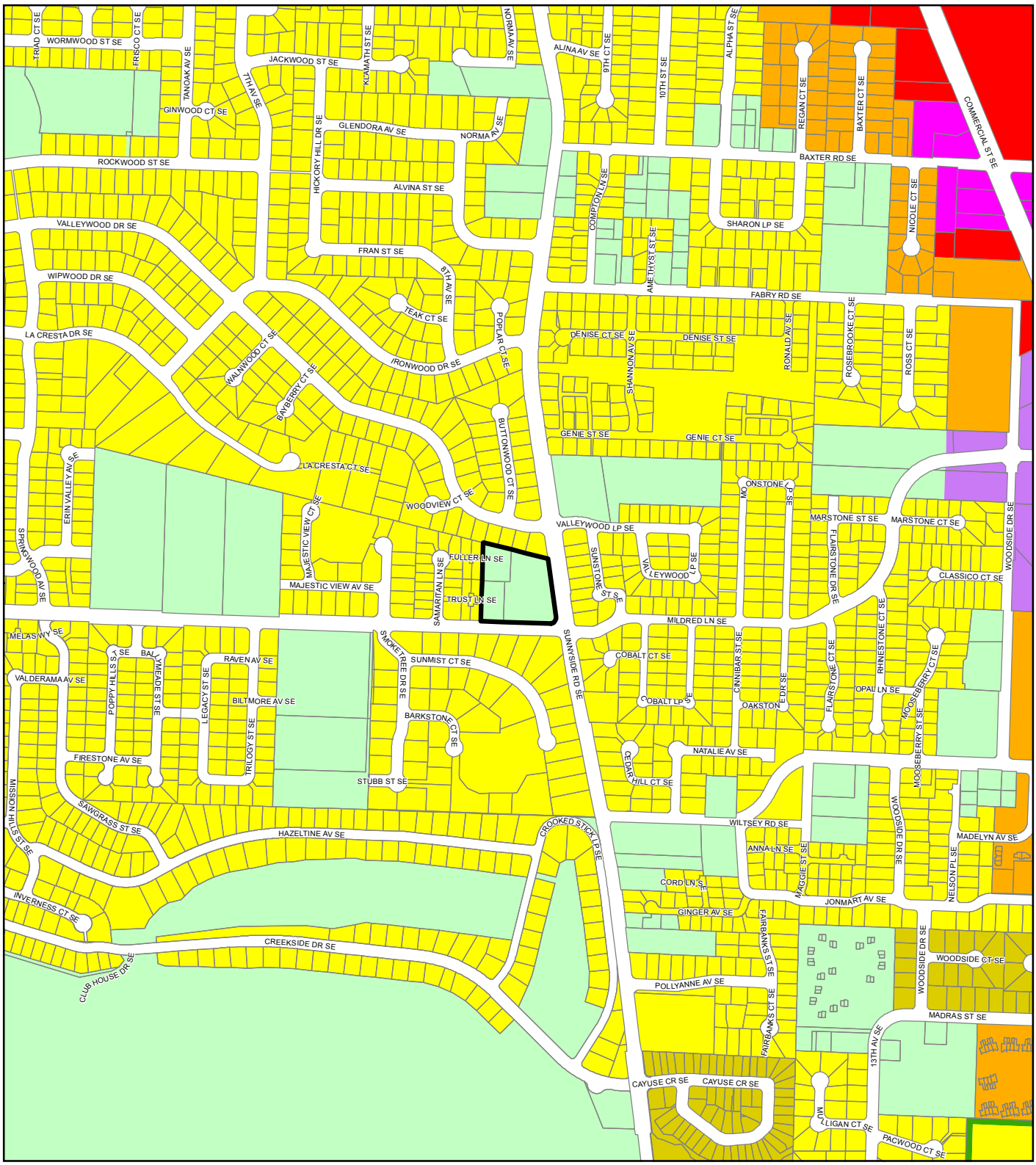
Map 144 - Proposed Salem Zoning Change Areas ★
Proposed Change Areas To "MU-I" Zoning



Legend

- **Proposed Zoning Change Areas** ★
- Taxlots
- Urban Growth Boundary
- Outside Salem City Limits

★ ***Note:***
Only the Existing Zoning WITHIN the "Proposed Zoning Change Areas" would be impacted by these changes

Existing Zoning ◊

CB	EFU	MU-I	PM	RS
CG	ESMU	MU-II	PS	SCI
CN	FMU	NCMU	RA	SWMU
CO	IBC	PA	RD	WSCB
CR	IC	PC	RH	
EC	IG	PE	RM1	
	IP	PH	RM2	

◊ ***Base Zoning Only***
Overlays are not displayed

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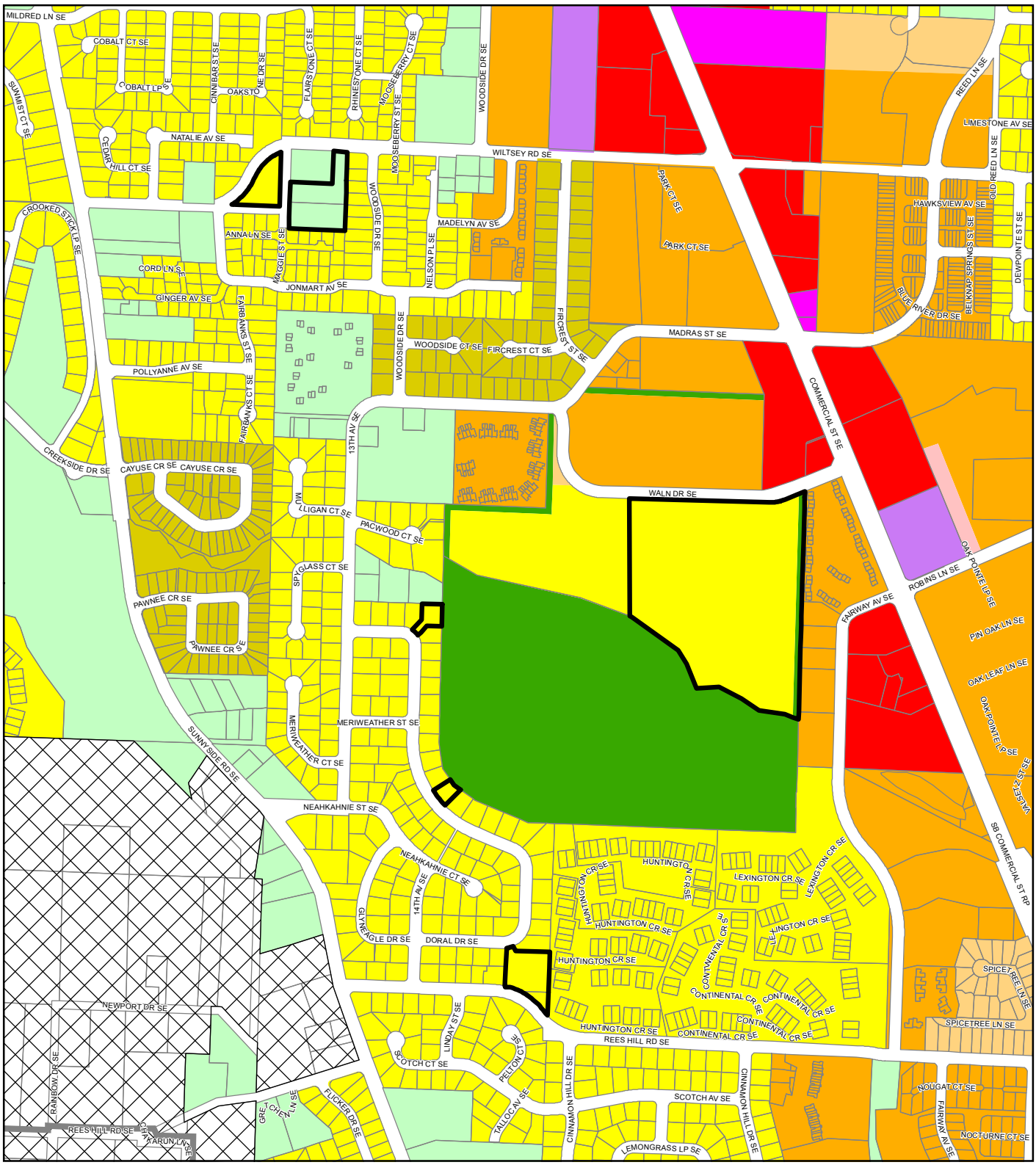
Map 145 - Proposed Salem Zoning Change Areas ★
Proposed Change Areas To "PA" Zoning



Legend

- **Proposed Zoning Change Areas** ★
- Taxlots
- Urban Growth Boundary
- Outside Salem City Limits

★ ***Note:***
Only the Existing Zoning WITHIN the "Proposed Zoning Change Areas" would be impacted by these changes

Existing Zoning ◊

CB	EFU	MU-I	PM	RS
CG	ESMU	MU-II	PS	SCI
CN	FMU	NCMU	RA	SWMU
CO	IBC	PA	RD	WSCB
CR	IC	PC	RH	
EC	IG	PE	RM1	
	IP	PH	RM2	

◊ ***Base Zoning Only***
Overlays are not displayed

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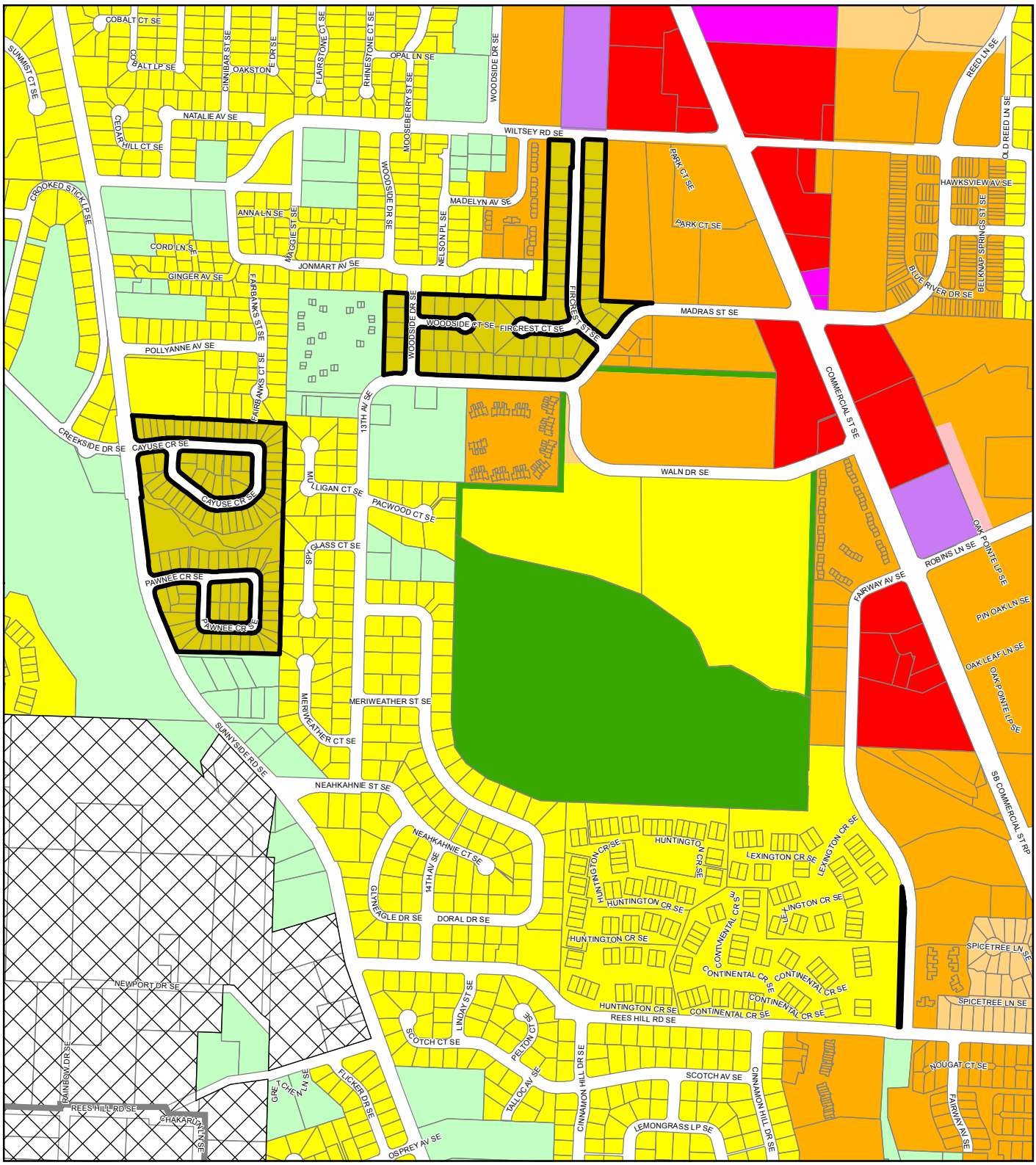
Map 146 - Proposed Salem Zoning Change Areas ★
Proposed Change Areas To "RS" Zoning



Legend

- **Proposed Zoning Change Areas** ★
- Taxlots
- Urban Growth Boundary
- Outside Salem City Limits

★ ***Note:***
Only the Existing Zoning WITHIN the "Proposed Zoning Change Areas" would be impacted by these changes

Existing Zoning ◊

CB	EFU	MU-I	PM	RS
CG	ESMU	MU-II	PS	SCI
CN	FMU	NCMU	RA	SWMU
CO	IBC	PA	RD	WSCB
CR	IC	PC	RH	
EC	IG	PE	RM1	
	IP	PH	RM2	

◊ ***Base Zoning Only***
Overlays are not displayed

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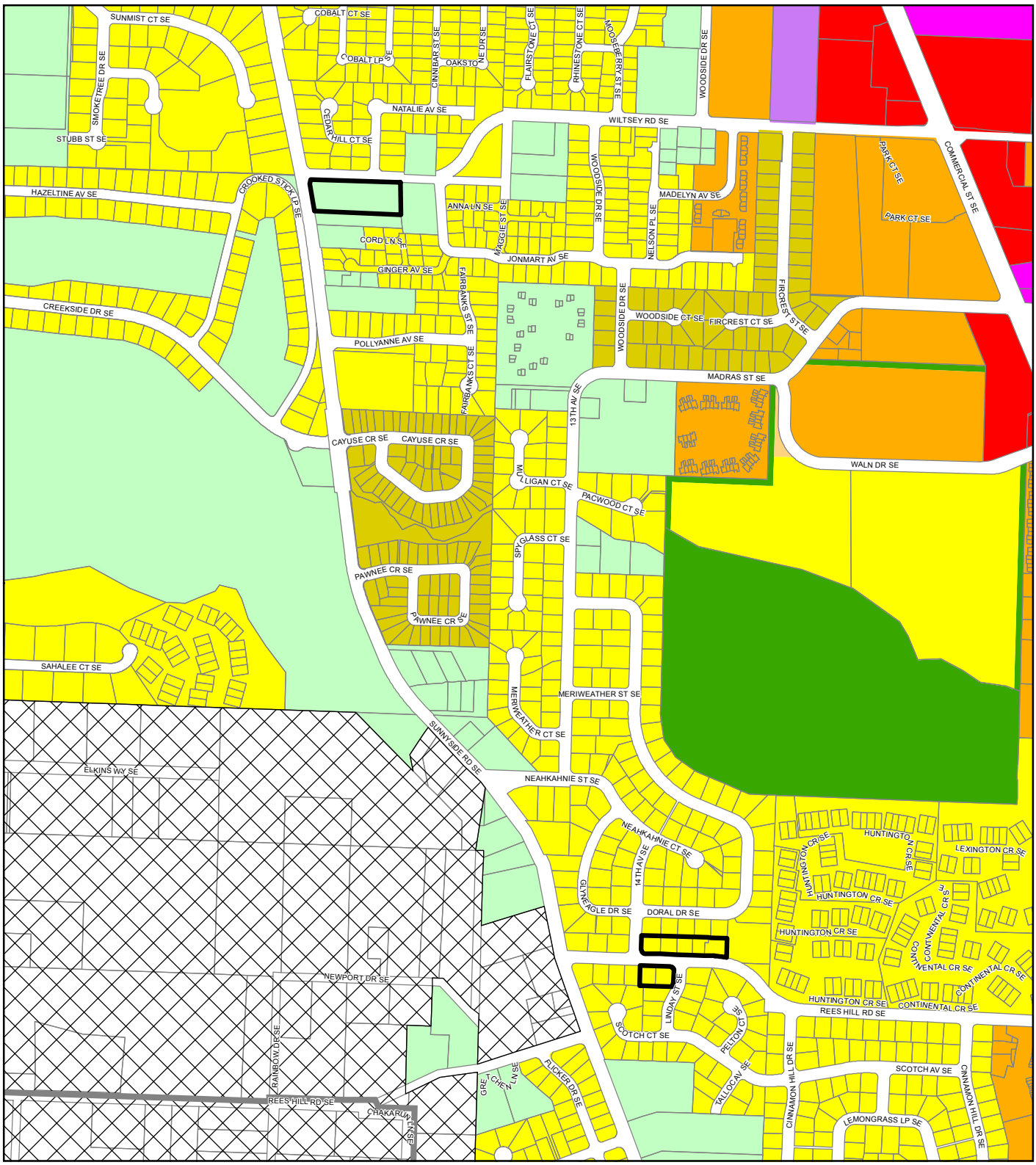
Map 147 - Proposed Salem Zoning Change Areas ★
Proposed Change Areas To "NH" Zoning



Legend

- **Proposed Zoning Change Areas** ★
- Taxlots
- Urban Growth Boundary
- Outside Salem City Limits

★ ***Note:***
Only the Existing Zoning WITHIN the "Proposed Zoning Change Areas" would be impacted by these changes

Existing Zoning ◊

CB	EFU	MU-I	PM	RS
CG	ESMU	MU-II	PS	SCI
CN	FMU	NCMU	RA	SWMU
CO	IBC	PA	RD	WSCB
CR	IC	PC	RH	
EC	IG	PE	RM1	
	IP	PH	RM2	

◊ ***Base Zoning Only***
Overlays are not displayed

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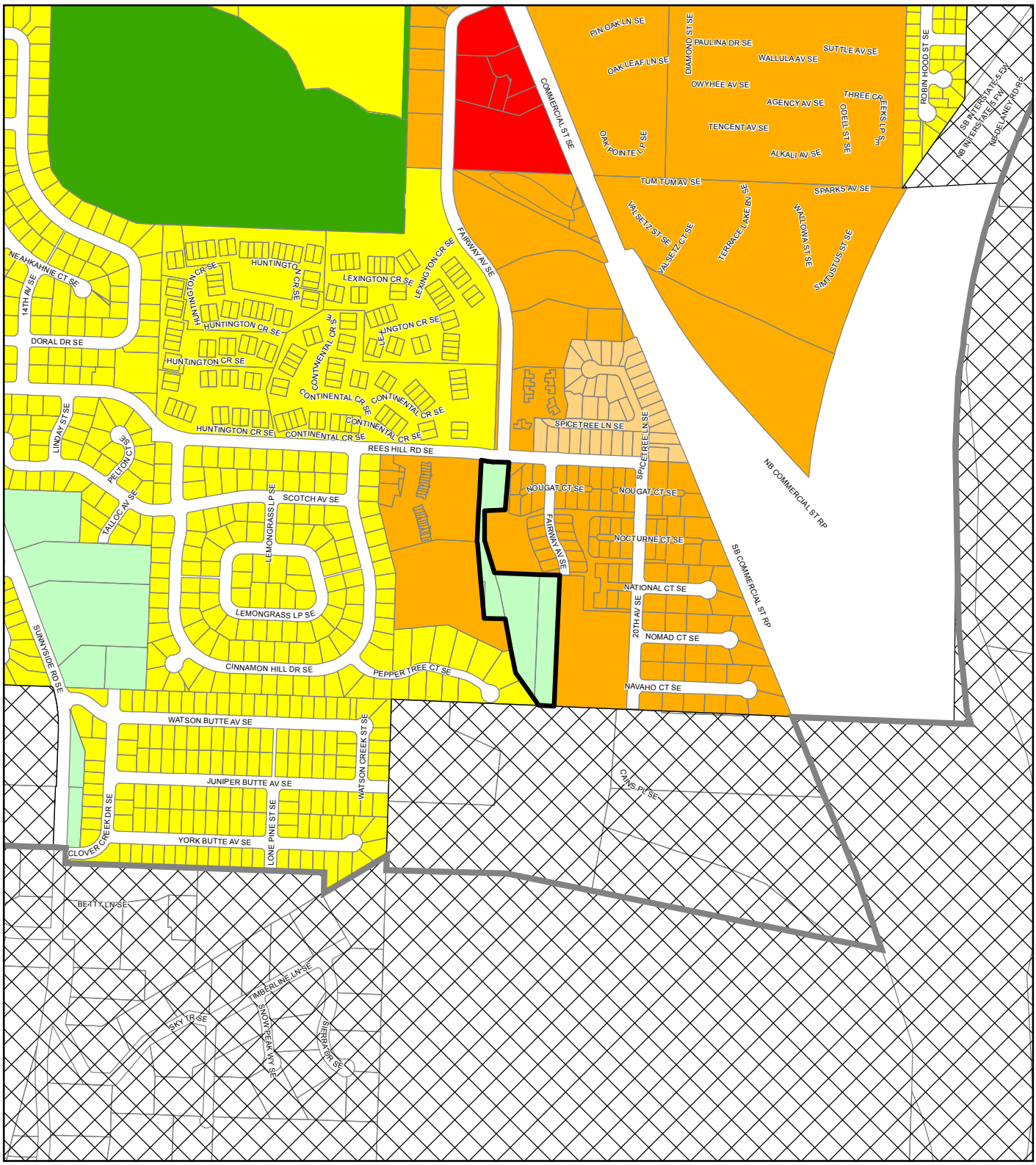
Map 148 - Proposed Salem Zoning Change Areas ★
Proposed Change Areas To "RM2" Zoning



Legend

- **Proposed Zoning Change Areas** ★
- Taxlots
- Urban Growth Boundary
- Outside Salem City Limits

★ ***Note:***
Only the Existing Zoning WITHIN the "Proposed Zoning Change Areas" would be impacted by these changes

Existing Zoning ◊

CB	EFU	MU-I	PM	RS
CG	ESMU	MU-II	PS	SCI
CN	FMU	NCMU	RA	SWMU
CO	IBC	PA	RD	WSCB
CR	IC	PC	RH	
EC	IG	PE	RM1	
	IP	PH	RM2	

◊ ***Base Zoning Only***
Overlays are not displayed

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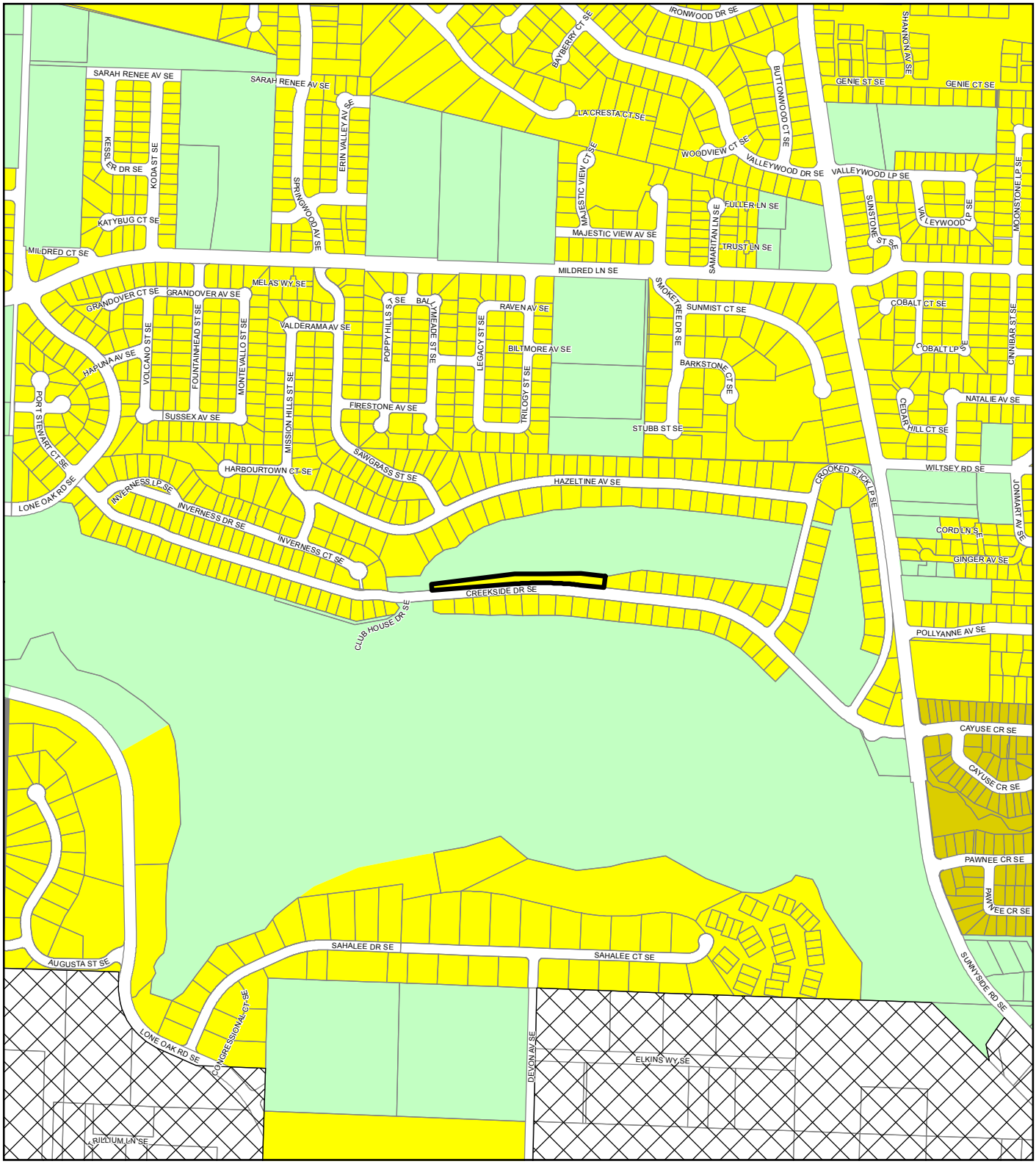
Map 149 - Proposed Salem Zoning Change Areas ★
Proposed Change Areas To "RA" Zoning



Legend

- **Proposed Zoning Change Areas** ★
- Taxlots
- Urban Growth Boundary
- Outside Salem City Limits

★ ***Note:***
Only the Existing Zoning WITHIN the "Proposed Zoning Change Areas" would be impacted by these changes

Existing Zoning ◊

CB	EFU	MU-I	PM	RS
CG	ESMU	MU-II	PS	SCI
CN	FMU	NCMU	RA	SWMU
CO	IBC	PA	RD	WSCB
CR	IC	PC	RH	
EC	IG	PE	RM1	
	IP	PH	RM2	

◊ ***Base Zoning Only***
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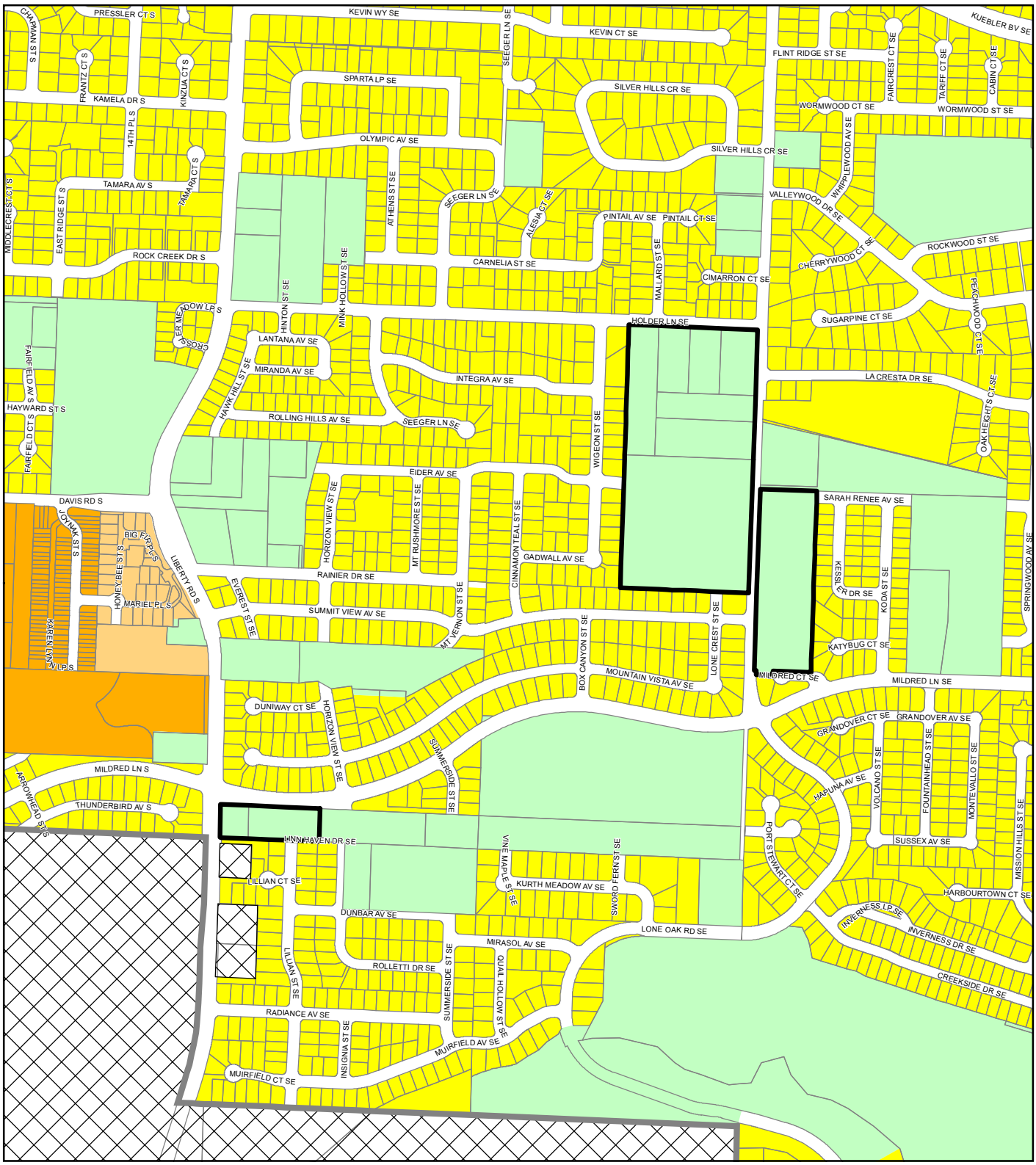
Map 150 - Proposed Salem Zoning Change Areas ★
Proposed Change Areas To "MU-II" Zoning



Legend

- **Proposed Zoning Change Areas** ★
- Taxlots
- Urban Growth Boundary
- Outside Salem City Limits

★ ***Note:***
Only the Existing Zoning WITHIN the "Proposed Zoning Change Areas" would be impacted by these changes

Existing Zoning ◊

CB	EFU	MU-I	PM	RS
CG	ESMU	MU-II	PS	SCI
CN	FMU	NCMU	RA	SWMU
CO	IBC	PA	RD	WSCB
CR	IC	PC	RH	
EC	IG	PE	RM1	
	IP	PH	RM2	

◊ ***Base Zoning Only***
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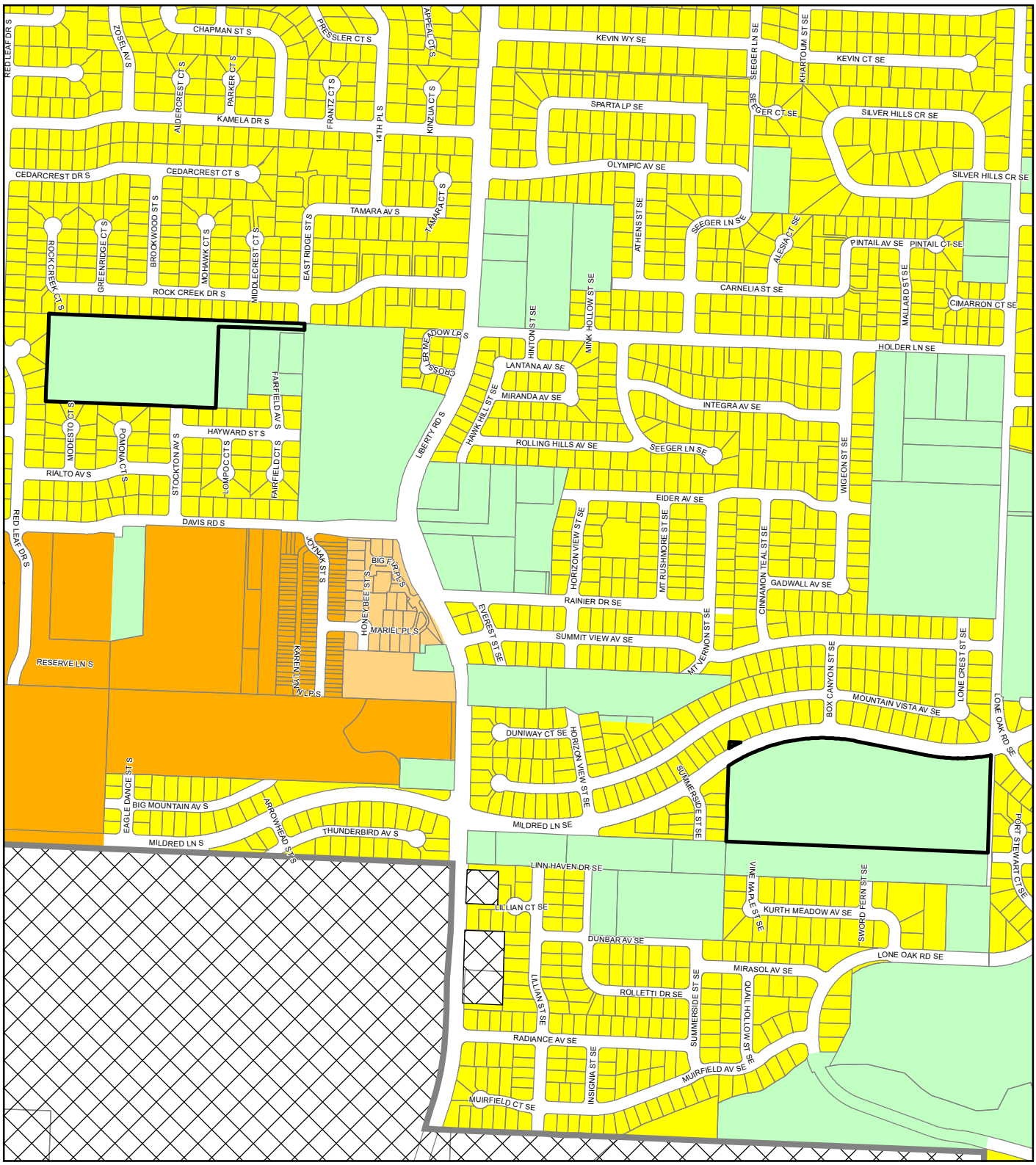
Map 151 - Proposed Salem Zoning Change Areas ★
Proposed Change Areas To "PA" Zoning



Legend

- **Proposed Zoning Change Areas** ★
- Taxlots
- Urban Growth Boundary
- Outside Salem City Limits

★ ***Note:***
Only the Existing Zoning WITHIN the "Proposed Zoning Change Areas" would be impacted by these changes

Existing Zoning ◊

CB	EFU	MU-I	PM	RS
CG	ESMU	MU-II	PS	SCI
CN	FMU	NCMU	RA	SWMU
CO	IBC	PA	RD	WSCB
CR	IC	PC	RH	
EC	IG	PE	RM1	
	IP	PH	RM2	

◊ ***Base Zoning Only***
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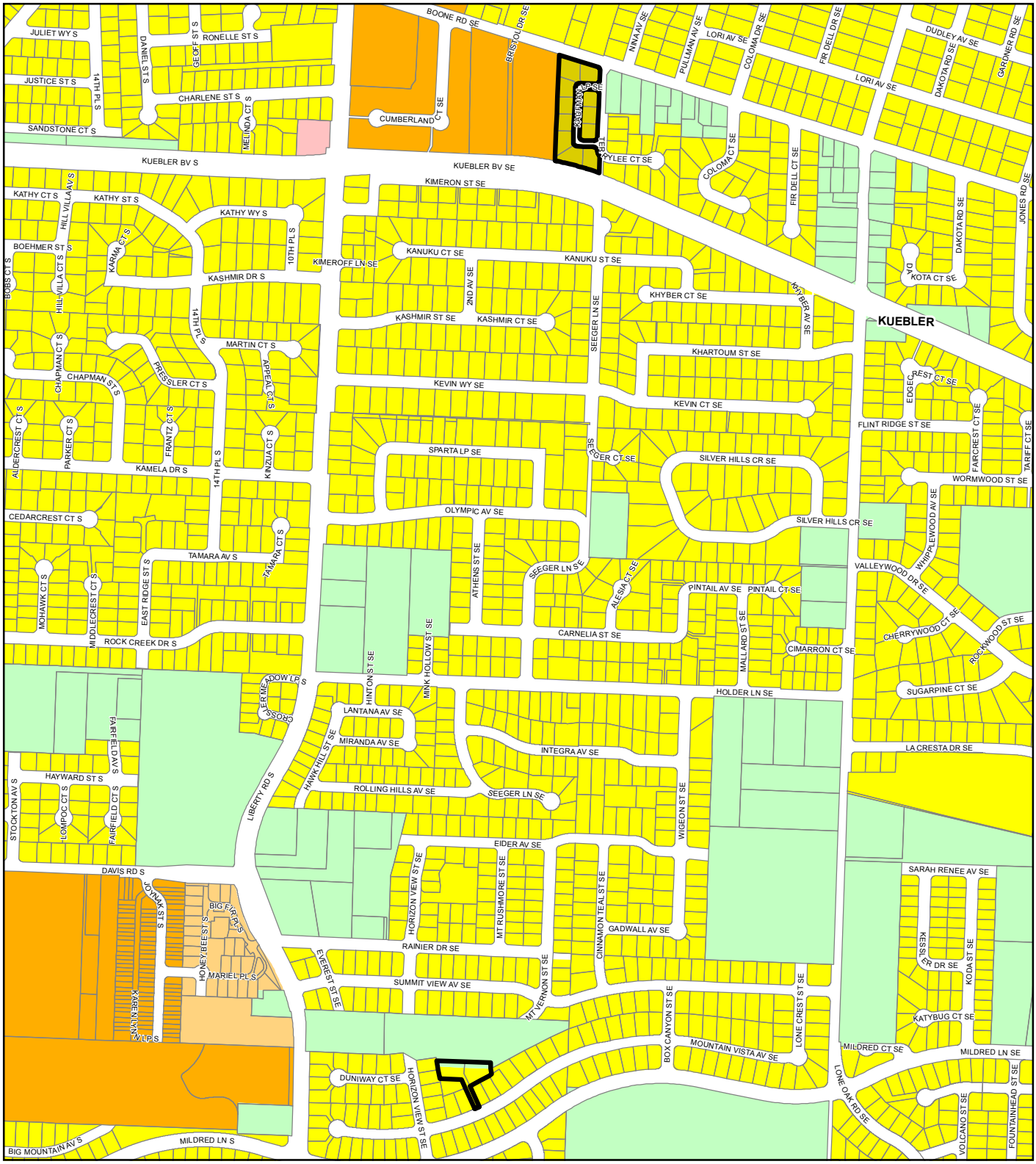
Map 152 - Proposed Salem Zoning Change Areas ★
Proposed Change Areas To "RS" Zoning



Legend

- **Proposed Zoning Change Areas** ★
- Taxlots
- Urban Growth Boundary
- Outside Salem City Limits

★ ***Note:***
Only the Existing Zoning WITHIN the "Proposed Zoning Change Areas" would be impacted by these changes

Existing Zoning ◊

CB	EFU	MU-I	PM	RS
CG	ESMU	MU-II	PS	SCI
CN	FMU	NCMU	RA	SWMU
CO	IBC	PA	RD	WSCB
CR	IC	PC	RH	
EC	IG	PE	RM1	
	IP	PH	RM2	

◊ ***Base Zoning Only***
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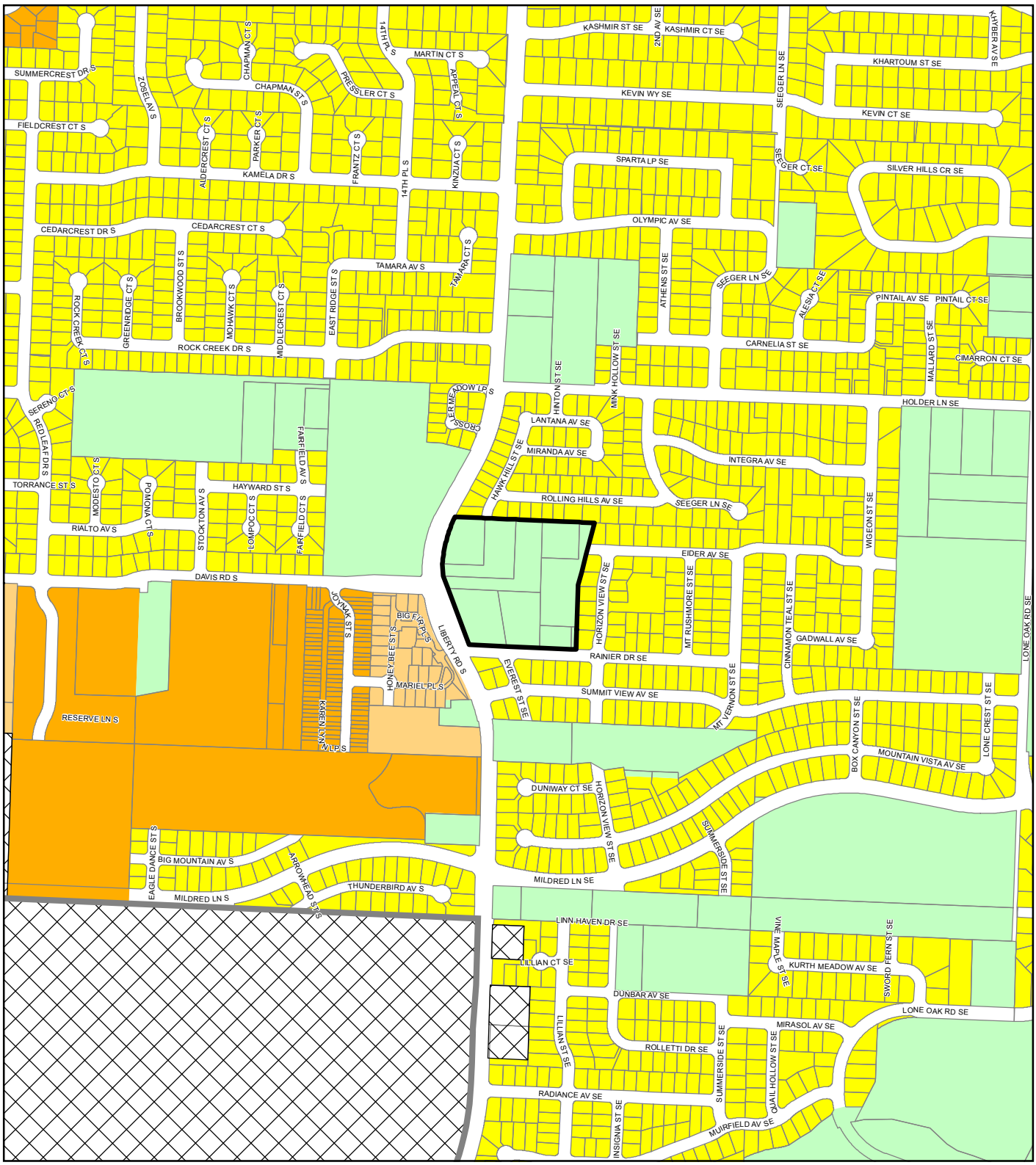
Map 153 - Proposed Salem Zoning Change Areas ★
Proposed Change Areas To "MU-I" Zoning



Legend

- **Proposed Zoning Change Areas** ★
- Taxlots
- Urban Growth Boundary
- Outside Salem City Limits

★ ***Note:***
Only the Existing Zoning WITHIN the "Proposed Zoning Change Areas" would be impacted by these changes

Existing Zoning ◊

CB	EFU	MU-I	PM	RS
CG	ESMU	MU-II	PS	SCI
CN	FMU	NCMU	RA	SWMU
CO	IBC	PA	RD	WSCB
CR	IC	PC	RH	
EC	IG	PE	RM1	
	IP	PH	RM2	

◊ ***Base Zoning Only***
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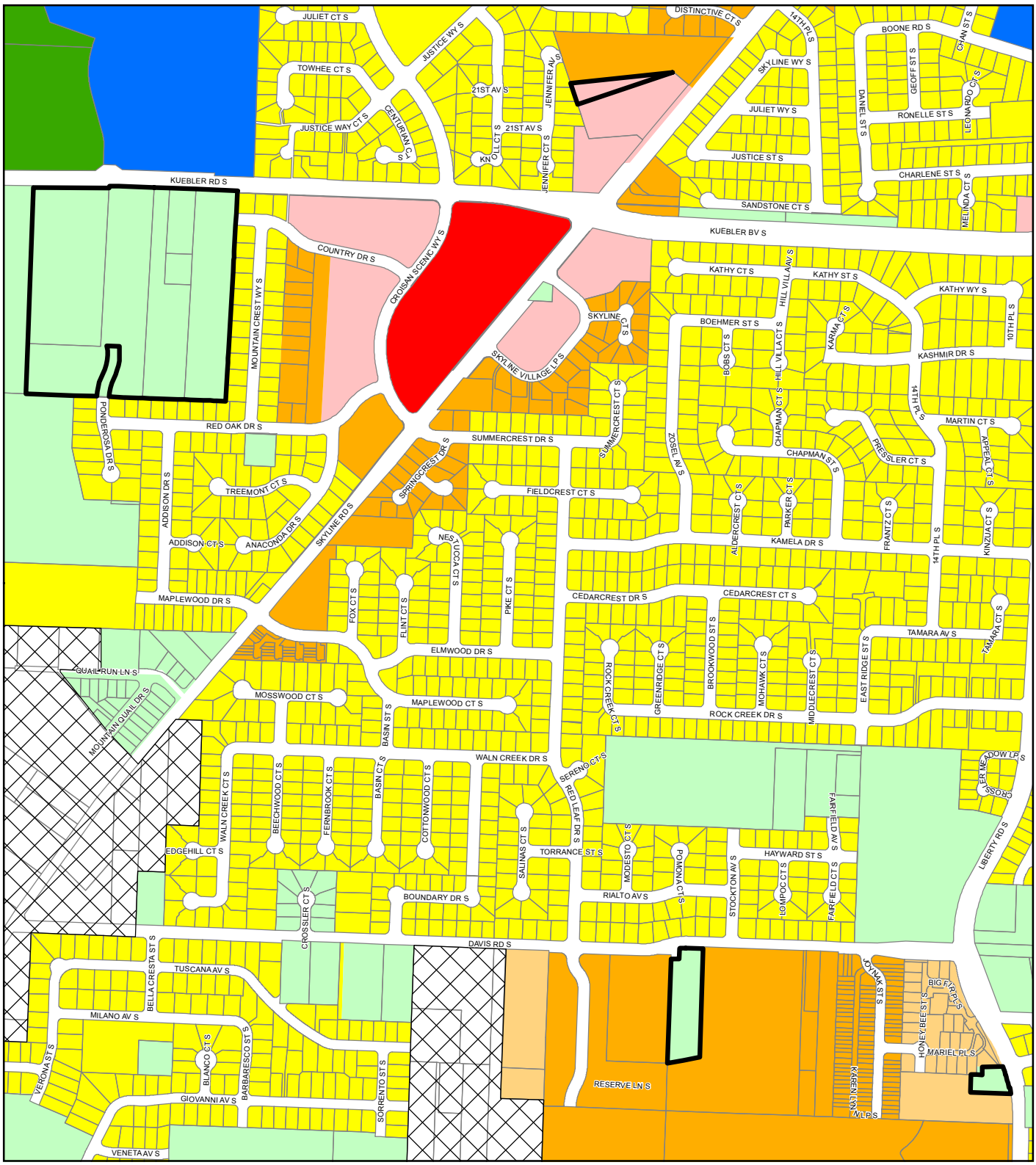
Map 154 - Proposed Salem Zoning Changes Areas ★
Proposed Change Areas To "RM2" Zoning



Legend

Proposed Zoning Change Areas ★

Taxlots

Urban Growth Boundary

Outside Salem City Limits

★ ***Note:***
Only the Existing Zoning WITHIN the "Proposed Zoning Change Areas" would be impacted by these changes

Existing Zoning ◊

CB	EFU	MU-I	PM	RS
CG	ESMU	MU-II	PS	SCI
CN	FMU	NCMU	RA	SWMU
CO	IBC	PA	RD	WSCB
CR	IC	PC	RH	
EC	IG	PE	RM1	
	IP	PH	RM2	

◊ ***Base Zoning Only***
Overlays are not displayed

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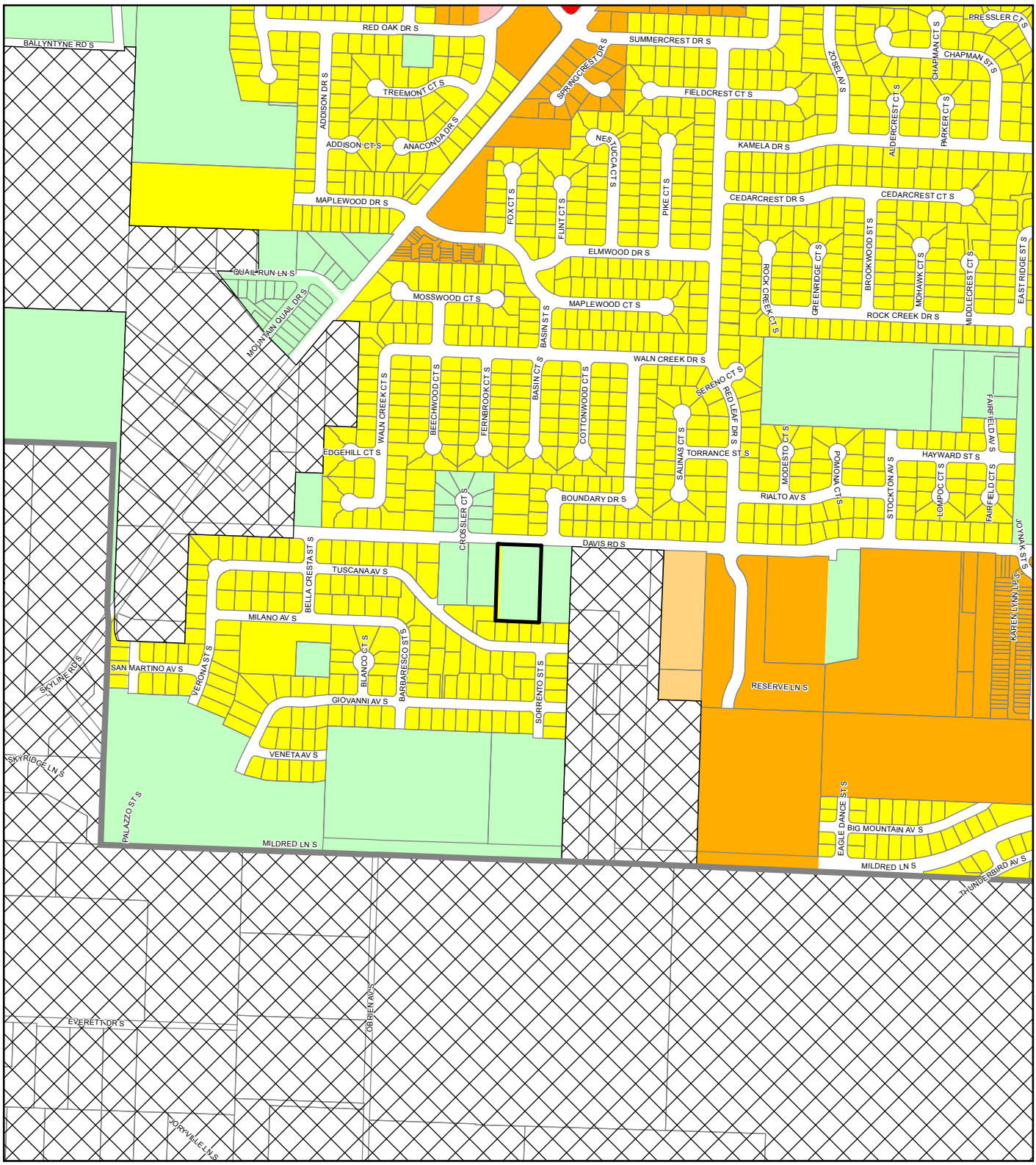
Map 155 - Proposed Salem Zoning Change Areas ★
Proposed Change Areas To "RA" Zoning



Legend

- **Proposed Zoning Change Areas** ★
- Taxlots
- Urban Growth Boundary
- Outside Salem City Limits

★ ***Note:***
Only the Existing Zoning WITHIN the "Proposed Zoning Change Areas" would be impacted by these changes

Existing Zoning ◊

CB	EFU	MU-I	PM	RS
CG	ESMU	MU-II	PS	SCI
CN	FMU	NCMU	RA	SWMU
CO	IBC	PA	RD	WSCB
CR	IC	PC	RH	
EC	IG	PE	RM1	
	IP	PH	RM2	

◊ ***Base Zoning Only***
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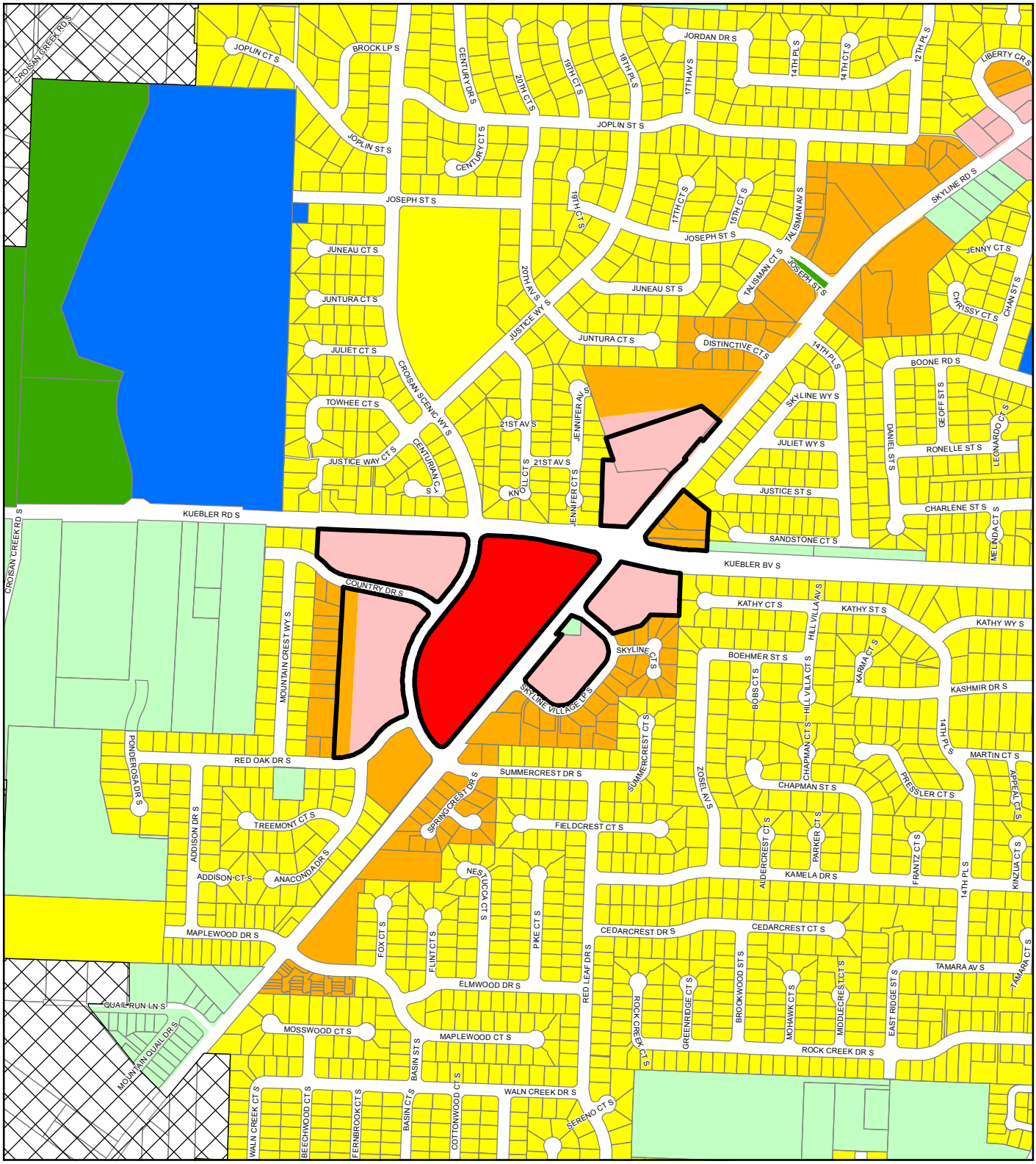
Map 156 - Proposed Salem Zoning Change Areas ★
Proposed Change Areas To "MU-III" Zoning



Legend

- **Proposed Zoning Change Areas** ★
- Taxlots
- Urban Growth Boundary
- Outside Salem City Limits

★ ***Note:***
Only the Existing Zoning WITHIN the "Proposed Zoning Change Areas" would be impacted by these changes

Existing Zoning ◊

CB	EFU	MU-I	PM	RS
CG	ESMU	MU-II	PS	SCI
CN	FMU	NCMU	RA	SWMU
CO	IBC	PA	RD	WSCB
CR	IC	PC	RH	
EC	IG	PE	RM1	
	IP	PH	RM2	

◊ ***Base Zoning Only***
Overlays are not displayed

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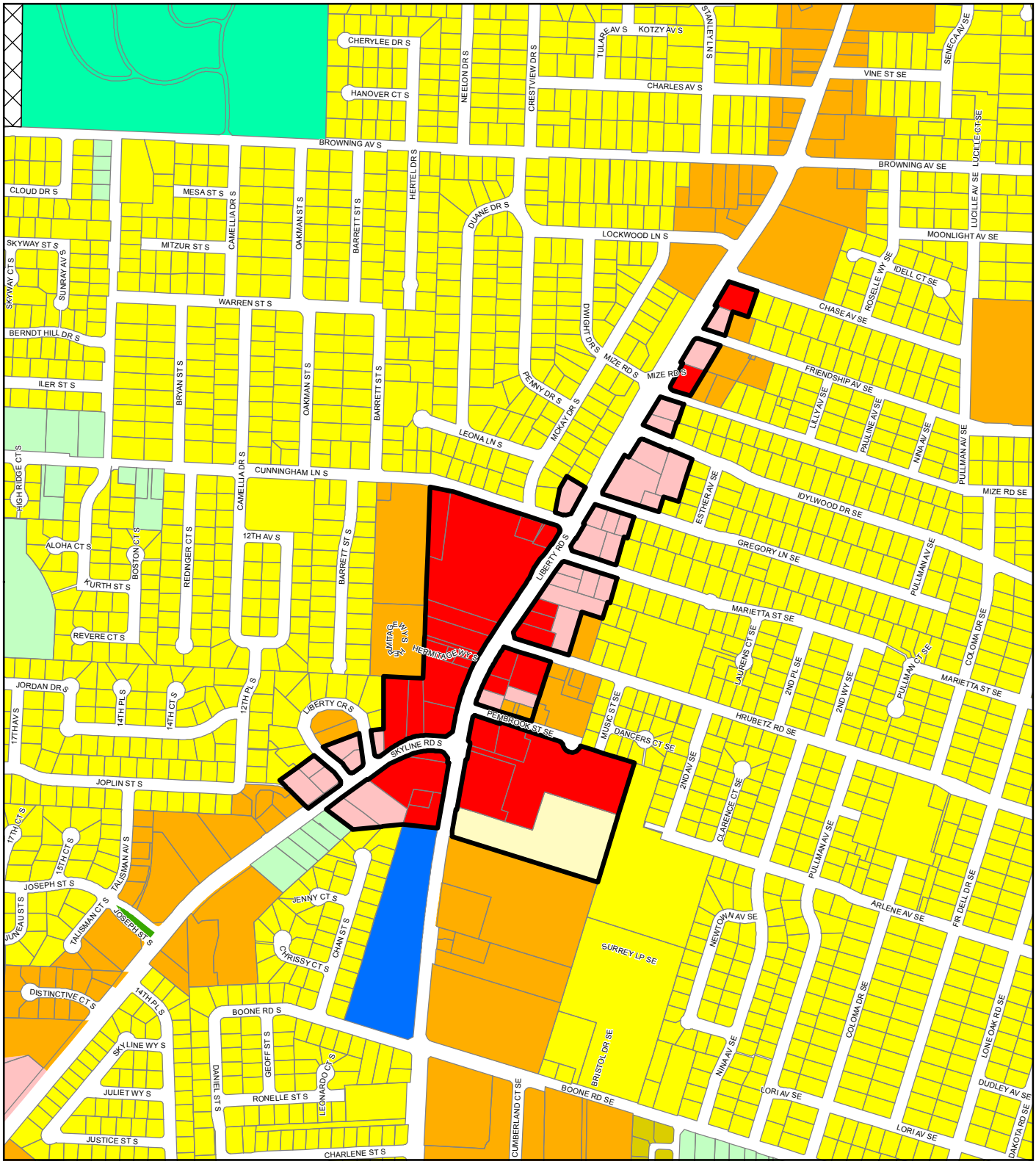
Map 157 - Proposed Salem Zoning Change Areas ★
Proposed Change Areas To "MU-III" Zoning



Legend

- **Proposed Zoning Change Areas** ★
- Taxlots
- Urban Growth Boundary
- Outside Salem City Limits

★ ***Note:***
Only the Existing Zoning WITHIN the "Proposed Zoning Change Areas" would be impacted by these changes

Existing Zoning ◊

CB	EFU	MU-I	PM	RS
CG	ESMU	MU-II	PS	SCI
CN	FMU	NCMU	RA	SWMU
CO	IBC	PA	RD	WSCB
CR	IC	PC	RH	
EC	IG	PE	RM1	
	IP	PH	RM2	

◊ ***Base Zoning Only***
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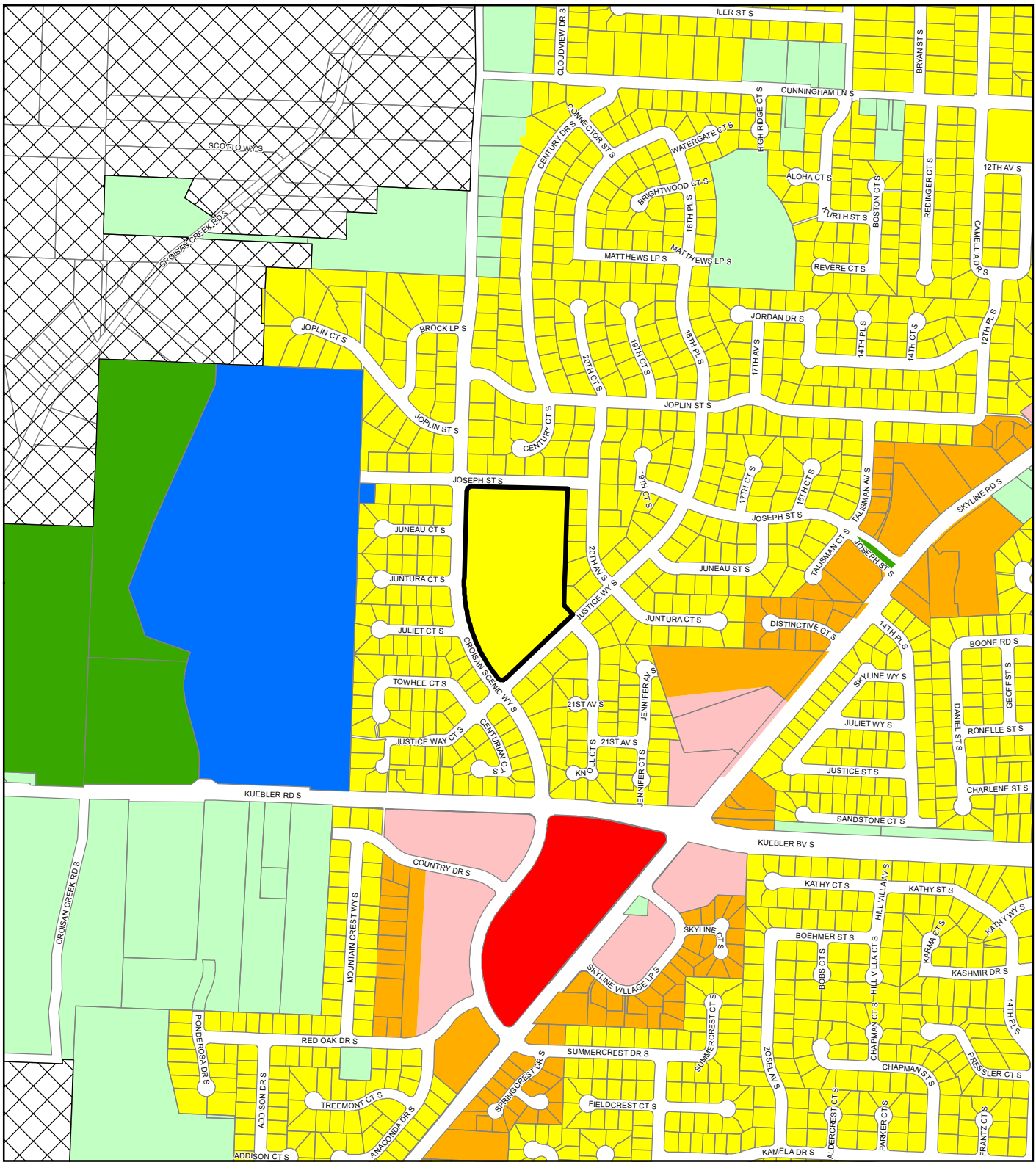
Map 158 - Proposed Salem Zoning Change Areas ★
Proposed Change Areas To "PE" Zoning



Legend

- **Proposed Zoning Change Areas** ★
- Taxlots
- Urban Growth Boundary
- Outside Salem City Limits

★ ***Note:***
Only the Existing Zoning WITHIN the "Proposed Zoning Change Areas" would be impacted by these changes

Existing Zoning ◊

CB	EFU	MU-I	PM	RS
CG	ESMU	MU-II	PS	SCI
CN	FMU	NCMU	RA	SWMU
CO	IBC	PA	RD	WSCB
CR	IC	PC	RH	
EC	IG	PE	RM1	
	IP	PH	RM2	

◊ ***Base Zoning Only***
Overlays are not displayed

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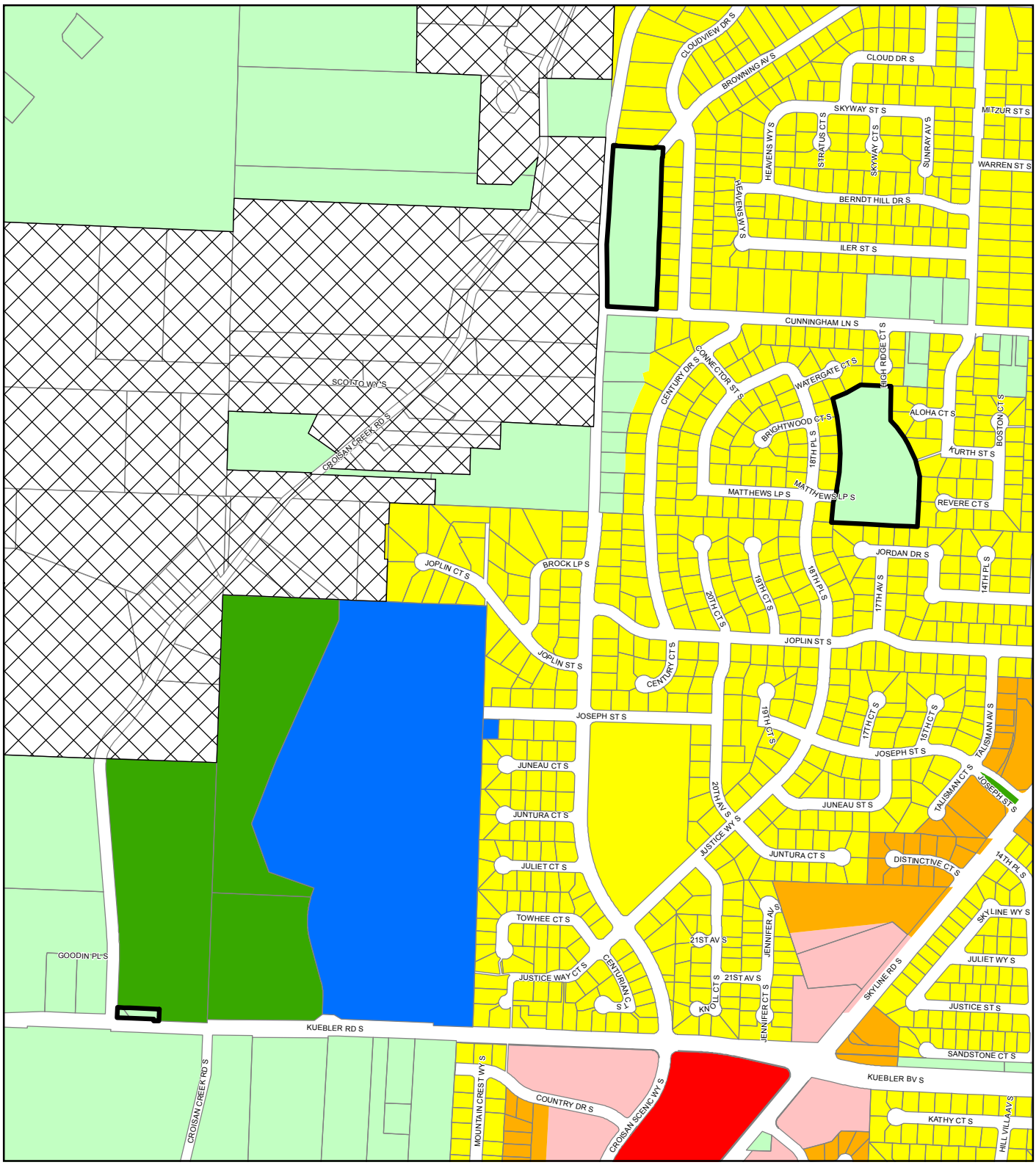
Map 159 - Proposed Salem Zoning Change Areas ★
Proposed Change Areas To "PA" Zoning



Legend

- **Proposed Zoning Change Areas** ★
- Taxlots
- Urban Growth Boundary
- Outside Salem City Limits

★ ***Note:***
Only the Existing Zoning WITHIN the "Proposed Zoning Change Areas" would be impacted by these changes

Existing Zoning ◊

CB	EFU	MU-I	PM	RS
CG	ESMU	MU-II	PS	SCI
CN	FMU	NCMU	RA	SWMU
CO	IBC	PA	RD	WSCB
CR	IC	PC	RH	
EC	IG	PE	RM1	
	IP	PH	RM2	

◊ ***Base Zoning Only***
Overlays are not displayed

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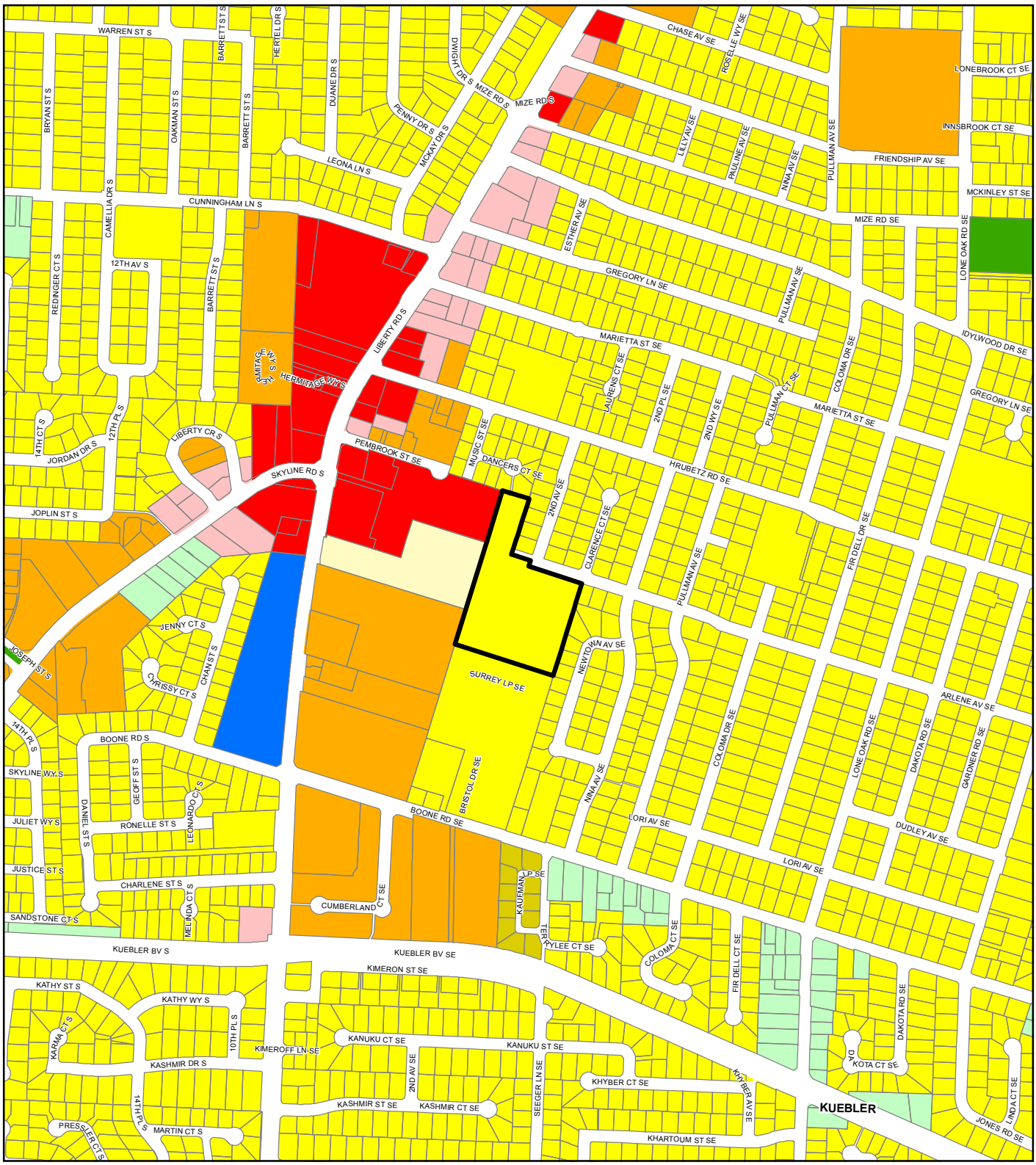
Map 160 - Proposed Salem Zoning Change Areas ★
Proposed Change Areas To "PA" Zoning



Legend

- **Proposed Zoning Change Areas** ★
- Taxlots
- Urban Growth Boundary
- Outside Salem City Limits

★ ***Note:***
Only the Existing Zoning WITHIN the "Proposed Zoning Change Areas" would be impacted by these changes

Existing Zoning ◊

CB	EFU	MU-I	PM	RS
CG	ESMU	MU-II	PS	SCI
CN	FMU	NCMU	RA	SWMU
CO	IBC	PA	RD	WSCB
CR	IC	PC	RH	
EC	IG	PE	RM1	
	IP	PH	RM2	

◊ ***Base Zoning Only***
Overlays are not displayed

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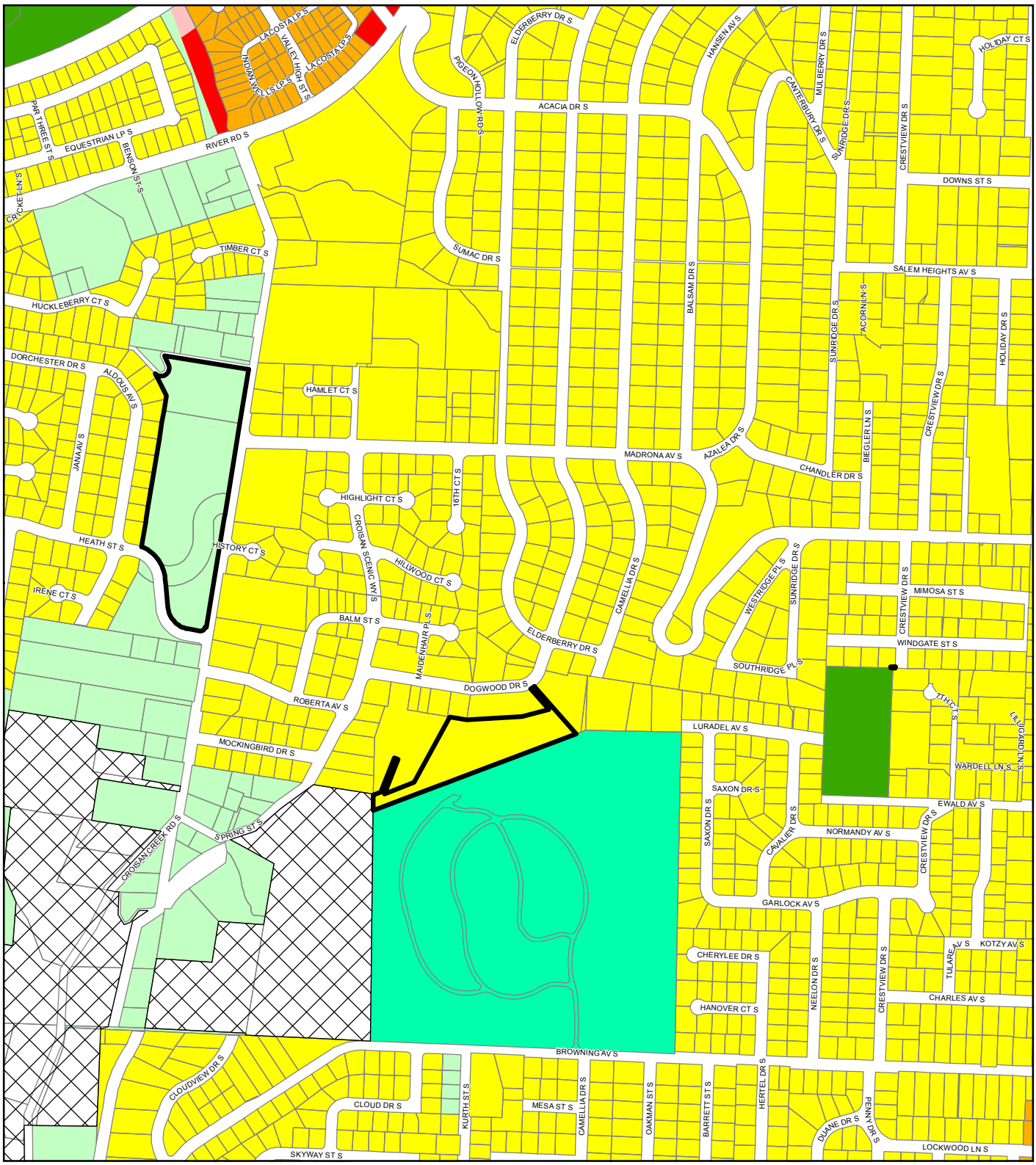
Map 161 - Proposed Salem Zoning Change Areas ★
Proposed Change Areas To "PA" Zoning



Legend

- **Proposed Zoning Change Areas** ★
- Taxlots
- Urban Growth Boundary
- Outside Salem City Limits

★ ***Note:***
Only the Existing Zoning WITHIN the "Proposed Zoning Change Areas" would be impacted by these changes

Existing Zoning ◊

CB	EFU	MU-I	PM	RS
CG	ESMU	MU-II	PS	SCI
CN	FMU	NCMU	RA	SWMU
CO	IBC	PA	RD	WSCB
CR	IC	PC	RH	
EC	IG	PE	RM1	
	IP	PH	RM2	

◊ ***Base Zoning Only***
Overlays are not displayed

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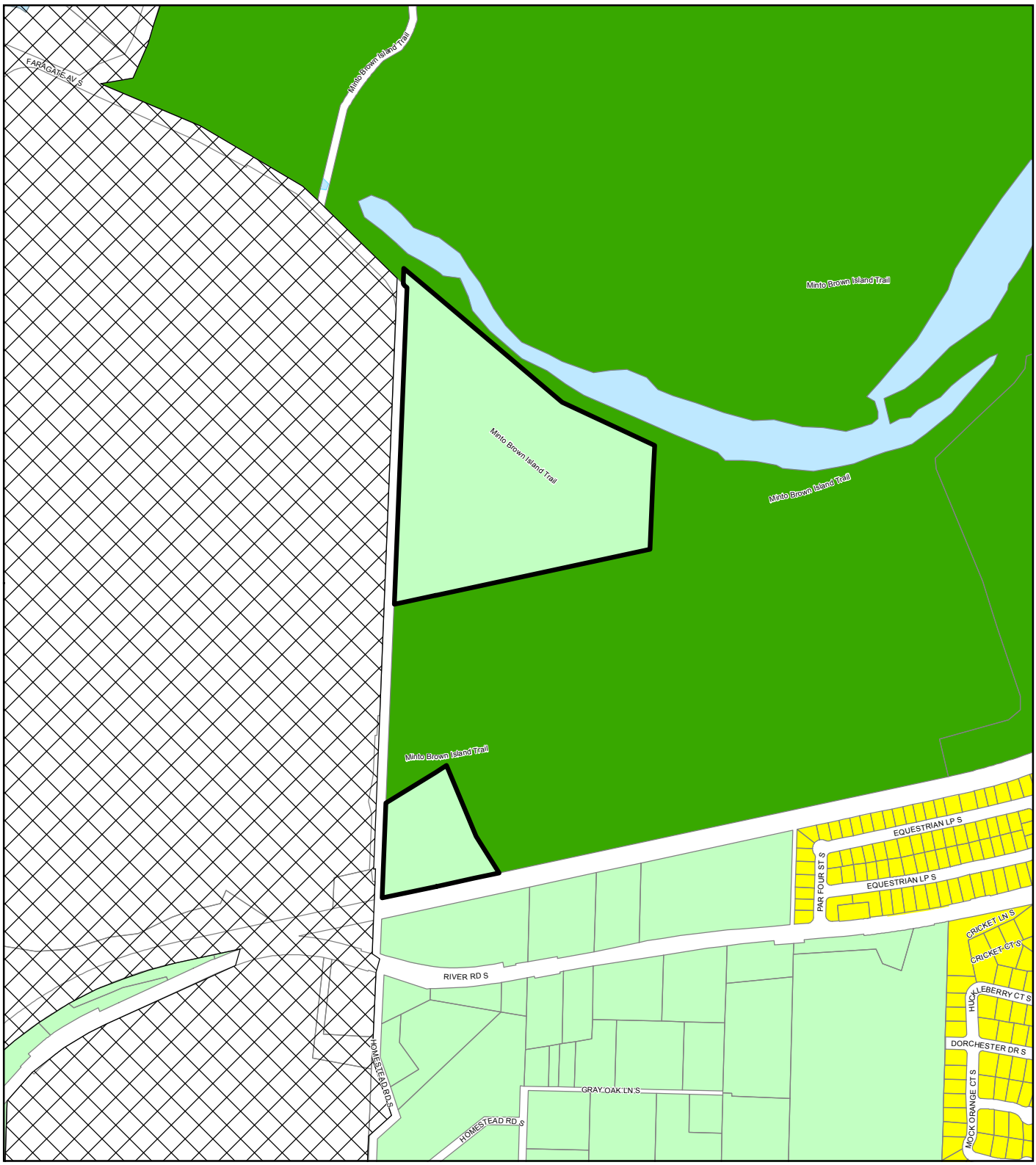
Map 162 - Proposed Salem Zoning Change Areas ★
Proposed Change Areas To "PA" Zoning



Legend

- **Proposed Zoning Change Areas** ★
- Taxlots
- Urban Growth Boundary
- Outside Salem City Limits

★ ***Note:***
Only the Existing Zoning WITHIN the "Proposed Zoning Change Areas" would be impacted by these changes

Existing Zoning ◊

CB	EFU	MU-I	PM	RS
CG	ESMU	MU-II	PS	SCI
CN	FMU	NCMU	RA	SWMU
CO	IBC	PA	RD	WSCB
CR	IC	PC	RH	
EC	IG	PE	RM1	
	IP	PH	RM2	

◊ ***Base Zoning Only***
Overlays are not displayed

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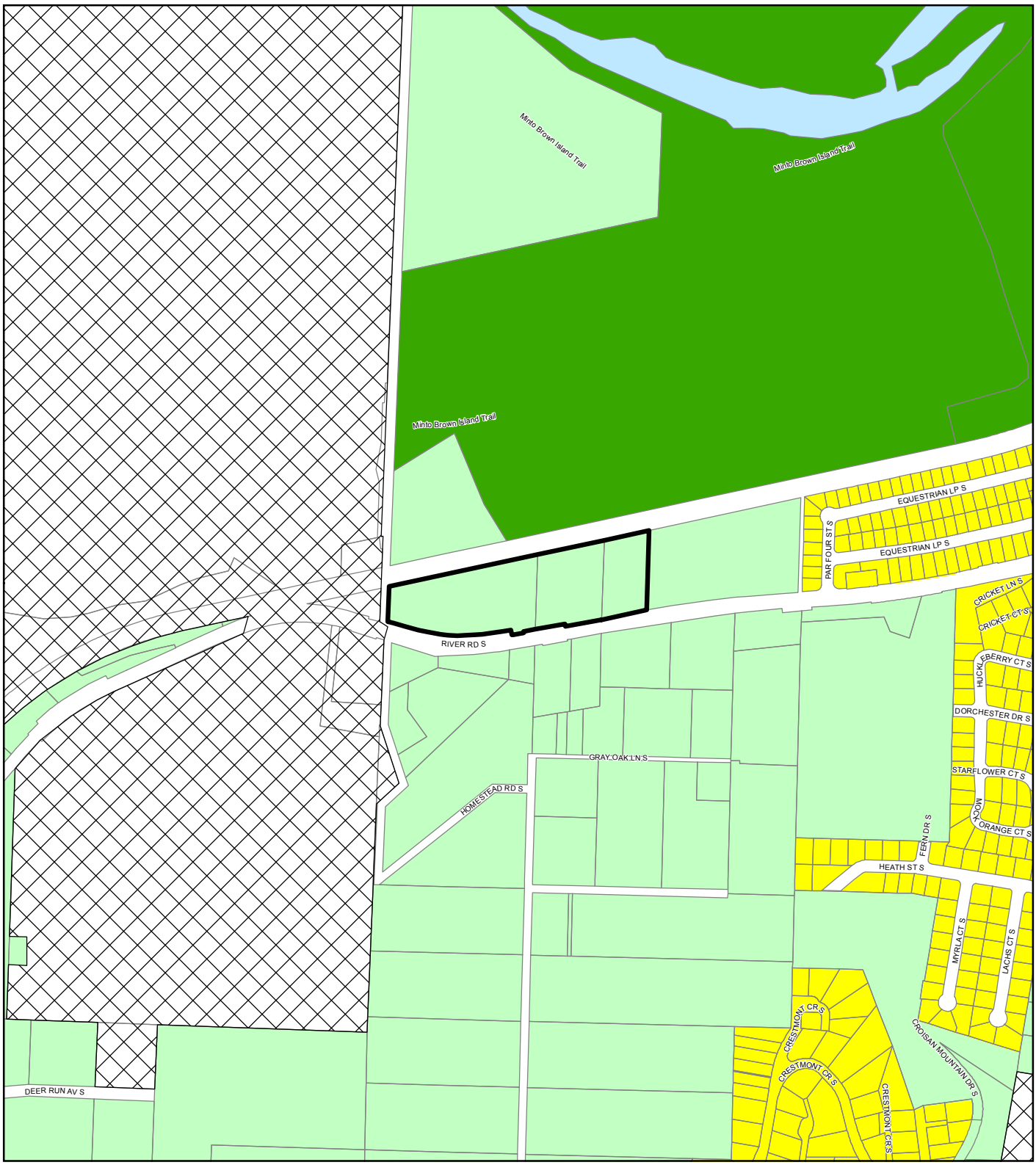
Map 163 - Proposed Salem Zoning Change Areas ★
Proposed Change Areas To "MU-I" Zoning



Legend

- **Proposed Zoning Change Areas** ★
- Taxlots
- Urban Growth Boundary
- Outside Salem City Limits

★ ***Note:***
Only the Existing Zoning WITHIN the "Proposed Zoning Change Areas" would be impacted by these changes

Existing Zoning ◊

CB	EFU	MU-I	PM	RS
CG	ESMU	MU-II	PS	SCI
CN	FMU	NCMU	RA	SWMU
CO	IBC	PA	RD	WSCB
CR	IC	PC	RH	
EC	IG	PE	RM1	
	IP	PH	RM2	

◊ ***Base Zoning Only***
Overlays are not displayed

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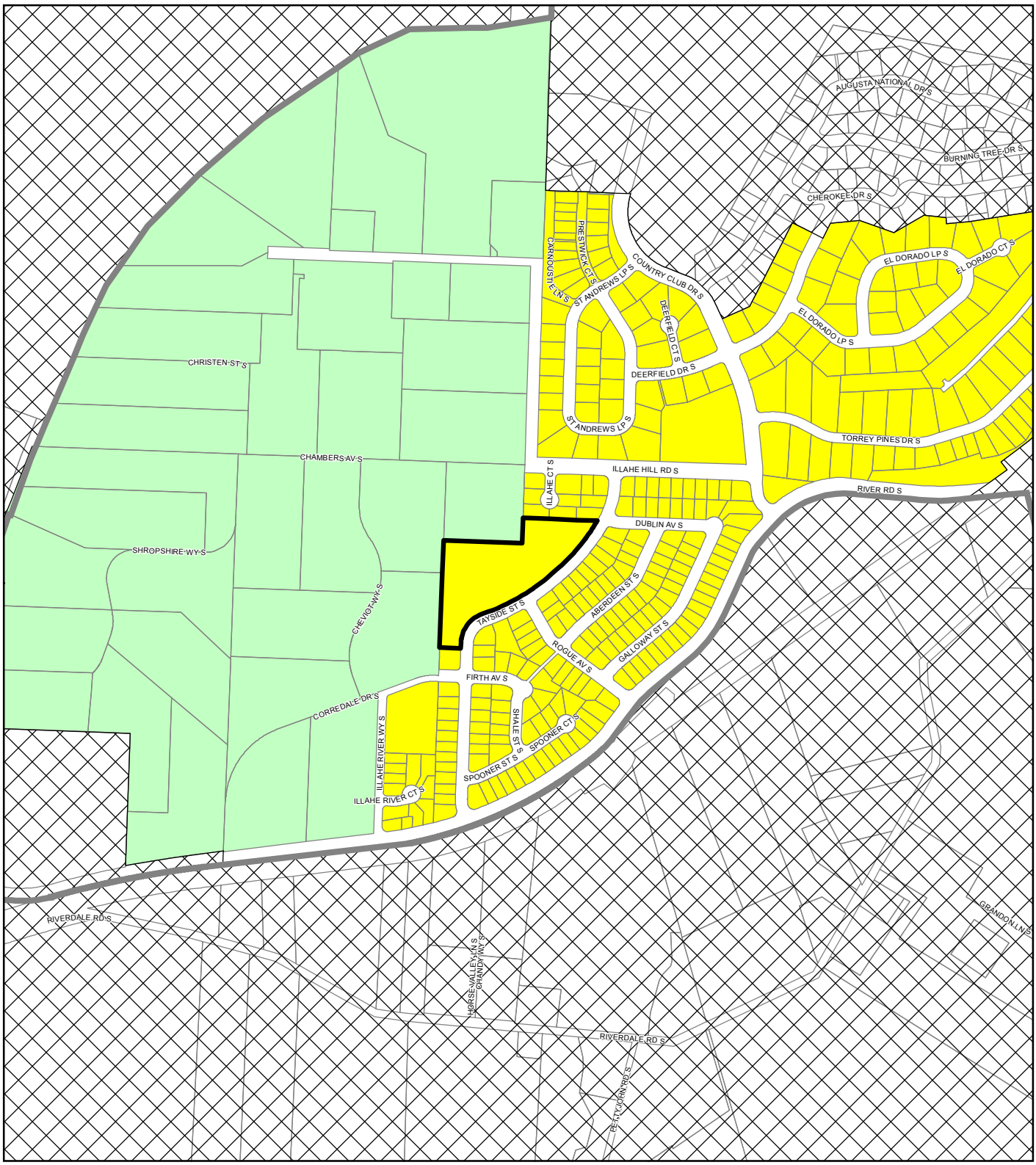
Map 164 - Proposed Salem Zoning Change Areas ★
Proposed Change Areas To "PA" Zoning



Legend

- **Proposed Zoning Change Areas** ★
- Taxlots
- Urban Growth Boundary
- Outside Salem City Limits

★ ***Note:***
Only the Existing Zoning WITHIN the "Proposed Zoning Change Areas" would be impacted by these changes

Existing Zoning ◊

CB	EFU	MU-I	PM	RS
CG	ESMU	MU-II	PS	SCI
CN	FMU	NCMU	RA	SWMU
CO	IBC	PA	RD	WSCB
CR	IC	PC	RH	
EC	IG	PE	RM1	
	IP	PH	RM2	

◊ ***Base Zoning Only***
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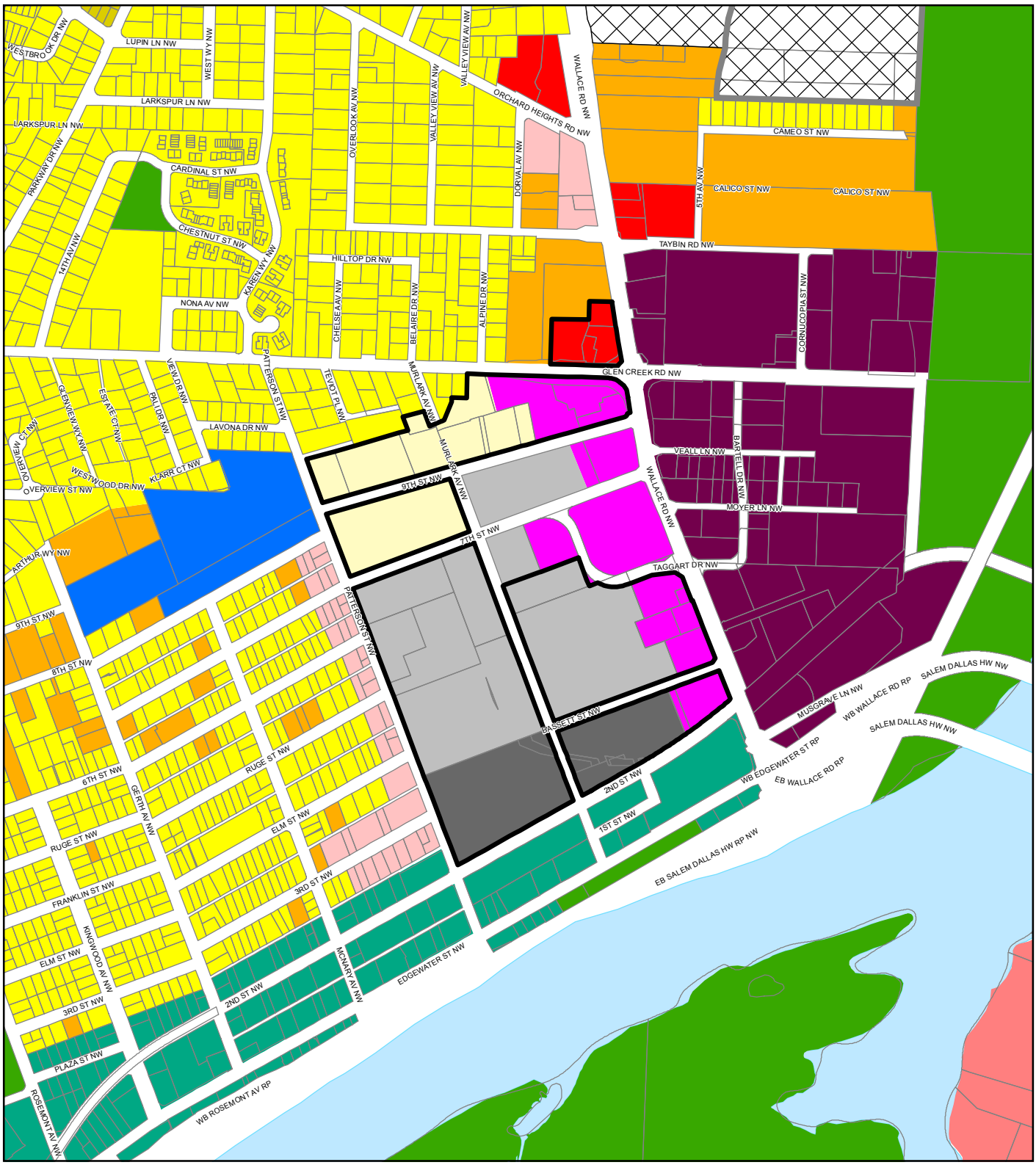
Map 165 - Proposed Salem Zoning Change Areas ★
Proposed Change Areas To "MU-III" Zoning



Legend

- **Proposed Zoning Change Areas** ★
- Taxlots
- Urban Growth Boundary
- Outside Salem City Limits

★ ***Note:***
Only the Existing Zoning WITHIN the "Proposed Zoning Change Areas" would be impacted by these changes

Existing Zoning ◊

CB	EFU	MU-I	PM	RS
CG	ESMU	MU-II	PS	SCI
CN	FMU	NCMU	RA	SWMU
CO	IBC	PA	RD	WSCB
CR	IC	PC	RH	
EC	IG	PE	RM1	
	IP	PH	RM2	

◊ ***Base Zoning Only***
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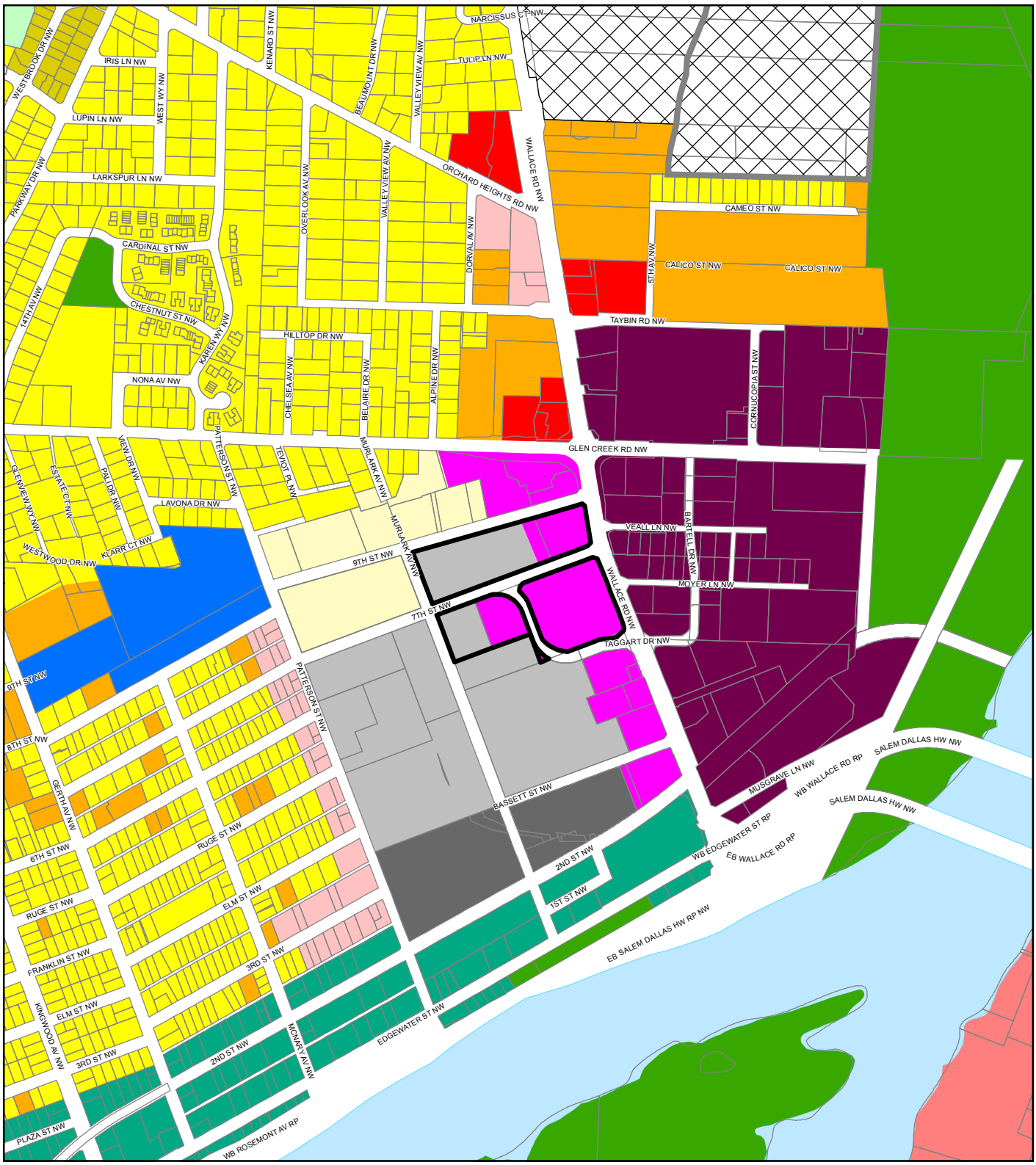
Map 166 - Proposed Salem Zoning Change Areas ★
Proposed Change Areas To "MU-I" Zoning



Legend

- **Proposed Zoning Change Areas** ★
- Taxlots
- Urban Growth Boundary
- Outside Salem City Limits

★ ***Note:***
Only the Existing Zoning WITHIN the "Proposed Zoning Change Areas" would be impacted by these changes

Existing Zoning ◊

CB	EFU	MU-I	PM	RS
CG	ESMU	MU-II	PS	SCI
CN	FMU	NCMU	RA	SWMU
CO	IBC	PA	RD	WSCB
CR	IC	PC	RH	
EC	IG	PE	RM1	
	IP	PH	RM2	

◊ ***Base Zoning Only***
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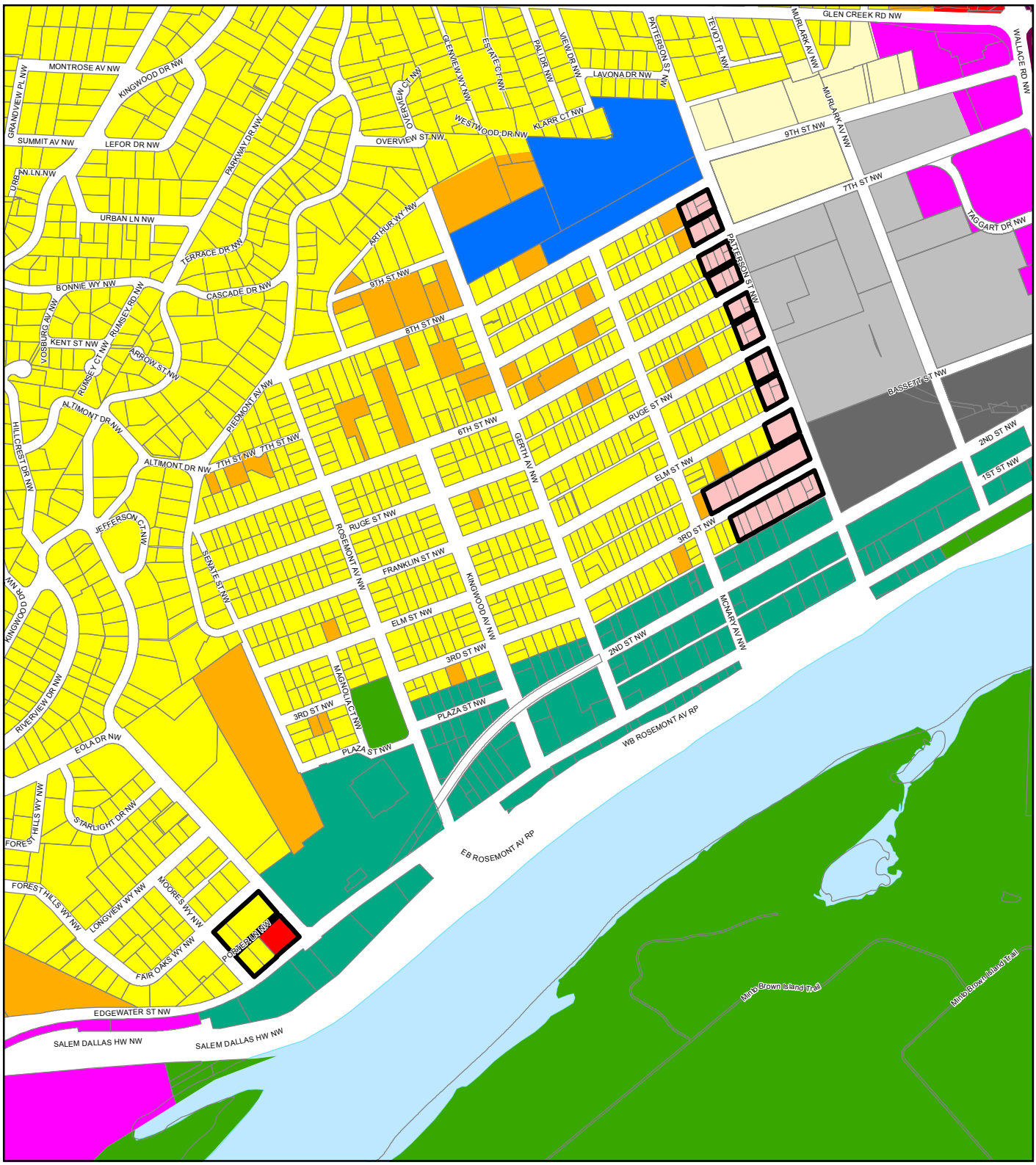
Map 167 - Proposed Salem Zoning Change Areas ★
Proposed Change Areas To "ESMU" Zoning



Legend

- **Proposed Zoning Change Areas** ★
- Taxlots
- Urban Growth Boundary
- Outside Salem City Limits

★ ***Note:***
Only the Existing Zoning WITHIN the "Proposed Zoning Change Areas" would be impacted by these changes

Existing Zoning ◊

CB	EFU	MU-I	PM	RS
CG	ESMU	MU-II	PS	SCI
CN	FMU	NCMU	RA	SWMU
CO	IBC	PA	RD	WSCB
CR	IC	PC	RH	
EC	IG	PE	RM1	
	IP	PH	RM2	

◊ ***Base Zoning Only***
Overlays are not displayed

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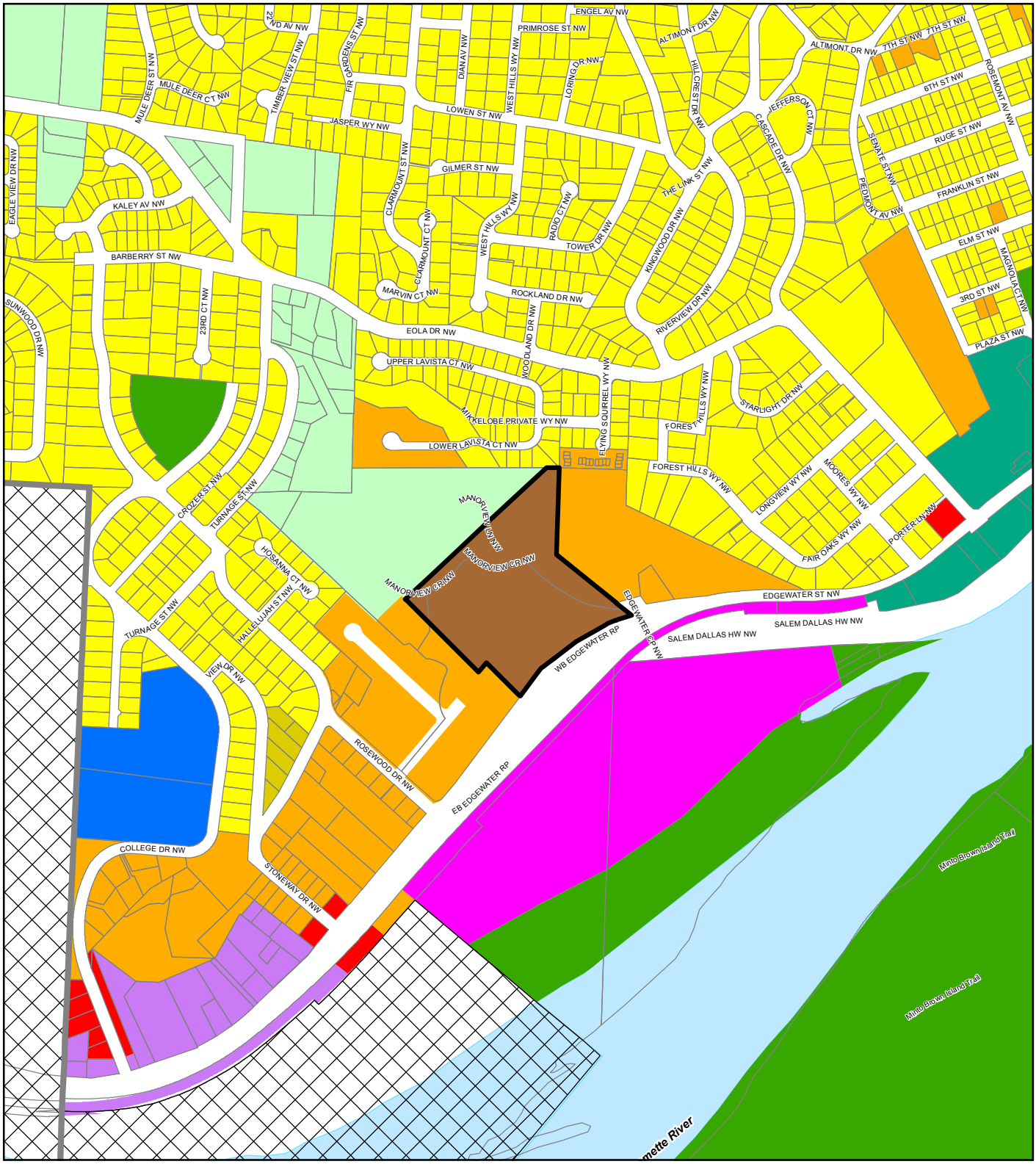
Map 168 - Proposed Salem Zoning Change Areas ★
Proposed Change Areas To "RM3" Zoning



Legend

- **Proposed Zoning Change Areas** ★
- Taxlots
- Urban Growth Boundary
- Outside Salem City Limits

★ ***Note:***
Only the Existing Zoning WITHIN the "Proposed Zoning Change Areas" would be impacted by these changes

Existing Zoning ◊

CB	EFU	MU-I	PM	RS
CG	ESMU	MU-II	PS	SCI
CN	FMU	NCMU	RA	SWMU
CO	IBC	PA	RD	WSCB
CR	IC	PC	RH	
EC	IG	PE	RM1	
	IP	PH	RM2	

◊ ***Base Zoning Only***
Overlays are not displayed

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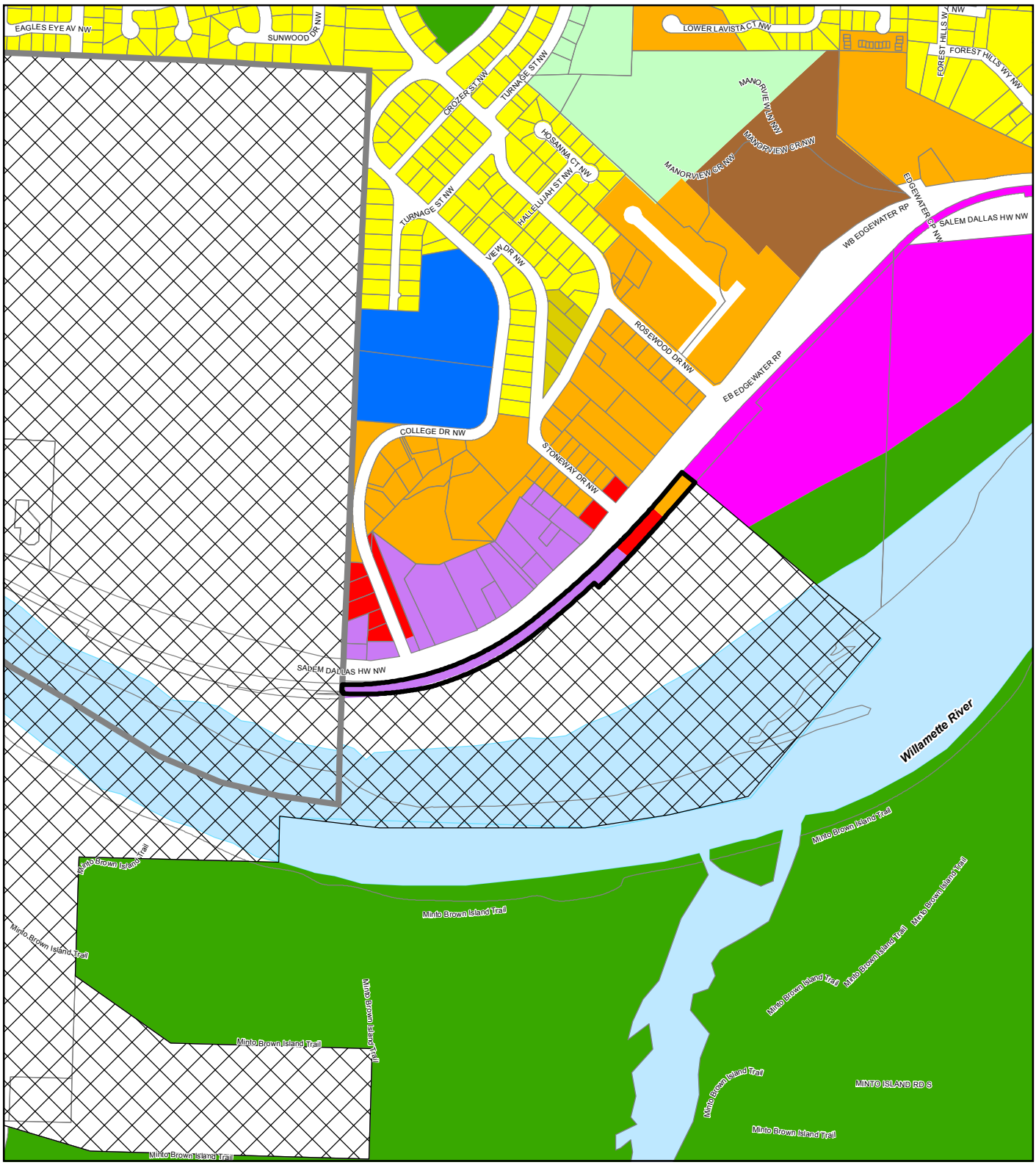
Map 169 - Proposed Salem Zoning Change Areas ★
Proposed Change Areas To "IG" Zoning



Legend

- **Proposed Zoning Change Areas** ★
- Taxlots
- Urban Growth Boundary
- Outside Salem City Limits

★ ***Note:***
Only the Existing Zoning WITHIN the "Proposed Zoning Change Areas" would be impacted by these changes

Existing Zoning ◊

CB	EFU	MU-I	PM	RS
CG	ESMU	MU-II	PS	SCI
CN	FMU	NCMU	RA	SWMU
CO	IBC	PA	RD	WSCB
CR	IC	PC	RH	
EC	IG	PE	RM1	
	IP	PH	RM2	

◊ ***Base Zoning Only***
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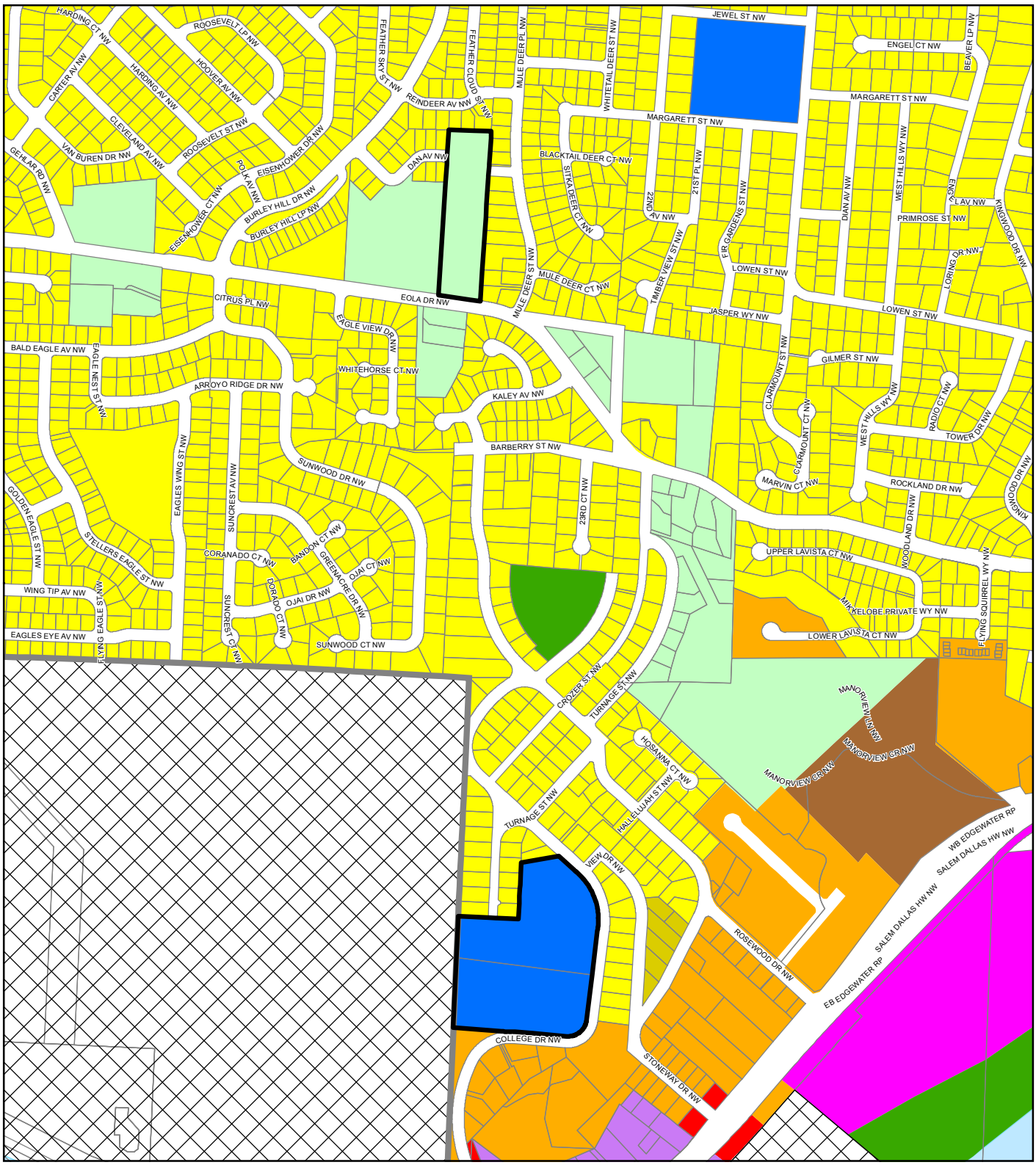
Map 170 - Proposed Salem Zoning Change Areas ★
Proposed Change Areas To "RM1" Zoning



Legend

- **Proposed Zoning Change Areas** ★
- Taxlots
- Urban Growth Boundary
- Outside Salem City Limits

★ ***Note:***
Only the Existing Zoning WITHIN the "Proposed Zoning Change Areas" would be impacted by these changes

Existing Zoning ◊

CB	EFU	MU-I	PM	RS
CG	ESMU	MU-II	PS	SCI
CN	FMU	NCMU	RA	SWMU
CO	IBC	PA	RD	WSCB
CR	IC	PC	RH	
EC	IG	PE	RM1	
	IP	PH	RM2	

◊ ***Base Zoning Only***
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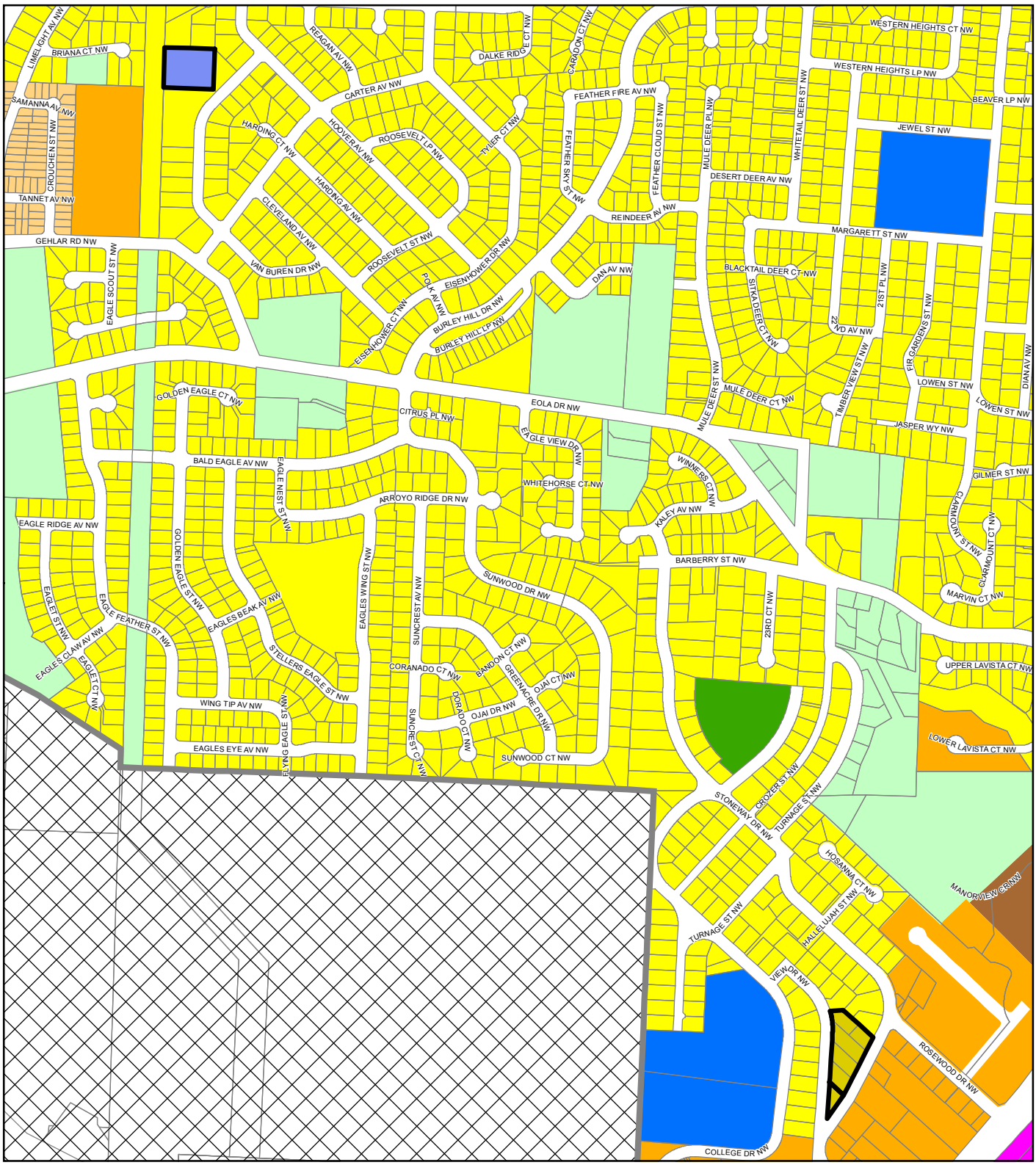
Map 171 - Proposed Salem Zoning Change Areas ★
Proposed Change Areas To "RS" Zoning



Legend

- **Proposed Zoning Change Areas** ★
- Taxlots
- Urban Growth Boundary
- Outside Salem City Limits

★ ***Note:***
Only the Existing Zoning WITHIN the "Proposed Zoning Change Areas" would be impacted by these changes

Existing Zoning ◊

CB	EFU	MU-I	PM	RS
CG	ESMU	MU-II	PS	SCI
CN	FMU	NCMU	RA	SWMU
CO	IBC	PA	RD	WSCB
CR	IC	PC	RH	
EC	IG	PE	RM1	
	IP	PH	RM2	

◊ ***Base Zoning Only***
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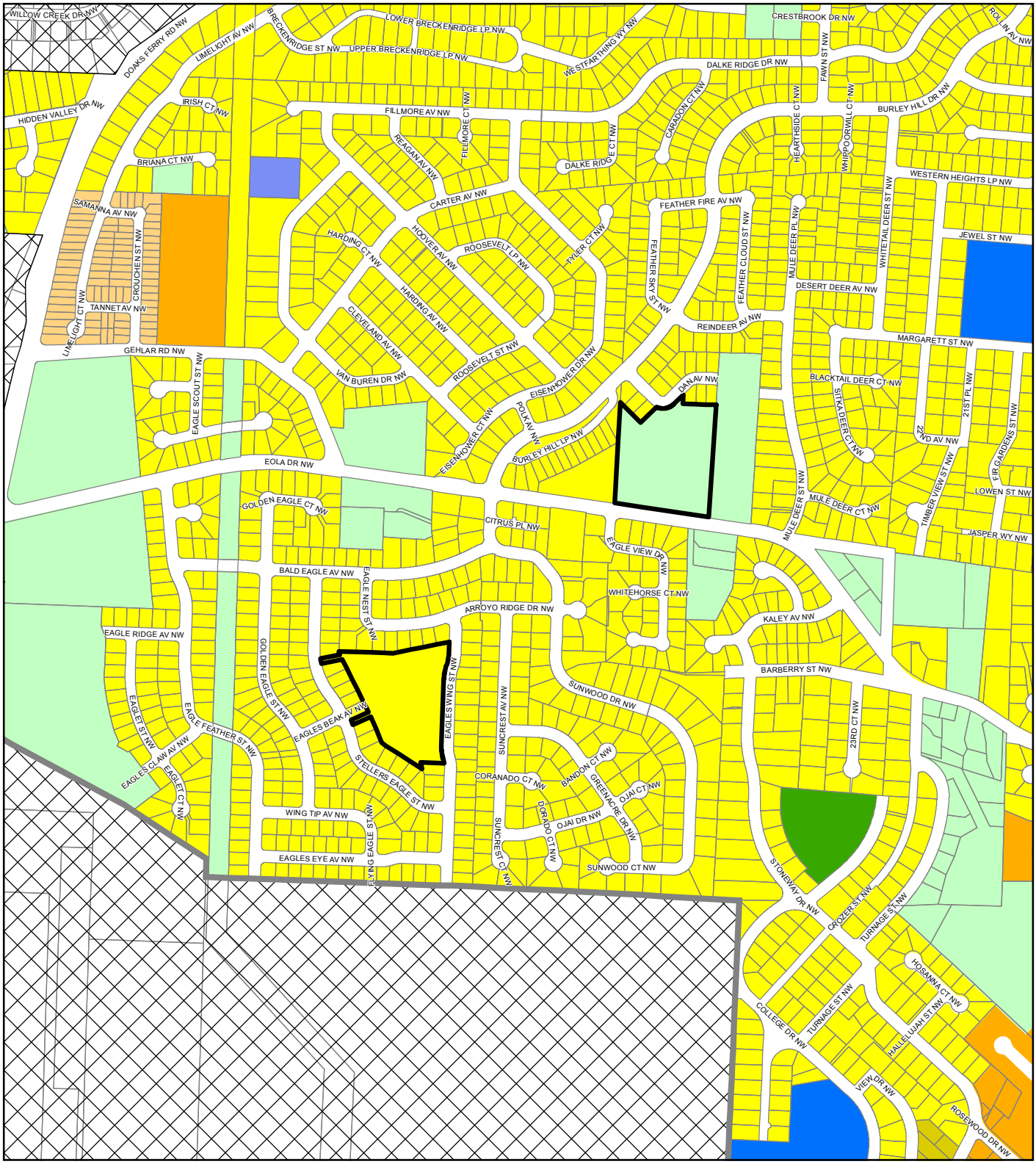
Map 172 - Proposed Salem Zoning Change Areas ★
Proposed Change Areas To "PA" Zoning



Legend

- **Proposed Zoning Change Areas** ★
- Taxlots
- Urban Growth Boundary
- Outside Salem City Limits

★ ***Note:***
Only the Existing Zoning WITHIN the "Proposed Zoning Change Areas" would be impacted by these changes

Existing Zoning ◊

CB	EFU	MU-I	PM	RS
CG	ESMU	MU-II	PS	SCI
CN	FMU	NCMU	RA	SWMU
CO	IBC	PA	RD	WSCB
CR	IC	PC	RH	
EC	IG	PE	RM1	
	IP	PH	RM2	

◊ ***Base Zoning Only***
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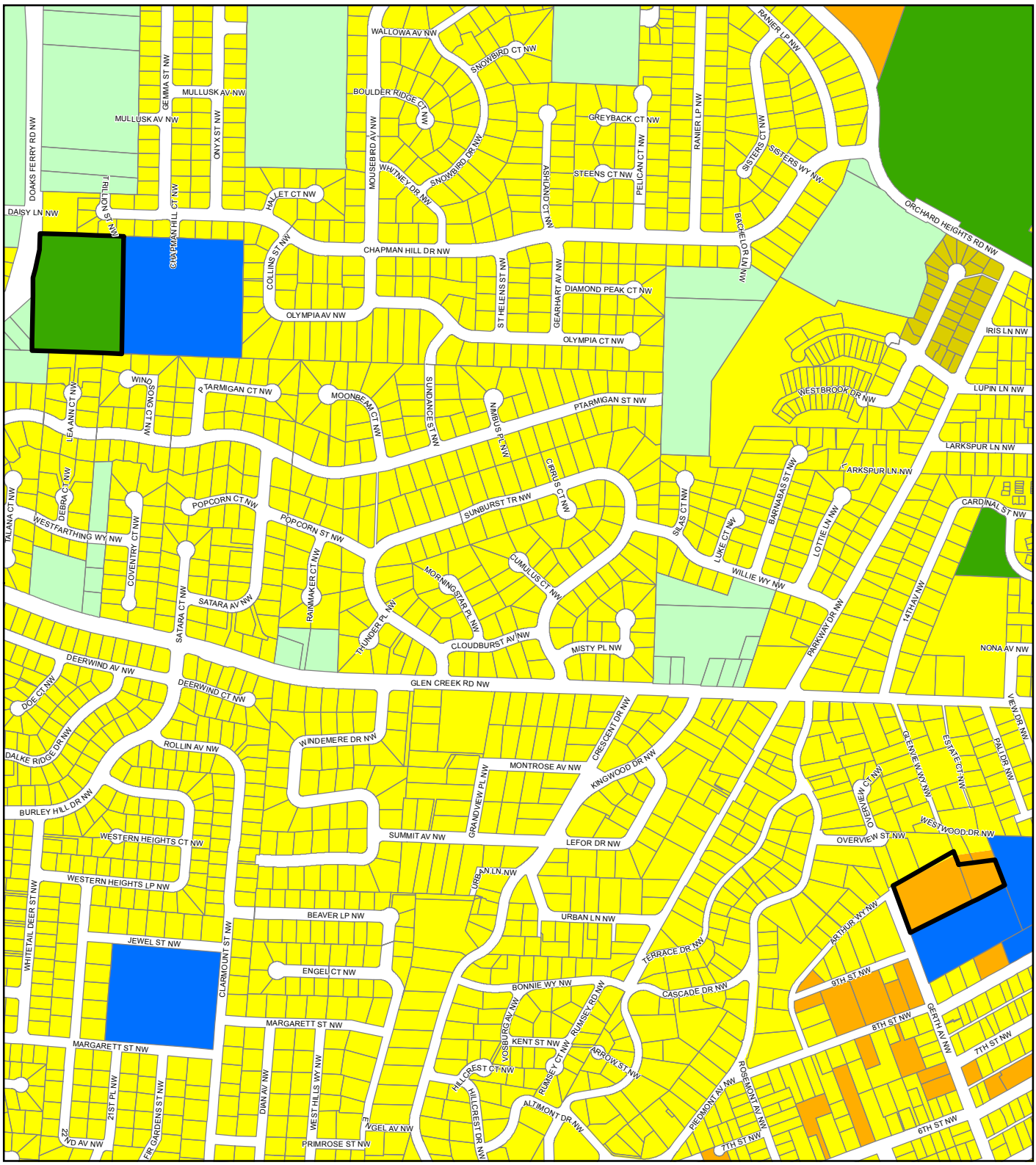
Map 174 - Proposed Salem Zoning Change Areas ★
Proposed Change Areas To "PE" Zoning



Legend

- **Proposed Zoning Change Areas** ★
- Taxlots
- Urban Growth Boundary
- Outside Salem City Limits

★ ***Note:***
Only the Existing Zoning WITHIN the "Proposed Zoning Change Areas" would be impacted by these changes

Existing Zoning ◊

CB	EFU	MU-I	PM	RS
CG	ESMU	MU-II	PS	SCI
CN	FMU	NCMU	RA	SWMU
CO	IBC	PA	RD	WSCB
CR	IC	PC	RH	
EC	IG	PE	RM1	
	IP	PH	RM2	

◊ ***Base Zoning Only***
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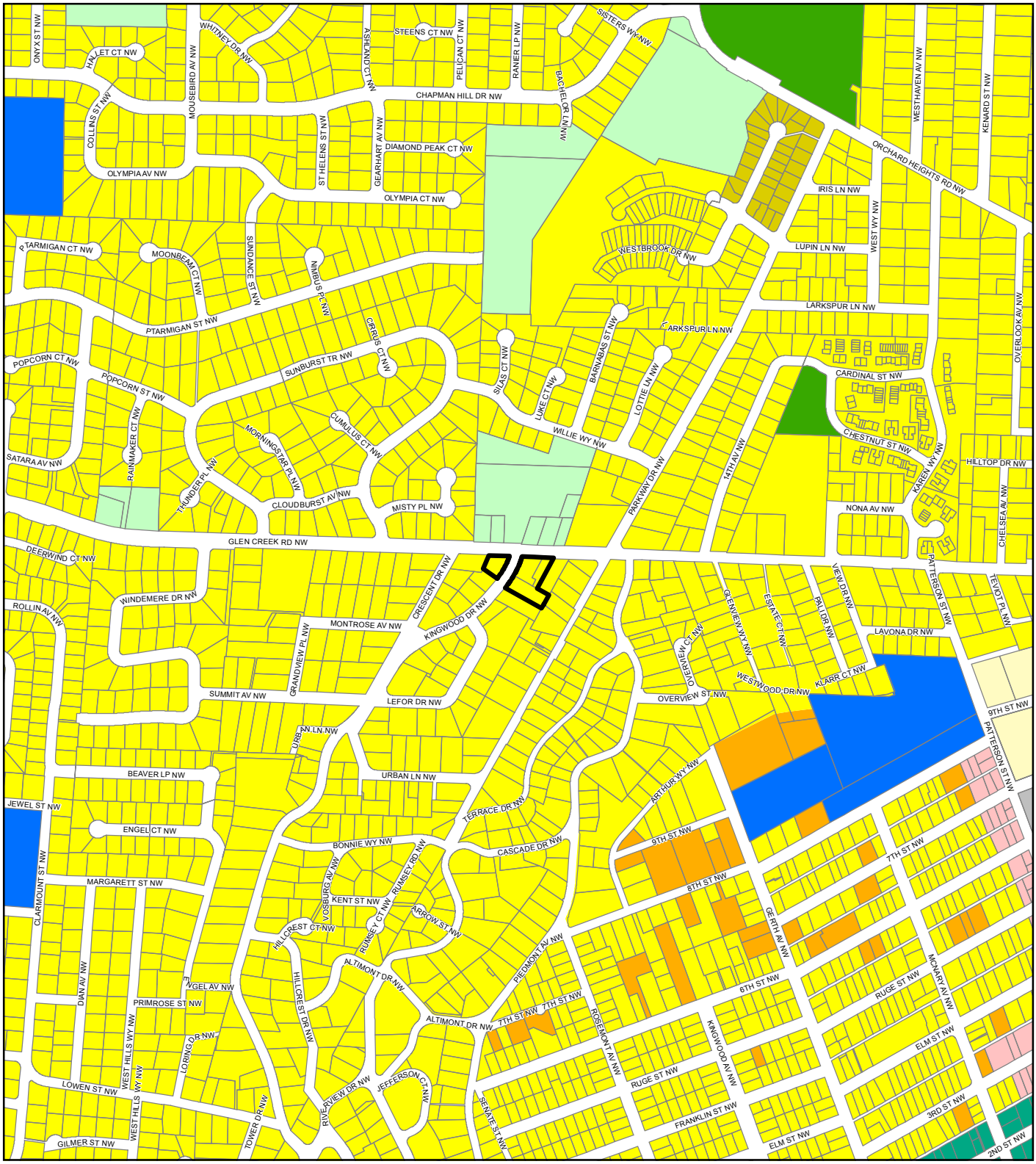
Map 175 - Proposed Salem Zoning Change Areas ★
Proposed Change Areas To "NH" Zoning



Legend

- **Proposed Zoning Change Areas** ★
- Taxlots
- Urban Growth Boundary
- Outside Salem City Limits

★ ***Note:***
Only the Existing Zoning WITHIN the "Proposed Zoning Change Areas" would be impacted by these changes

Existing Zoning ◊

CB	EFU	MU-I	PM	RS
CG	ESMU	MU-II	PS	SCI
CN	FMU	NCMU	RA	SWMU
CO	IBC	PA	RD	WSCB
CR	IC	PC	RH	
EC	IG	PE	RM1	
	IP	PH	RM2	

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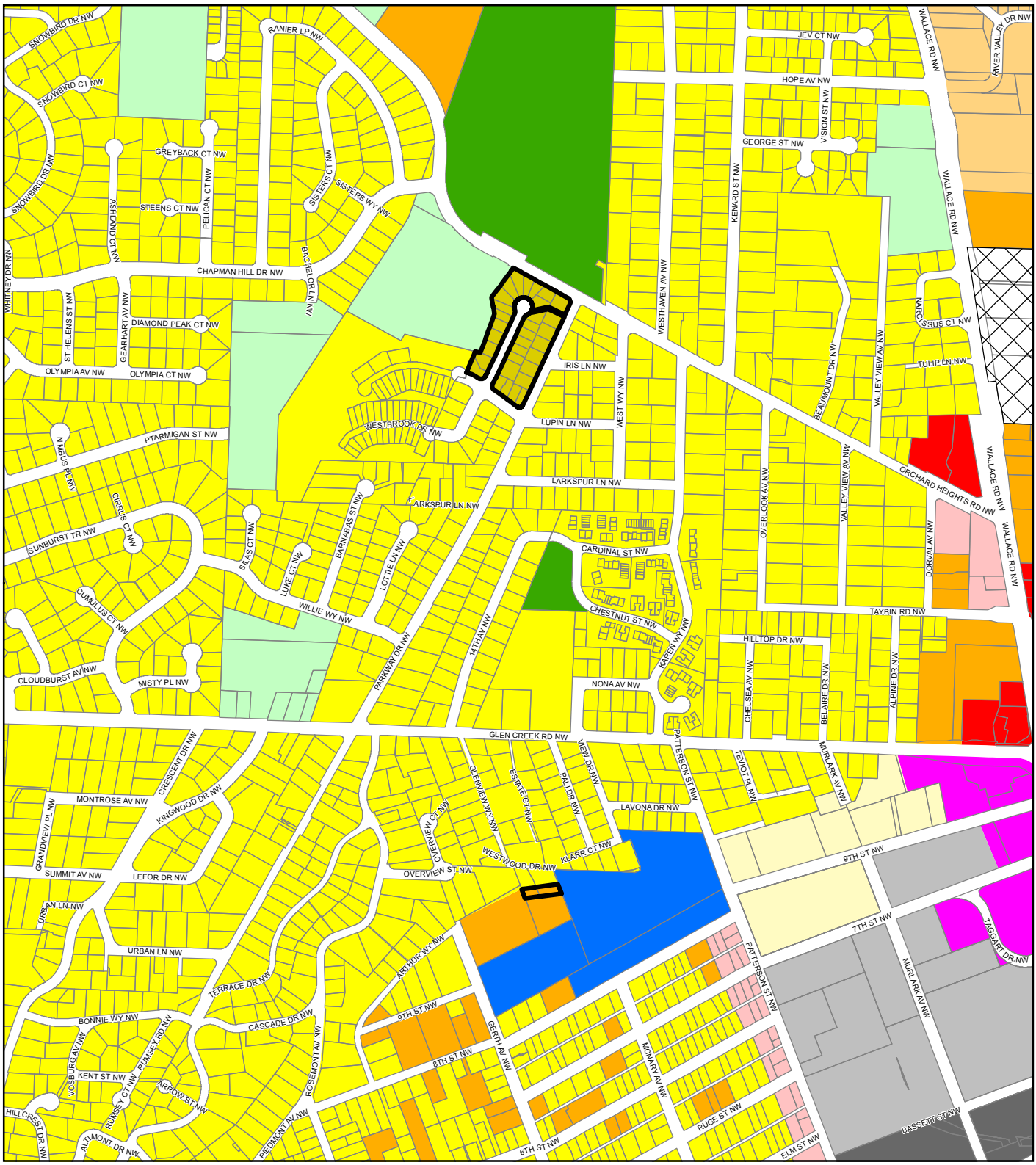
N:\CD\Proj\GIS\Public\ArcGIS_Online\OurSalem\Proposed-Zoning_Findings-Maps\Proposed-Zoning_Map-175_ANSI-A.mxd - 2/11/2022 @ 8:03:55 AM

Map 176 - Proposed Salem Zoning Change Areas ★
Proposed Change Areas To "RS" Zoning



Legend

- **Proposed Zoning Change Areas** ★
- Taxlots
- Urban Growth Boundary
- Outside Salem City Limits

★ ***Note:***
Only the Existing Zoning WITHIN the "Proposed Zoning Change Areas" would be impacted by these changes

Existing Zoning ◊

CB	EFU	MU-I	PM	RS
CG	ESMU	MU-II	PS	SCI
CN	FMU	NCMU	RA	SWMU
CO	IBC	PA	RD	WSCB
CR	IC	PC	RH	
EC	IG	PE	RM1	
	IP	PH	RM2	

◊ ***Base Zoning Only***
Overlays are not displayed

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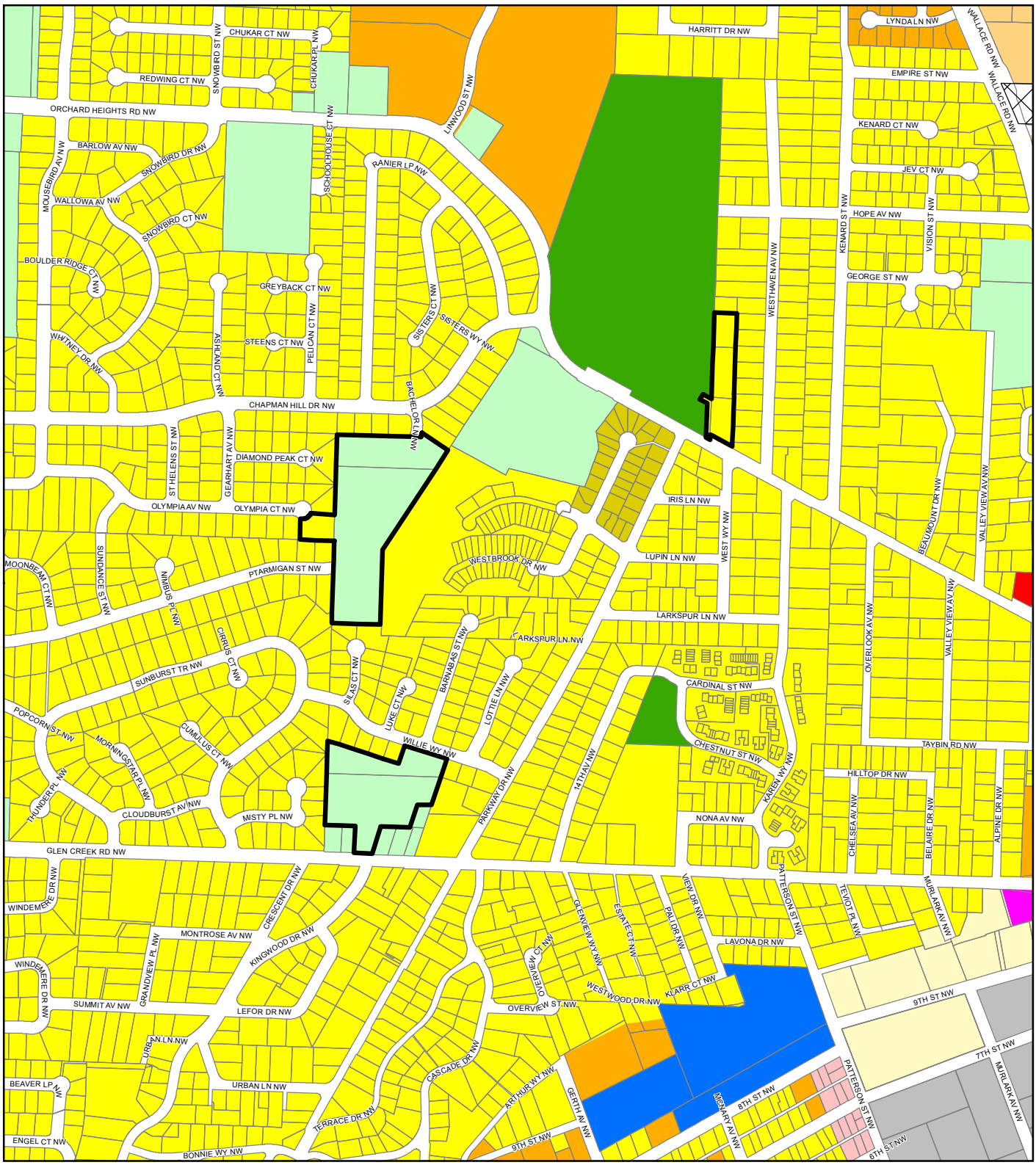
Map 177 - Proposed Salem Zoning Change Areas ★
Proposed Change Areas To "PA" Zoning



Legend

- **Proposed Zoning Change Areas** ★
- Taxlots
- Urban Growth Boundary
- Outside Salem City Limits

★ ***Note:***
Only the Existing Zoning WITHIN the "Proposed Zoning Change Areas" would be impacted by these changes

Existing Zoning ◊

CB	EFU	MU-I	PM	RS
CG	ESMU	MU-II	PS	SCI
CN	FMU	NCMU	RA	SWMU
CO	IBC	PA	RD	WSCB
CR	IC	PC	RH	
EC	IG	PE	RM1	
	IP	PH	RM2	

◊ ***Base Zoning Only***
Overlays are not displayed

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0 175 350 700 Feet

N

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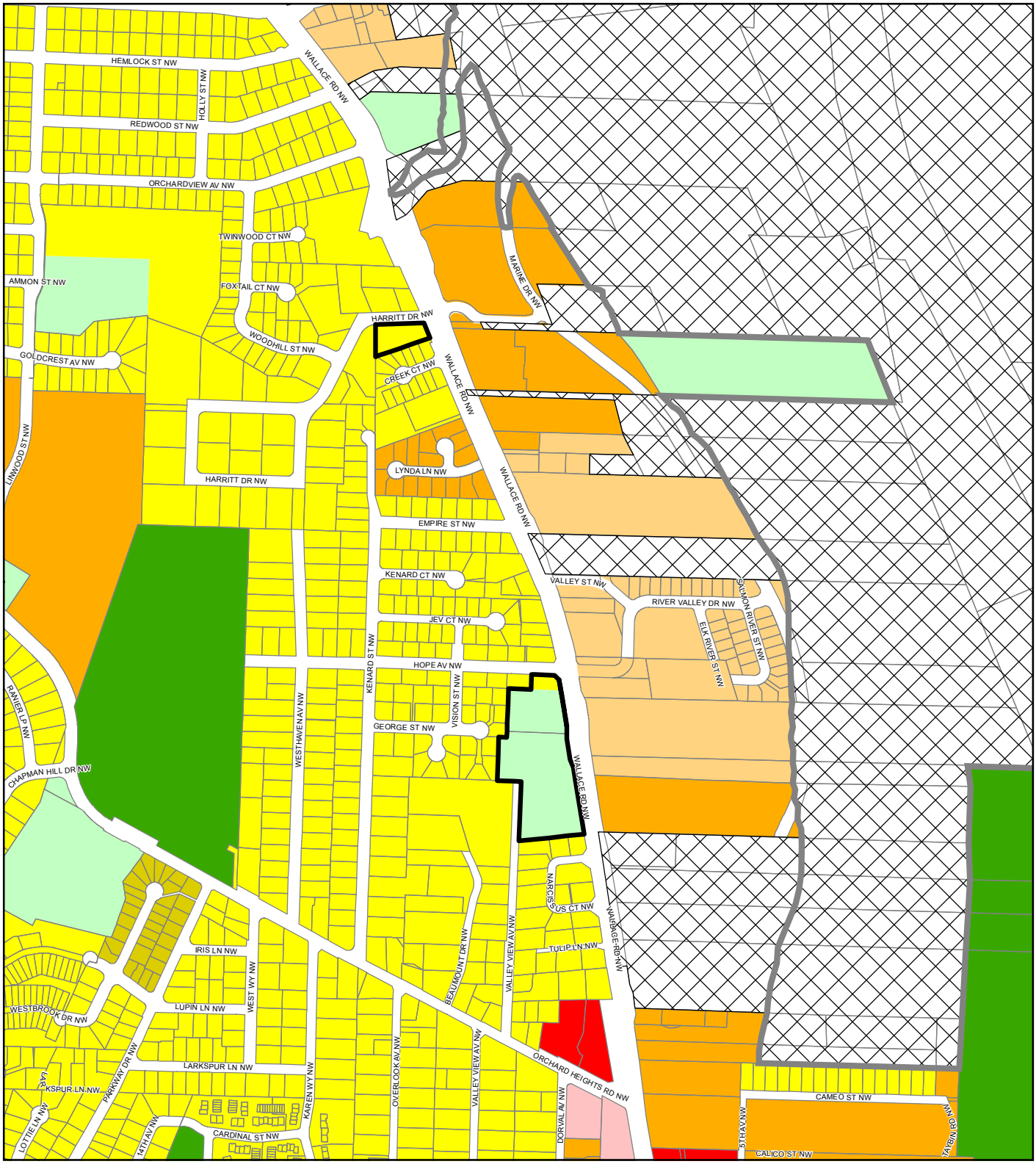
Map 178 - Proposed Salem Zoning Change Areas ★
Proposed Change Areas To "CR" Zoning



Legend

- **Proposed Zoning Change Areas** ★
- Taxlots
- Urban Growth Boundary
- Outside Salem City Limits

★ ***Note:***
Only the Existing Zoning WITHIN the "Proposed Zoning Change Areas" would be impacted by these changes

Existing Zoning ◊

CB	EFU	MU-I	PM	RS
CG	ESMU	MU-II	PS	SCI
CN	FMU	NCMU	RA	SWMU
CO	IBC	PA	RD	WSCB
CR	IC	PC	RH	
EC	IG	PE	RM1	
	IP	PH	RM2	

◊ ***Base Zoning Only***
Overlays are not displayed

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0 175 350 700 Feet

N

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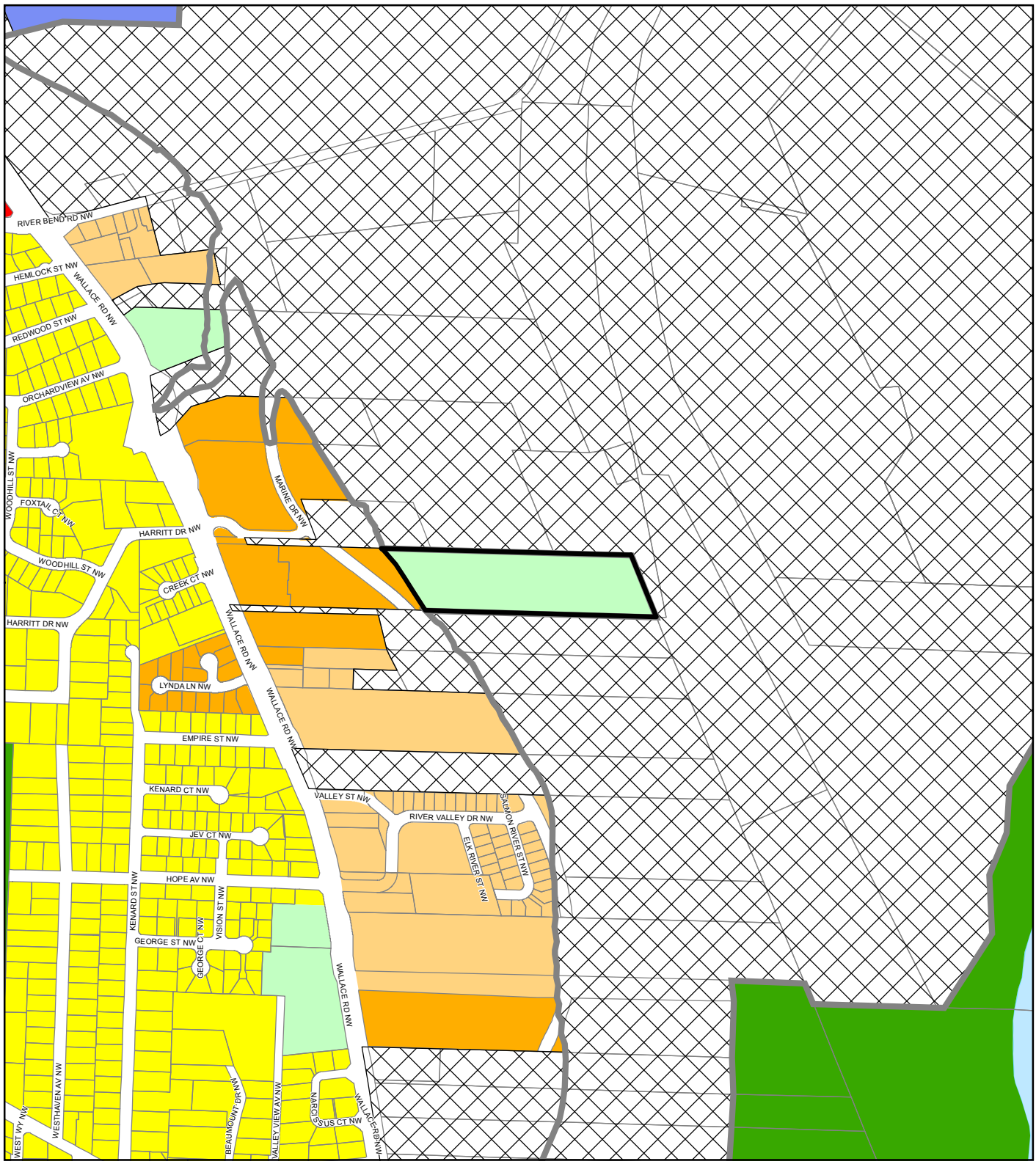
Map 179 - Proposed Salem Zoning Change Areas ★
Proposed Change Areas To "RM2" Zoning



Legend

- **Proposed Zoning Change Areas** ★
- Taxlots
- Urban Growth Boundary
- Outside Salem City Limits

★ ***Note:***
Only the Existing Zoning WITHIN the "Proposed Zoning Change Areas" would be impacted by these changes

Existing Zoning ◊

CB	EFU	MU-I	PM	RS
CG	ESMU	MU-II	PS	SCI
CN	FMU	NCMU	RA	SWMU
CO	IBC	PA	RD	WSCB
CR	IC	PC	RH	
EC	IG	PE	RM1	
	IP	PH	RM2	

◊ ***Base Zoning Only***
Overlays are not displayed

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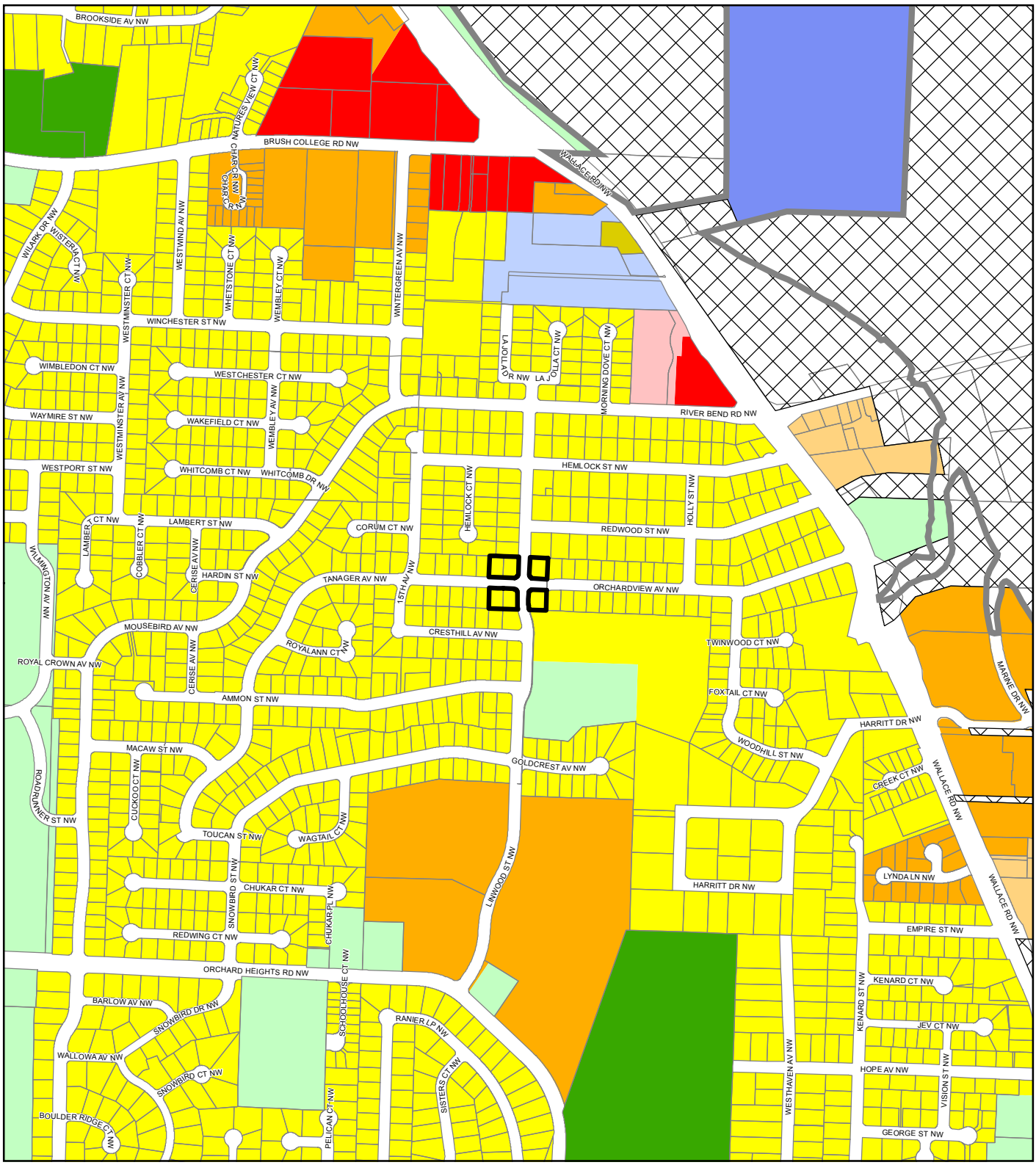
Map 180 - Proposed Salem Zoning Change Areas ★
Proposed Change Areas To "NH" Zoning



Legend

- **Proposed Zoning Change Areas** ★
- Taxlots
- Urban Growth Boundary
- Outside Salem City Limits

★ ***Note:***
Only the Existing Zoning WITHIN the "Proposed Zoning Change Areas" would be impacted by these changes

Existing Zoning ◊

CB	EFU	MU-I	PM	RS
CG	ESMU	MU-II	PS	SCI
CN	FMU	NCMU	RA	SWMU
CO	IBC	PA	RD	WSCB
CR	IC	PC	RH	
EC	IG	PE	RM1	
	IP	PH	RM2	

◊ ***Base Zoning Only***
Overlays are not displayed

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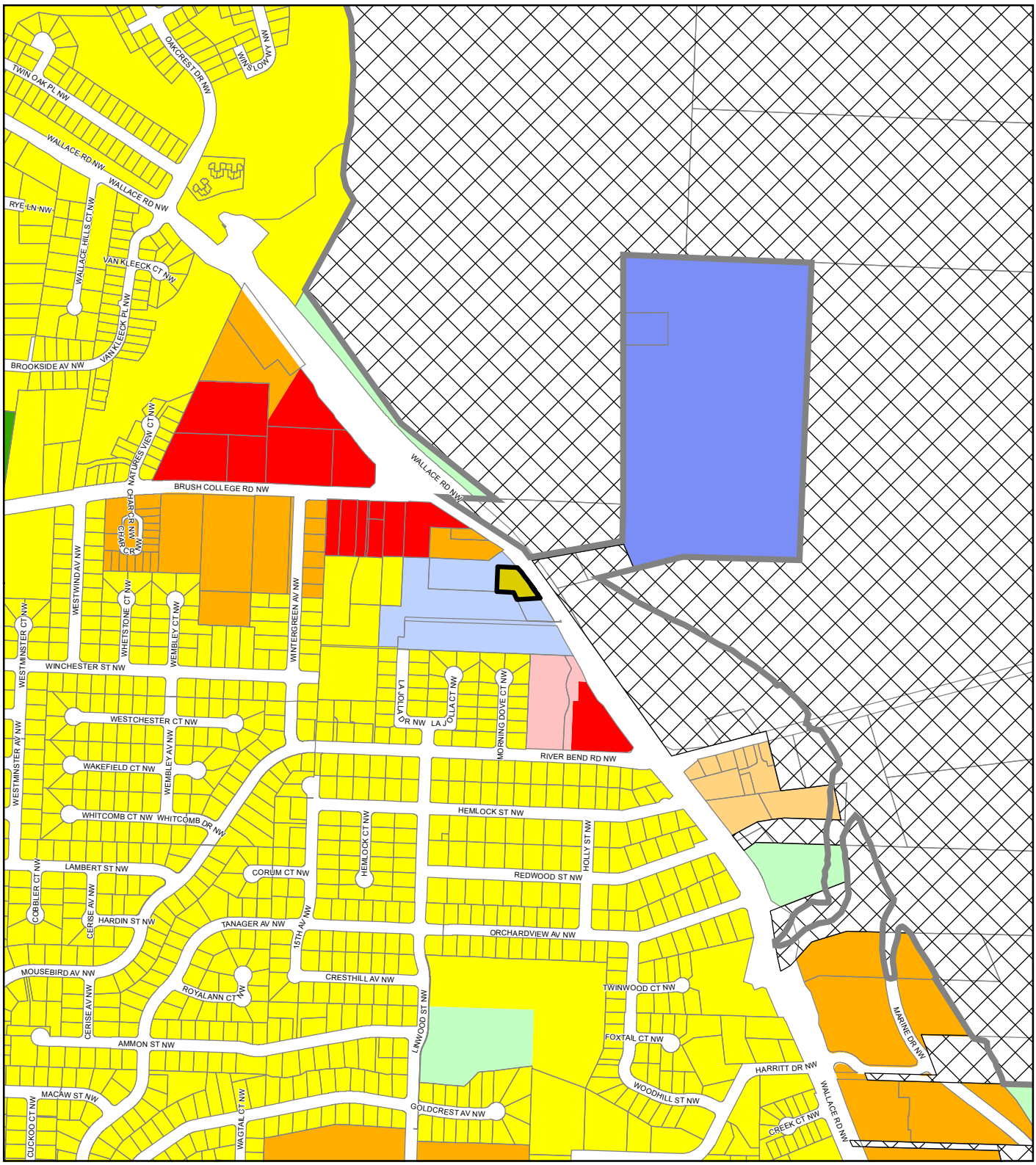
Map 181 - Proposed Salem Zoning Change Areas ★
Proposed Change Areas To "MU-II" Zoning



Legend

- **Proposed Zoning Change Areas** ★
- Taxlots
- Urban Growth Boundary
- Outside Salem City Limits

★ ***Note:***
Only the Existing Zoning WITHIN the "Proposed Zoning Change Areas" would be impacted by these changes

Existing Zoning ◊

CB	EFU	MU-I	PM	RS
CG	ESMU	MU-II	PS	SCI
CN	FMU	NCMU	RA	SWMU
CO	IBC	PA	RD	WSCB
CR	IC	PC	RH	
EC	IG	PE	RM1	
	IP	PH	RM2	

◊ ***Base Zoning Only***
Overlays are not displayed

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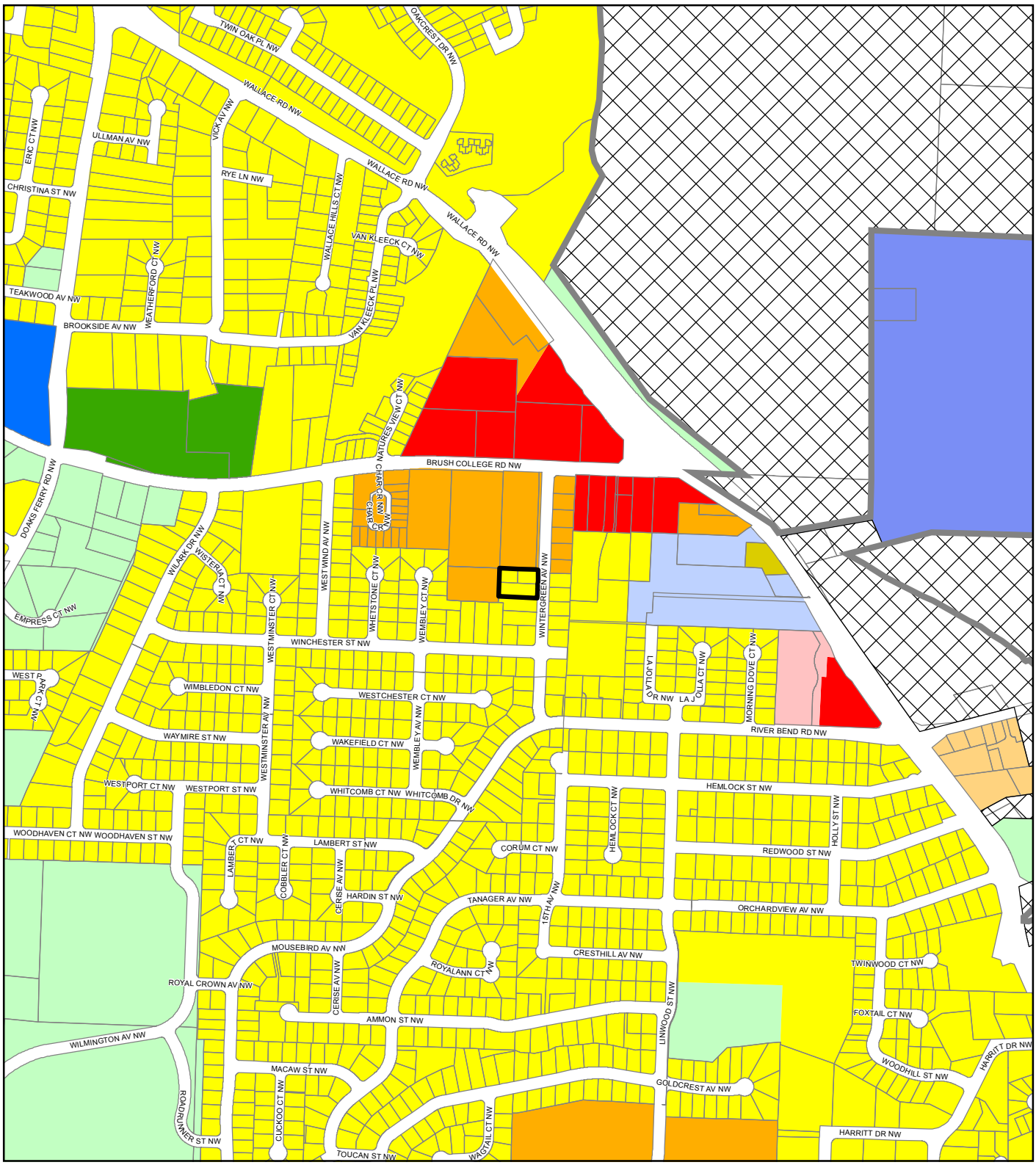
Map 182 - Proposed Salem Zoning Change Areas ★
Proposed Change Areas To "RM2" Zoning



Legend

- **Proposed Zoning Change Areas** ★
- Taxlots
- Urban Growth Boundary
- Outside Salem City Limits

★ ***Note:***
Only the Existing Zoning WITHIN the "Proposed Zoning Change Areas" would be impacted by these changes

Existing Zoning ◊

CB	EFU	MU-I	PM	RS
CG	ESMU	MU-II	PS	SCI
CN	FMU	NCMU	RA	SWMU
CO	IBC	PA	RD	WSCB
CR	IC	PC	RH	
EC	IG	PE	RM1	
	IP	PH	RM2	

◊ ***Base Zoning Only***
Overlays are not displayed

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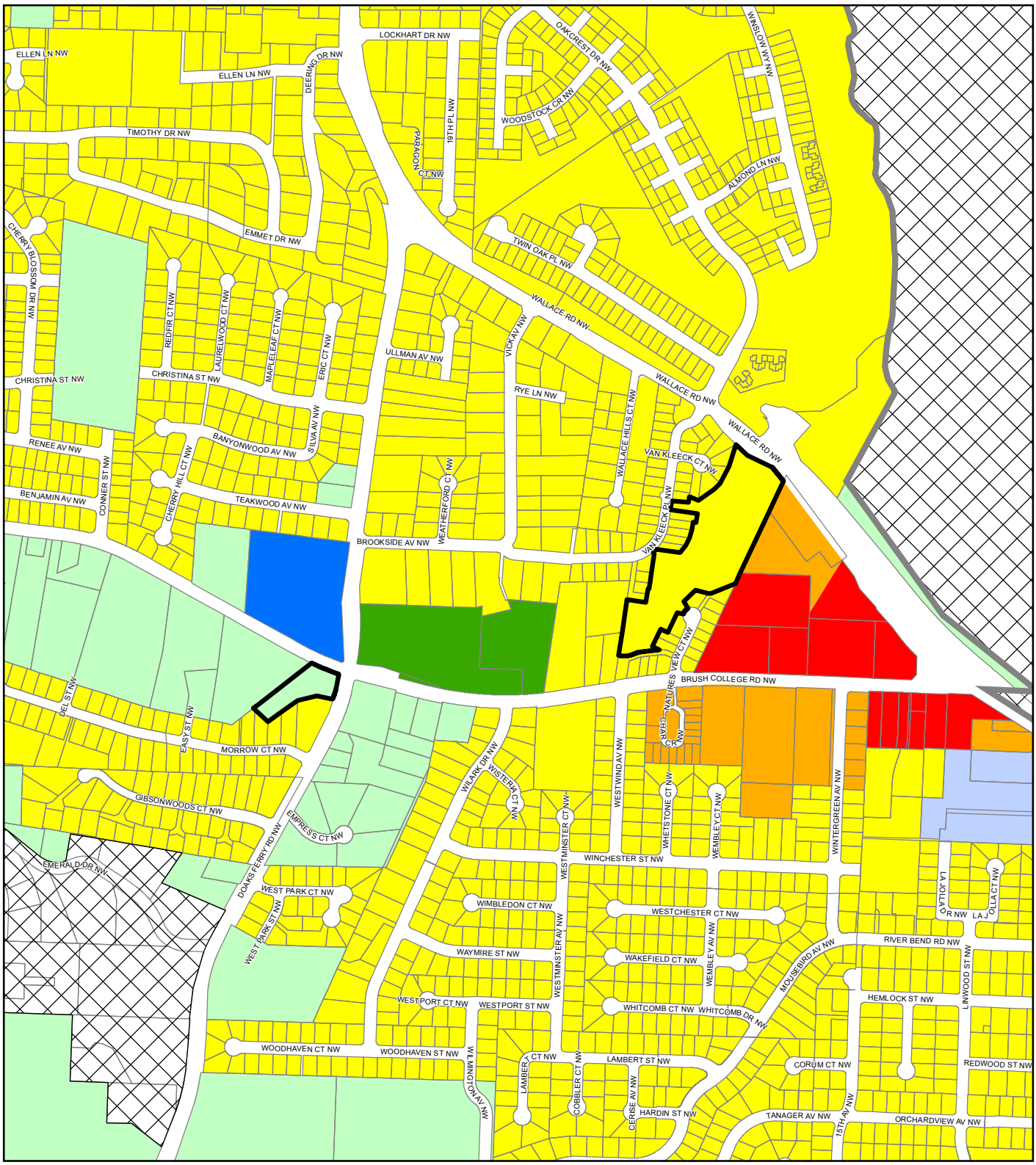
Map 183 - Proposed Salem Zoning Change Areas ★
Proposed Change Areas To "PA" Zoning



Legend

- **Proposed Zoning Change Areas** ★
- Taxlots
- Urban Growth Boundary
- Outside Salem City Limits

★ ***Note:***
Only the Existing Zoning WITHIN the "Proposed Zoning Change Areas" would be impacted by these changes

Existing Zoning ◊

CB	EFU	MU-I	PM	RS
CG	ESMU	MU-II	PS	SCI
CN	FMU	NCMU	RA	SWMU
CO	IBC	PA	RD	WSCB
CR	IC	PC	RH	
EC	IG	PE	RM1	
	IP	PH	RM2	

◊ ***Base Zoning Only***
Overlays are not displayed

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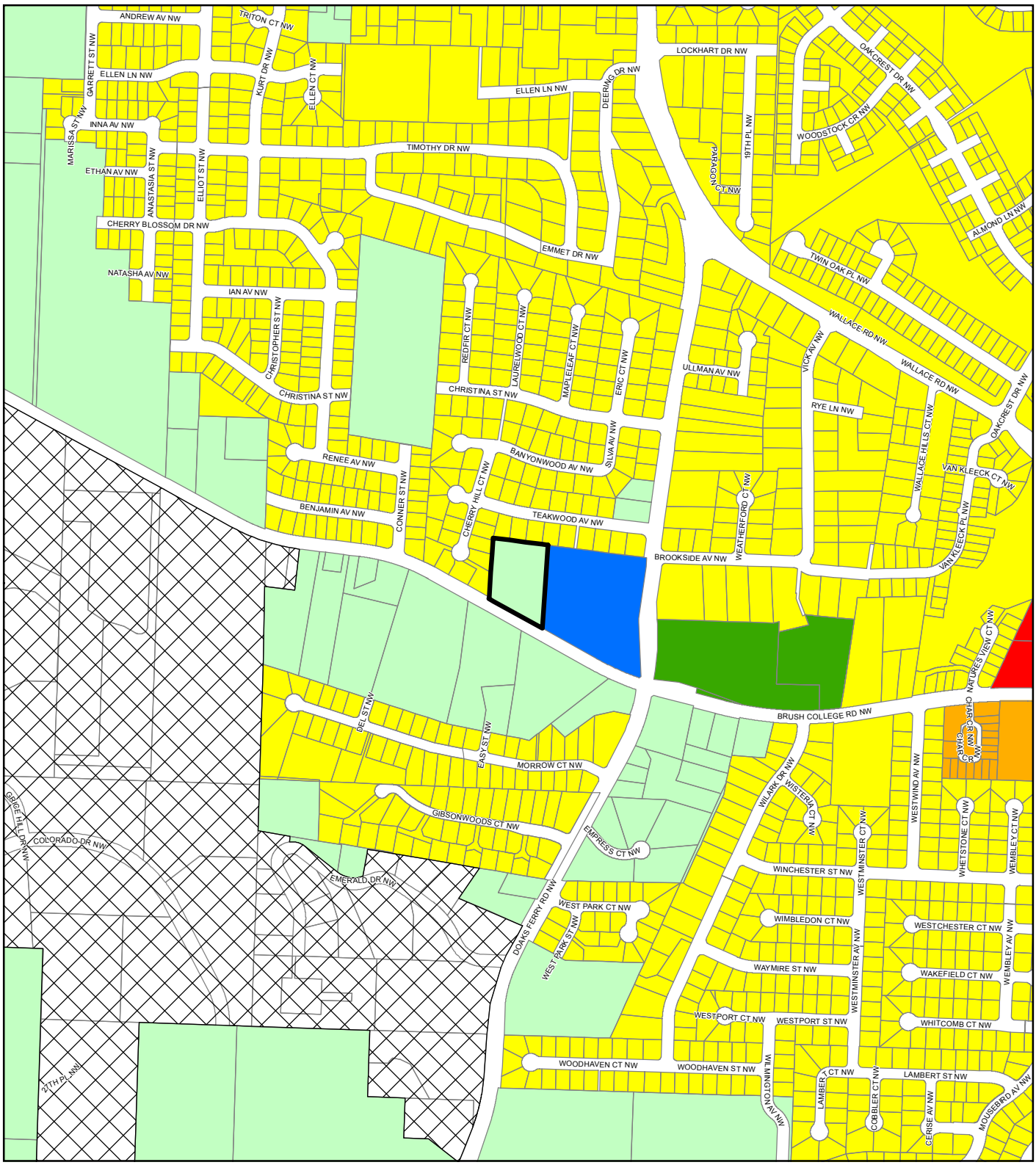
Map 184 - Proposed Salem Zoning Change Areas ★
Proposed Change Areas To "MU-I" Zoning



Legend

- **Proposed Zoning Change Areas** ★
- Taxlots
- Urban Growth Boundary
- Outside Salem City Limits

★ ***Note:***
Only the Existing Zoning WITHIN the "Proposed Zoning Change Areas" would be impacted by these changes

Existing Zoning ◊

CB	EFU	MU-I	PM	RS
CG	ESMU	MU-II	PS	SCI
CN	FMU	NCMU	RA	SWMU
CO	IBC	PA	RD	WSCB
CR	IC	PC	RH	
EC	IG	PE	RM1	
	IP	PH	RM2	

◊ ***Base Zoning Only Overlays are not displayed***

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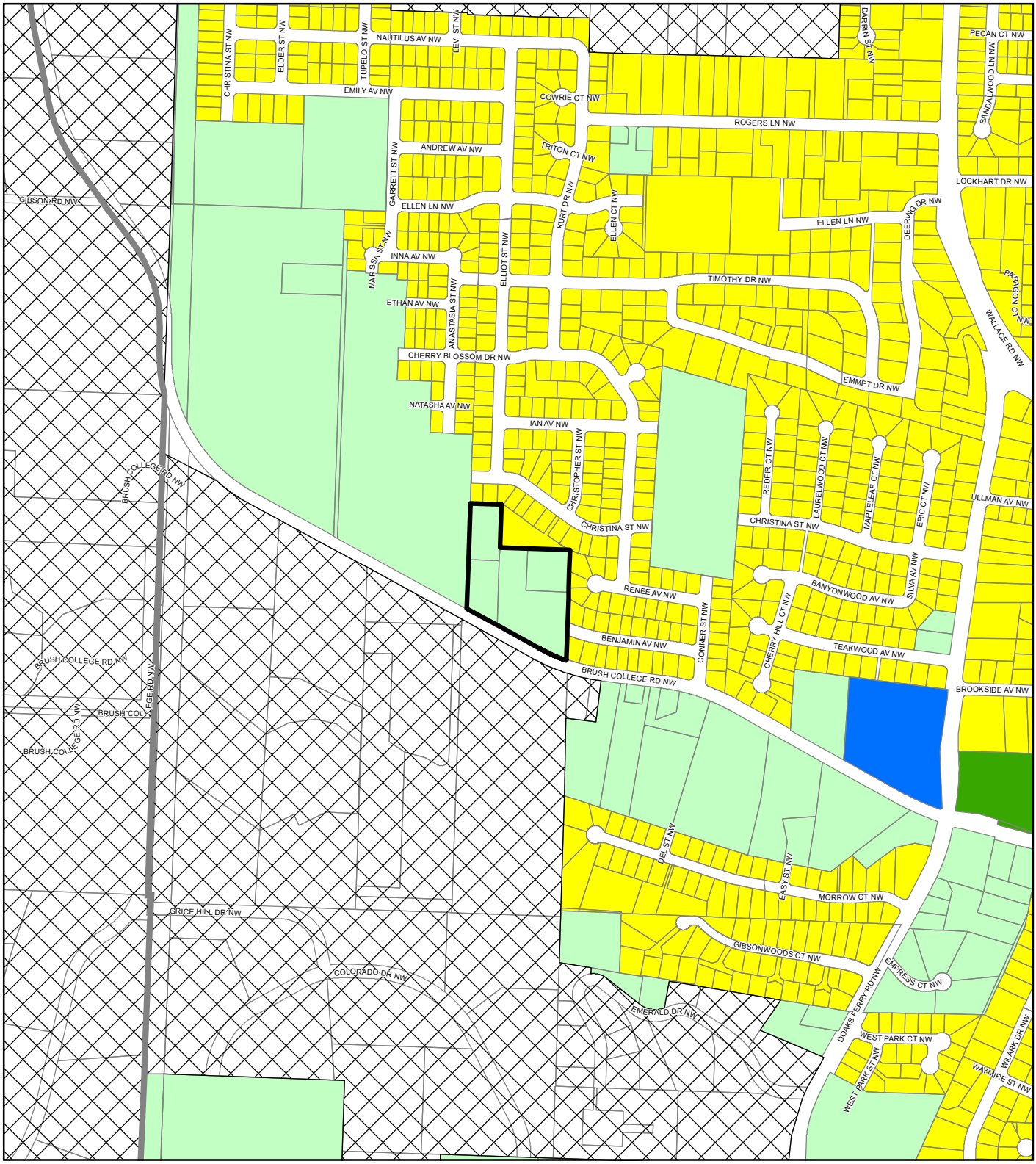
Map 185 - Proposed Salem Zoning Change Areas ★
Proposed Change Areas To "RM2" Zoning



Legend

- **Proposed Zoning Change Areas** ★
- Taxlots
- Urban Growth Boundary
- Outside Salem City Limits

★ ***Note:***
Only the Existing Zoning WITHIN the "Proposed Zoning Change Areas" would be impacted by these changes

Existing Zoning ◊

CB	EFU	MU-I	PM	RS
CG	ESMU	MU-II	PS	SCI
CN	FMU	NCMU	RA	SWMU
CO	IBC	PA	RD	WSCB
CR	IC	PC	RH	
EC	IG	PE	RM1	
	IP	PH	RM2	

◊ ***Base Zoning Only***
Overlays are not displayed

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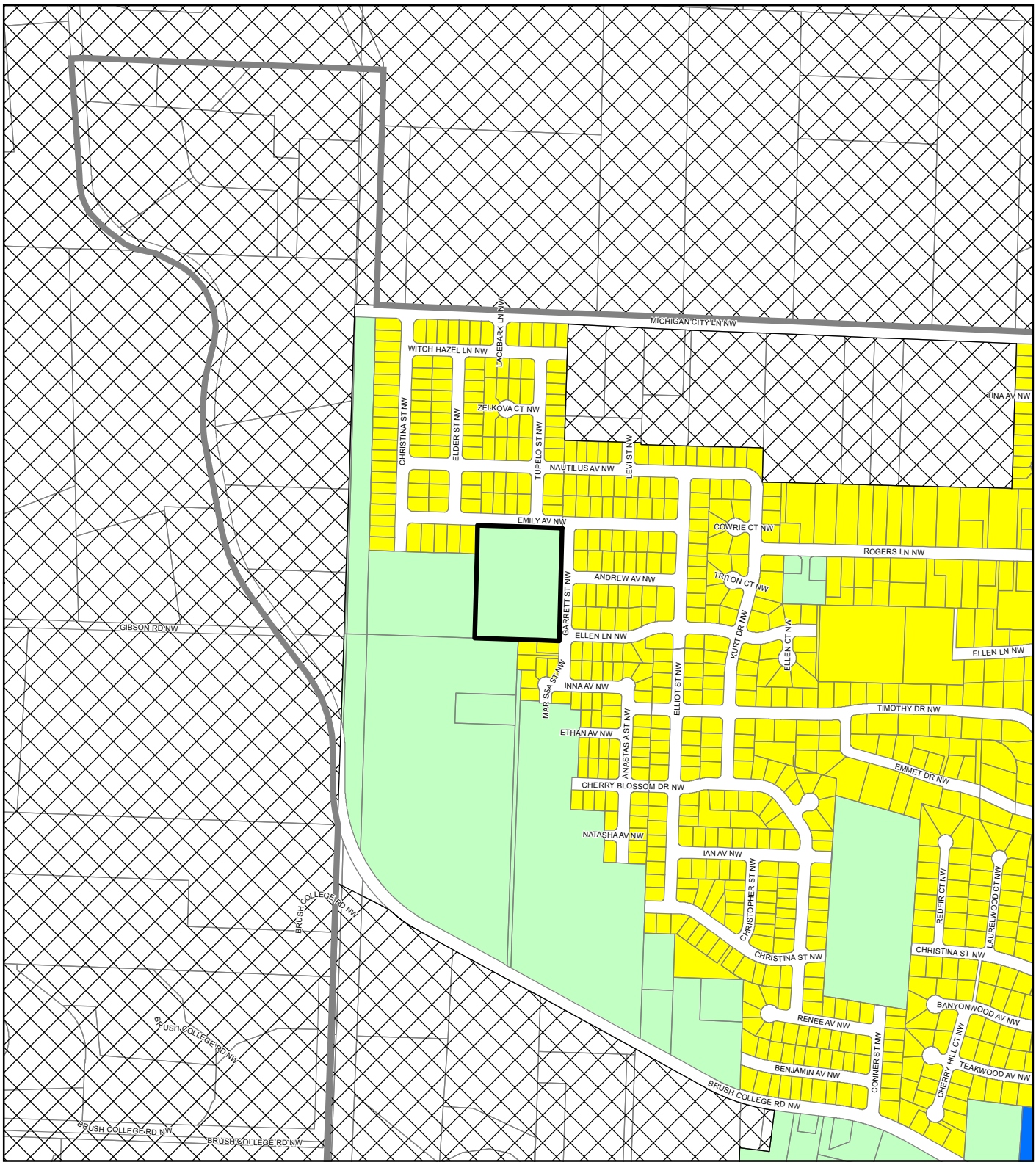
Map 186 - Proposed Salem Zoning Change Areas ★
Proposed Change Areas To "PA" Zoning



Legend

- **Proposed Zoning Change Areas** ★
- Taxlots
- Urban Growth Boundary
- Outside Salem City Limits

★ ***Note:***
Only the Existing Zoning WITHIN the "Proposed Zoning Change Areas" would be impacted by these changes

Existing Zoning ◊

CB	EFU	MU-I	PM	RS
CG	ESMU	MU-II	PS	SCI
CN	FMU	NCMU	RA	SWMU
CO	IBC	PA	RD	WSCB
CR	IC	PC	RH	
EC	IG	PE	RM1	
	IP	PH	RM2	

◊ ***Base Zoning Only***
Overlays are not displayed

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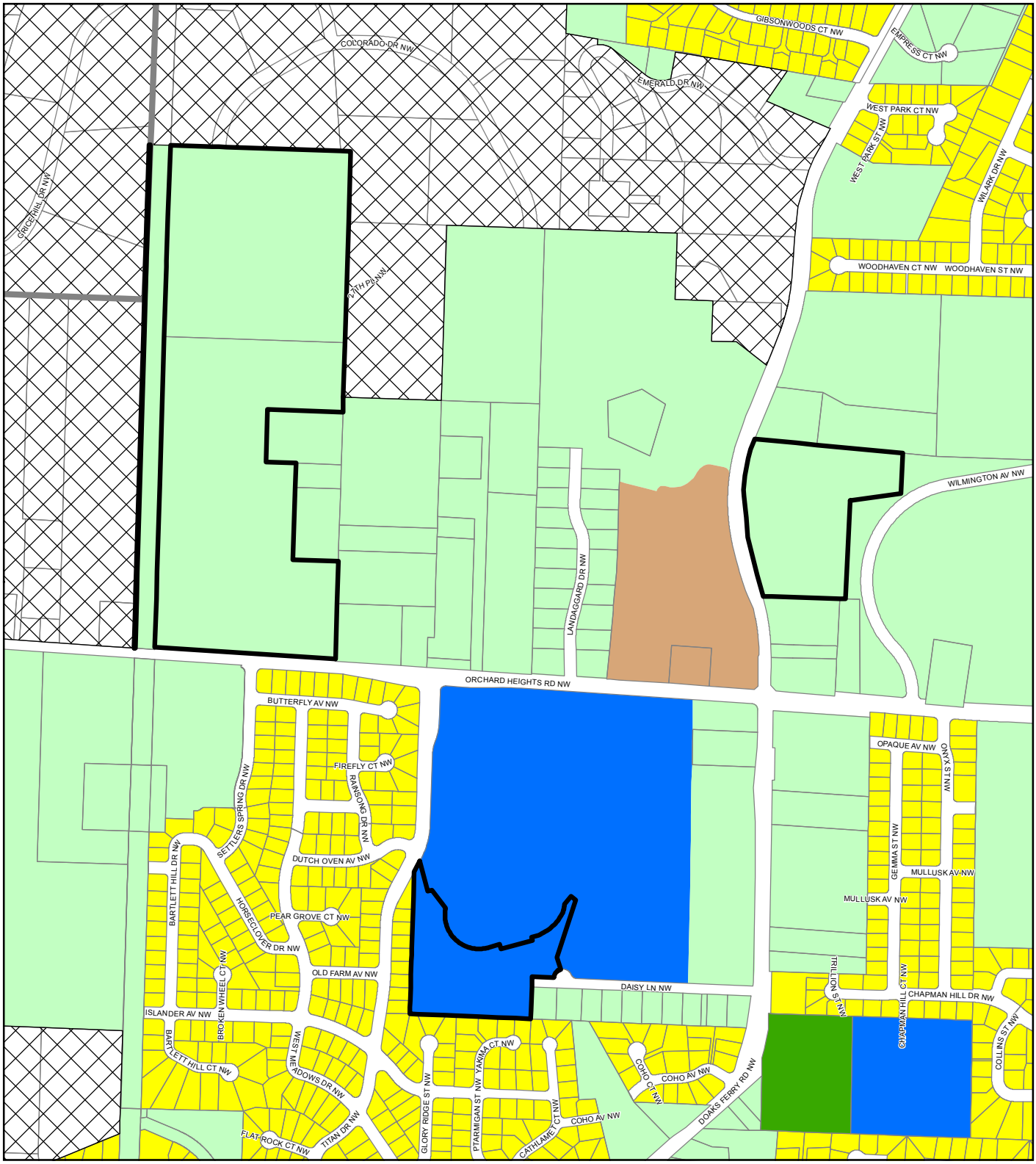
Map 187 - Proposed Salem Zoning Change Areas ★
Proposed Change Areas To "PA" Zoning



Legend

- **Proposed Zoning Change Areas** ★
- Taxlots
- Urban Growth Boundary
- Outside Salem City Limits

★ ***Note:***
Only the Existing Zoning WITHIN the "Proposed Zoning Change Areas" would be impacted by these changes

Existing Zoning ◊

CB	EFU	MU-I	PM	RS
CG	ESMU	MU-II	PS	SCI
CN	FMU	NCMU	RA	SWMU
CO	IBC	PA	RD	WSCB
CR	IC	PC	RH	
EC	IG	PE	RM1	
	IP	PH	RM2	

◊ ***Base Zoning Only***
Overlays are not displayed

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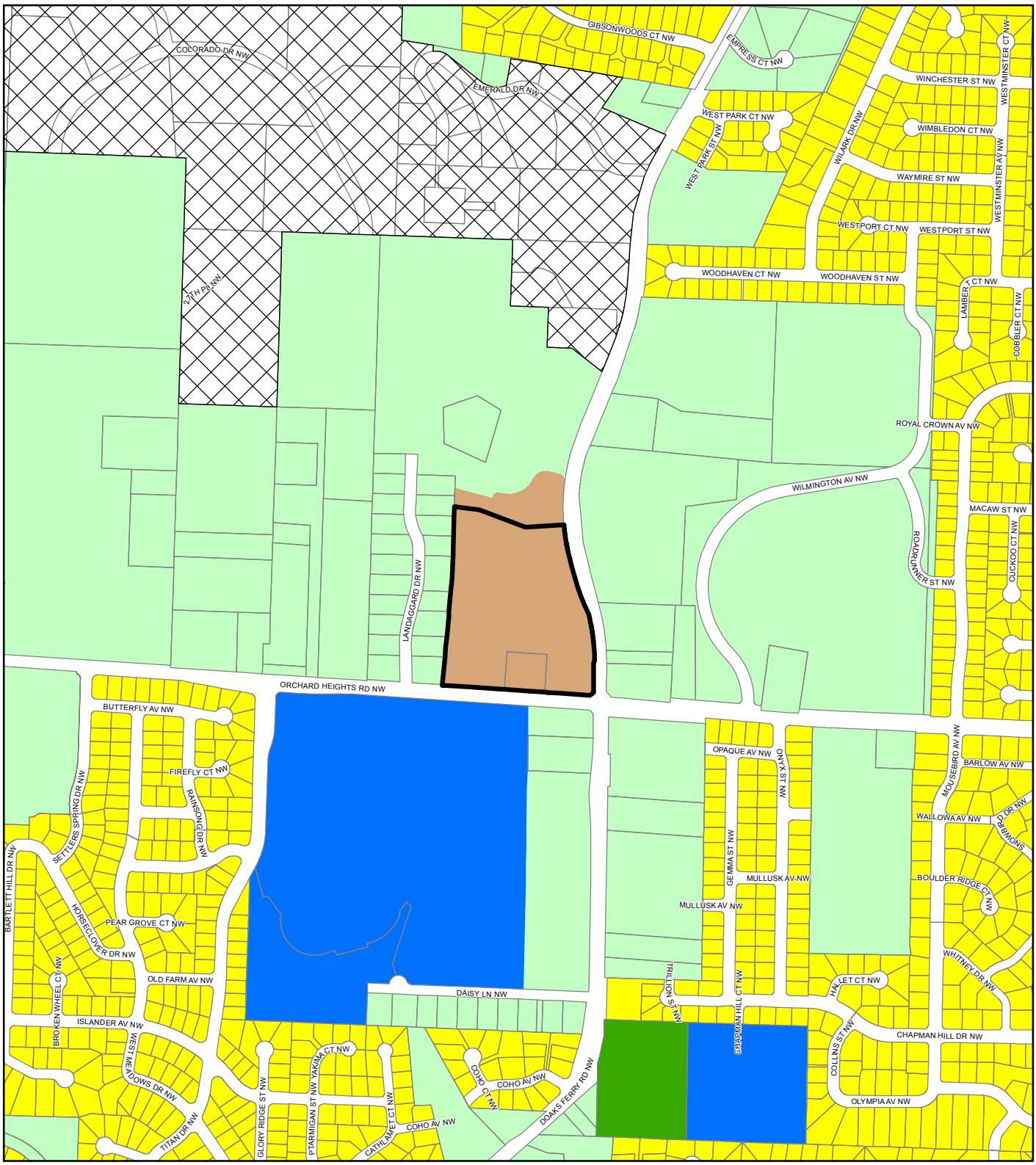
Map 189 - Proposed Salem Zoning Change Areas ★
Proposed Change Areas To "MU-II" Zoning



Legend

- **Proposed Zoning Change Areas** ★
- Taxlots
- Urban Growth Boundary
- Outside Salem City Limits

★ ***Note:***
Only the Existing Zoning WITHIN the "Proposed Zoning Change Areas" would be impacted by these changes

Existing Zoning ◊

CB	EFU	MU-I	PM	RS
CG	ESMU	MU-II	PS	SCI
CN	FMU	NCMU	RA	SWMU
CO	IBC	PA	RD	WSCB
CR	IC	PC	RH	
EC	IG	PE	RM1	
	IP	PH	RM2	

◊ ***Base Zoning Only***
Overlays are not displayed

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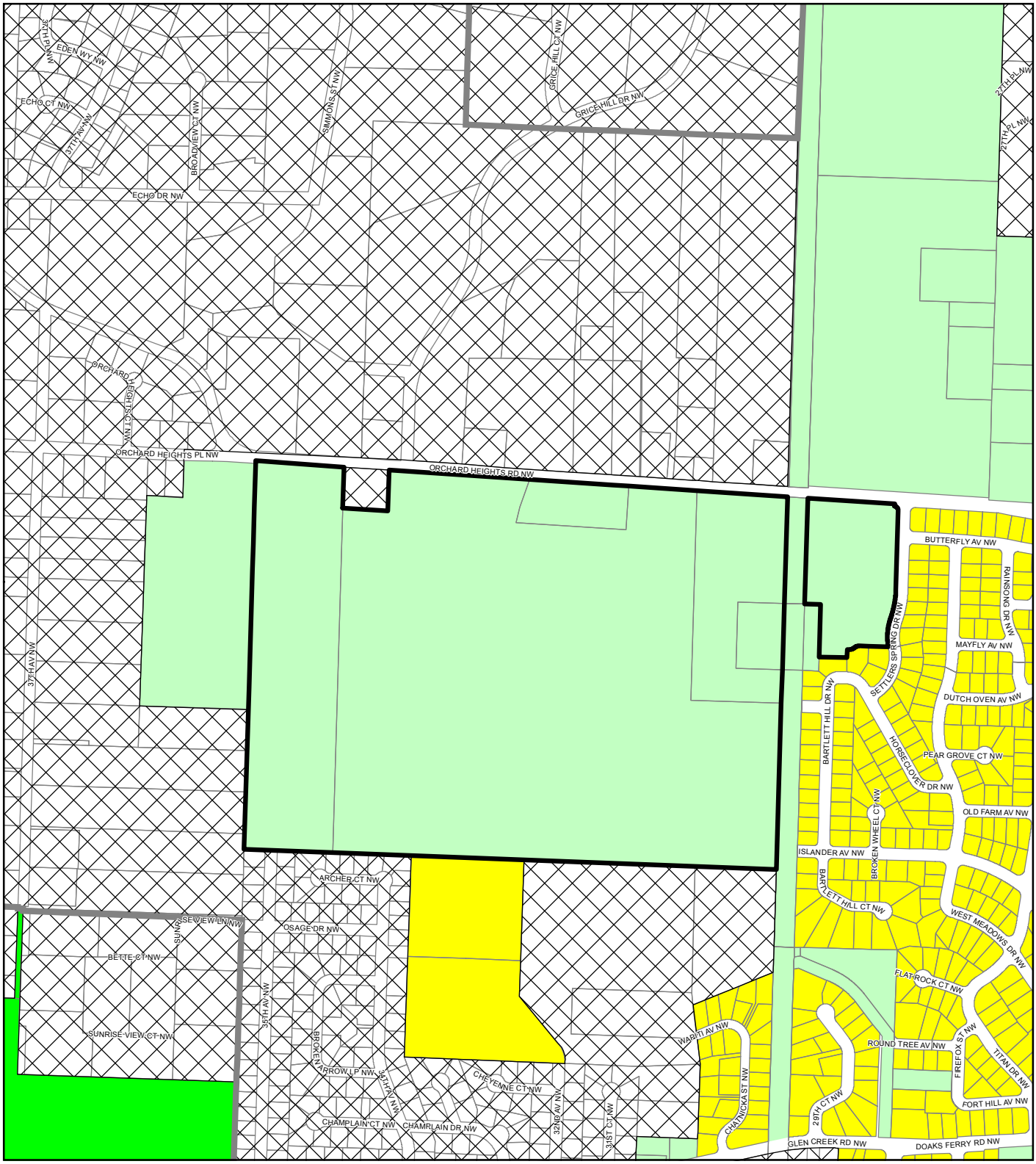
Map 190 - Proposed Salem Zoning Change Areas ★
Proposed Change Areas To "MU-II" Zoning



Legend

- **Proposed Zoning Change Areas** ★
- Taxlots
- Urban Growth Boundary
- Outside Salem City Limits

★ ***Note:***
Only the Existing Zoning WITHIN the "Proposed Zoning Change Areas" would be impacted by these changes

Existing Zoning ◊

CB	EFU	MU-I	PM	RS
CG	ESMU	MU-II	PS	SCI
CN	FMU	NCMU	RA	SWMU
CO	IBC	PA	RD	WSCB
CR	IC	PC	RH	
EC	IG	PE	RM1	
	IP	PH	RM2	

◊ ***Base Zoning Only***
Overlays are not displayed

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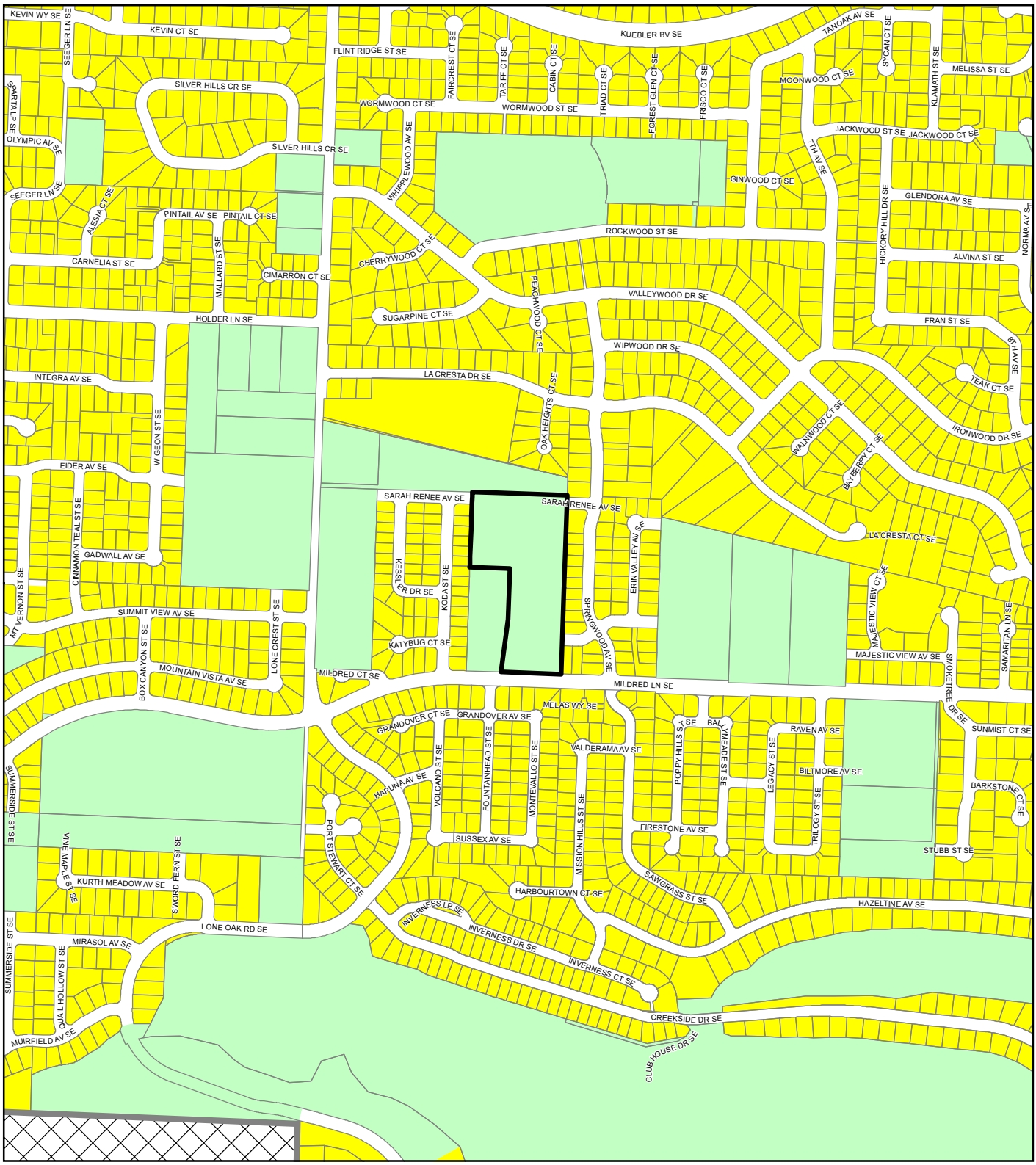
Map 192 - Proposed Salem Zoning Change Areas ★
Proposed Change Areas To "RS" Zoning



Legend

- **Proposed Zoning Change Areas** ★
- Taxlots
- Urban Growth Boundary
- Outside Salem City Limits

★ ***Note:***
Only the Existing Zoning WITHIN the "Proposed Zoning Change Areas" would be impacted by these changes

Existing Zoning ◊

CB	EFU	MU-I	PM	RS
CG	ESMU	MU-II	PS	SCI
CN	FMU	NCMU	RA	SWMU
CO	IBC	PA	RD	WSCB
CR	IC	PC	RH	
EC	IG	PE	RM1	
	IP	PH	RM2	

◊ ***Base Zoning Only***
Overlays are not displayed

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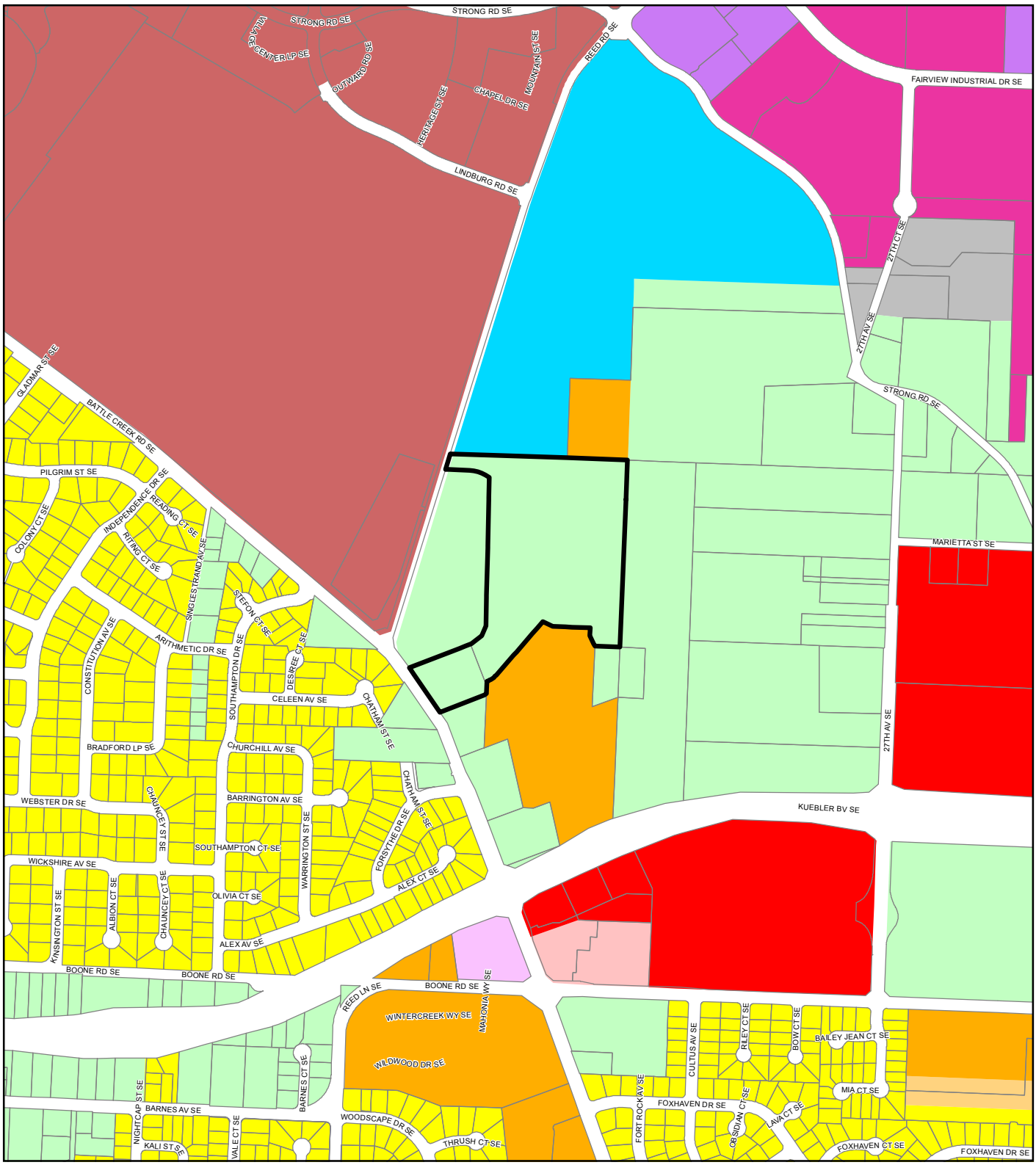
Map 193 - Proposed Salem Zoning Change Areas ★
Proposed Change Areas To "RS" Zoning



Legend

- **Proposed Zoning Change Areas** ★
- Taxlots
- Urban Growth Boundary
- Outside Salem City Limits

★ ***Note:***
Only the Existing Zoning WITHIN the "Proposed Zoning Change Areas" would be impacted by these changes

Existing Zoning ◊

CB	EFU	MU-I	PM	RS
CG	ESMU	MU-II	PS	SCI
CN	FMU	NCMU	RA	SWMU
CO	IBC	PA	RD	WSCB
CR	IC	PC	RH	
EC	IG	PE	RM1	
	IP	PH	RM2	

◊ ***Base Zoning Only***
Overlays are not displayed

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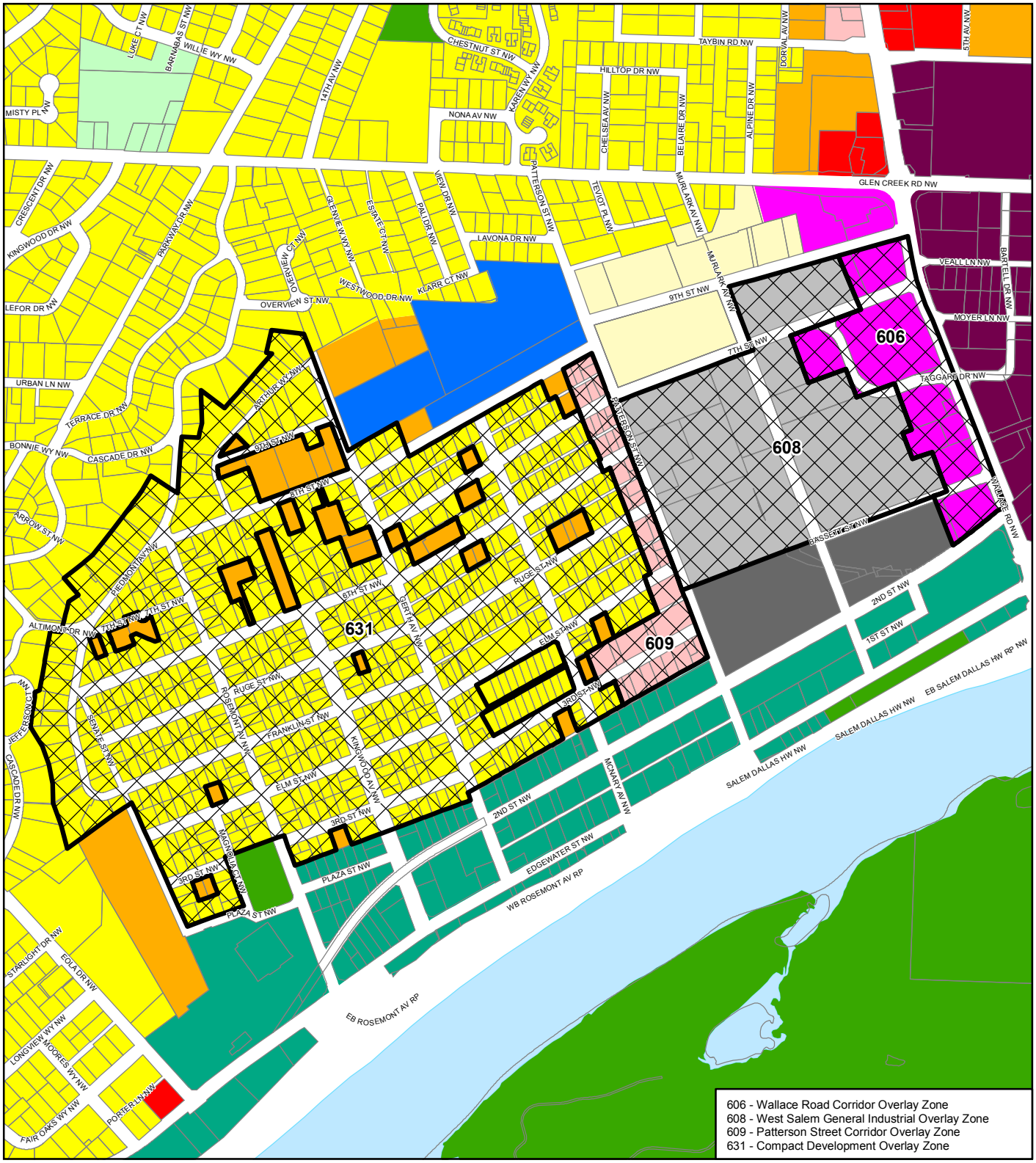
Map 1 - Proposed Salem Overlay Change Areas ★
Overlay Zones To Be Eliminated



Legend

- Overlay Zones Areas To Be Eliminated ★
- Taxlots
- Urban Growth Boundary
- Outside Salem City Limits

★ ***Note:***
Only the Overlay Zone WITHIN the "Overlay Zones Areas To Be Eliminated" would be impacted by these changes

Existing Zoning

CB	EFU	MU-I	PM	RS
CG	ESMU	MU-II	PS	SCI
CN	FMU	NCMU	RA	SWMU
CO	IBC	PA	RD	WSCB
CR	IC	PC	RH	
EC	IG	PE	RM1	
	IP	PH	RM2	

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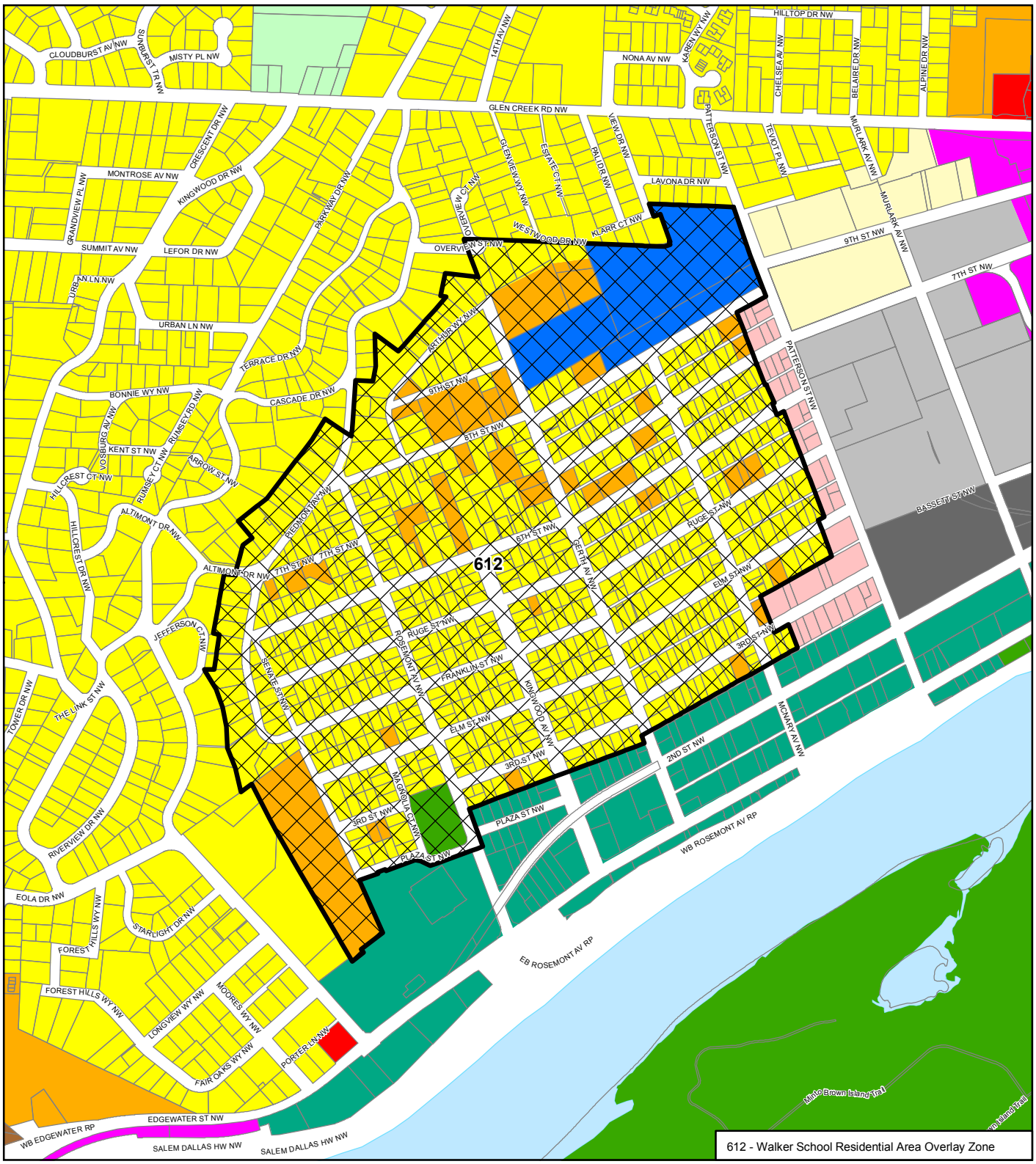
Map 2 - Proposed Salem Overlay Change Areas ★
Overlay Zones To Be Eliminated



Legend

- Overlay Zones Areas To Be Eliminated ★
- Taxlots
- Urban Growth Boundary
- Outside Salem City Limits

★ ***Note:***
Only the Overlay Zone WITHIN the "Overlay Zones Areas To Be Eliminated" would be impacted by these changes

Existing Zoning

CB	EFU	MU-I	PM	RS
CG	ESMU	MU-II	PS	SCI
CN	FMU	NCMU	RA	SWMU
CO	IBC	PA	RD	WSCB
CR	IC	PC	RH	
EC	IG	PE	RM1	
	IP	PH	RM2	

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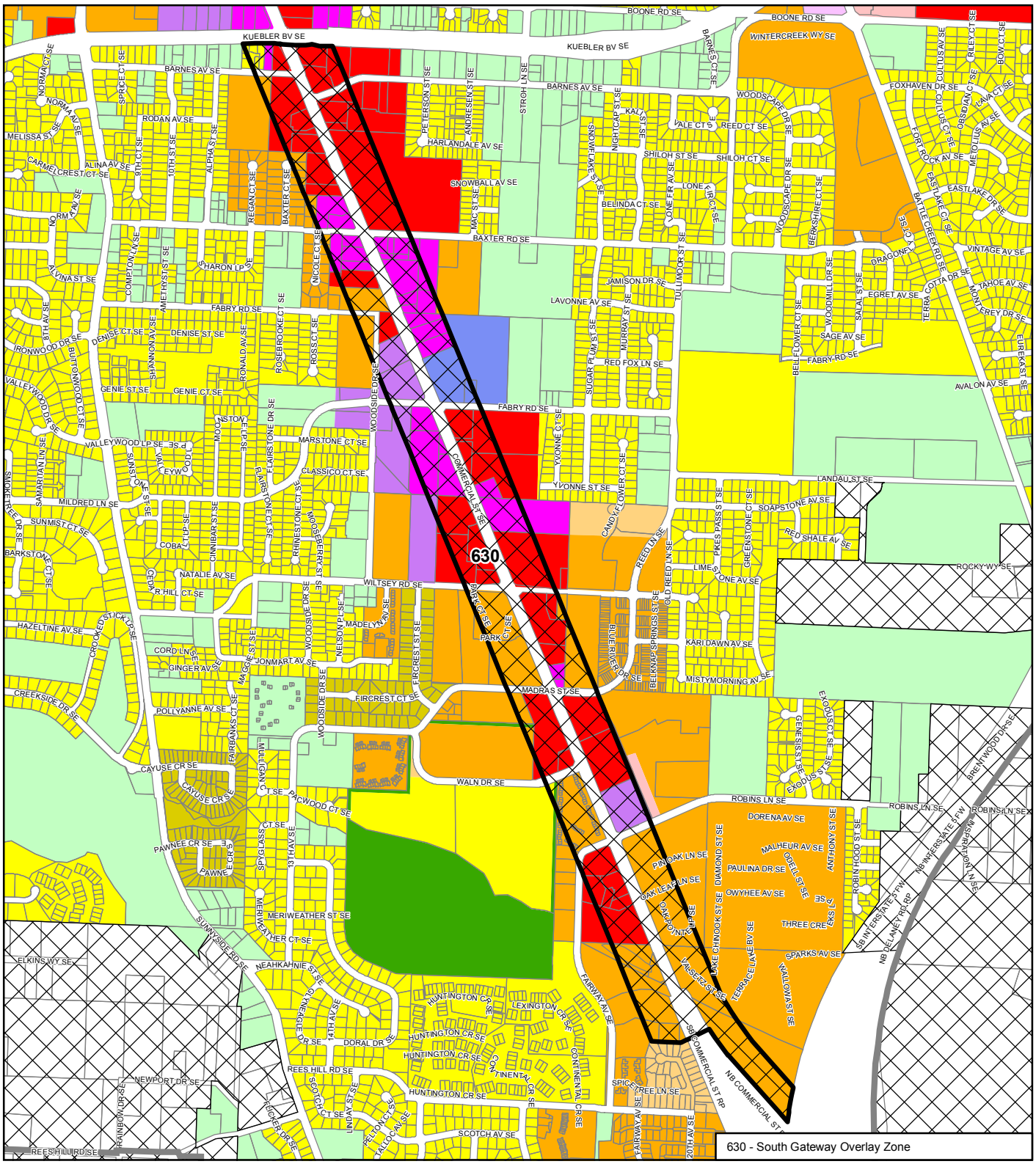
Map 3 - Proposed Salem Overlay Change Areas ★
Overlay Zones To Be Eliminated



Legend

- Overlay Zones Areas To Be Eliminated ★
- Taxlots
- Urban Growth Boundary
- Outside Salem City Limits

★ ***Note:***
Only the Overlay Zone WITHIN the "Overlay Zones Areas To Be Eliminated" would be impacted by these changes

Existing Zoning

CB	EFU	MU-I	PM	RS
CG	ESMU	MU-II	PS	SCI
CN	FMU	NCMU	RA	SWMU
CO	IBC	PA	RD	WSCB
CR	IC	PC	RH	
EC	IG	PE	RM1	
	IP	PH	RM2	

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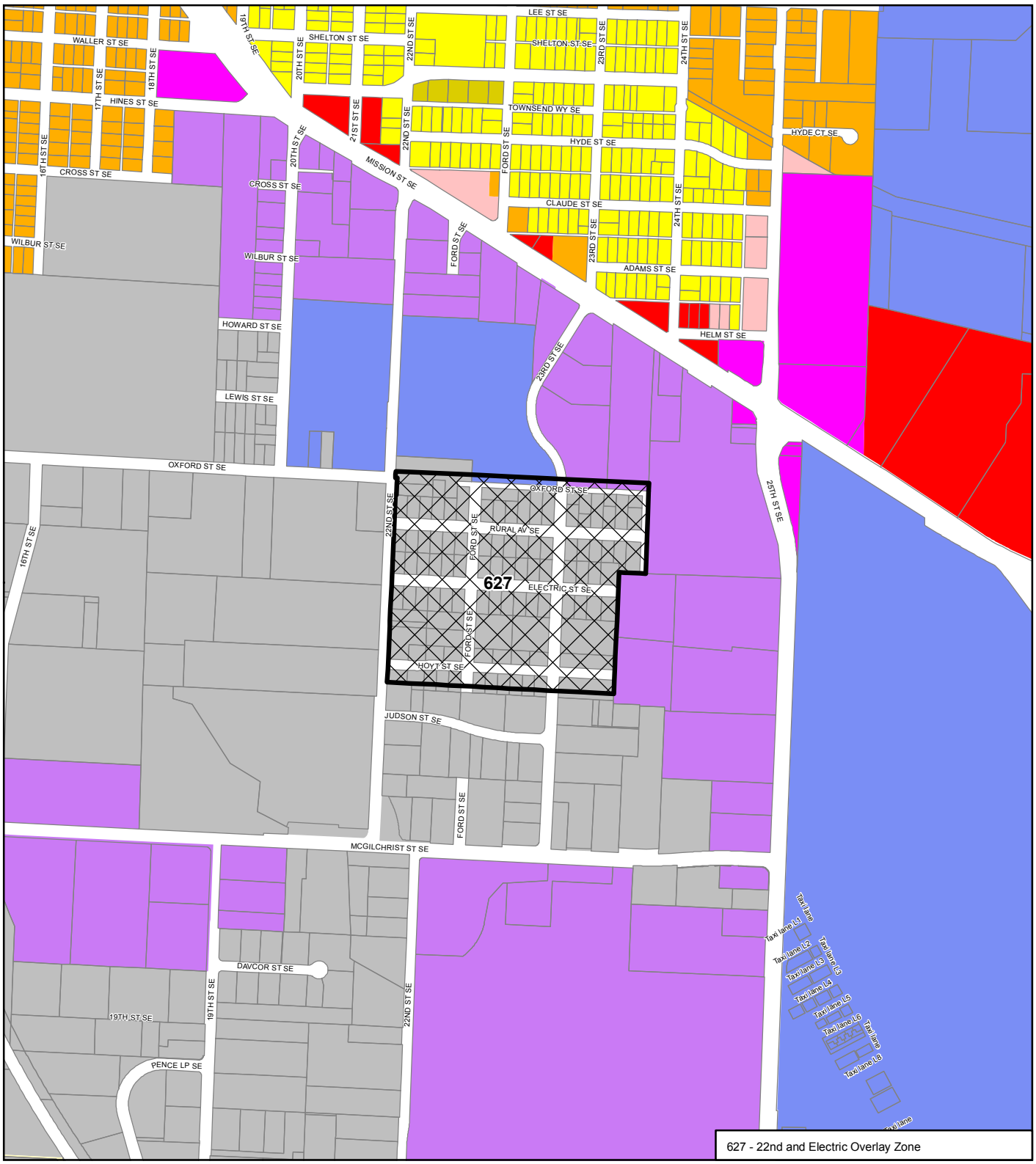
Map 4 - Proposed Salem Overlay Change Areas ★
Overlay Zones To Be Eliminated



Legend

- Overlay Zones Areas To Be Eliminated ★
- Taxlots
- Urban Growth Boundary
- Outside Salem City Limits

★ ***Note:***
Only the Overlay Zone WITHIN the "Overlay Zones Areas To Be Eliminated" would be impacted by these changes

Existing Zoning

CB	EFU	MU-I	PM	RS
CG	ESMU	MU-II	PS	SCI
CN	FMU	NCMU	RA	SWMU
CO	IBC	PA	RD	WSCB
CR	IC	PC	RH	
EC	IG	PE	RM1	
	IP	PH	RM2	

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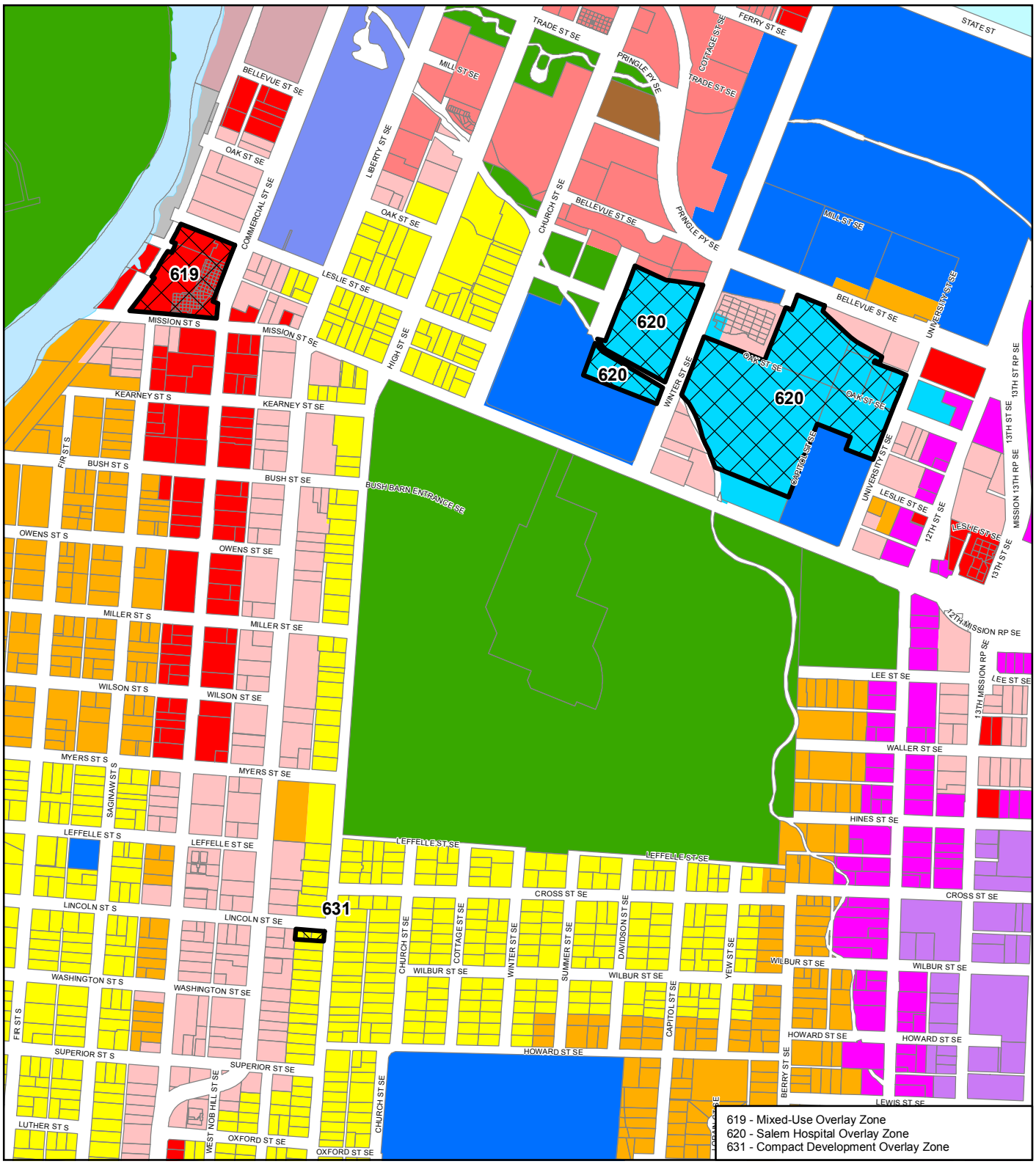
Map 5 - Proposed Salem Overlay Change Areas ★
Overlay Zones To Be Eliminated



Legend

- Overlay Zones Areas To Be Eliminated ★
- Taxlots
- Urban Growth Boundary
- Outside Salem City Limits

★ ***Note:***
Only the Overlay Zone WITHIN the "Overlay Zones Areas To Be Eliminated" would be impacted by these changes

Existing Zoning

CB	EFU	MU-I	PM	RS
CG	ESMU	MU-II	PS	SCI
CN	FMU	NCMU	RA	SWMU
CO	IBC	PA	RD	WSCB
CR	IC	PC	RH	
EC	IG	PE	RM1	
	IP	PH	RM2	

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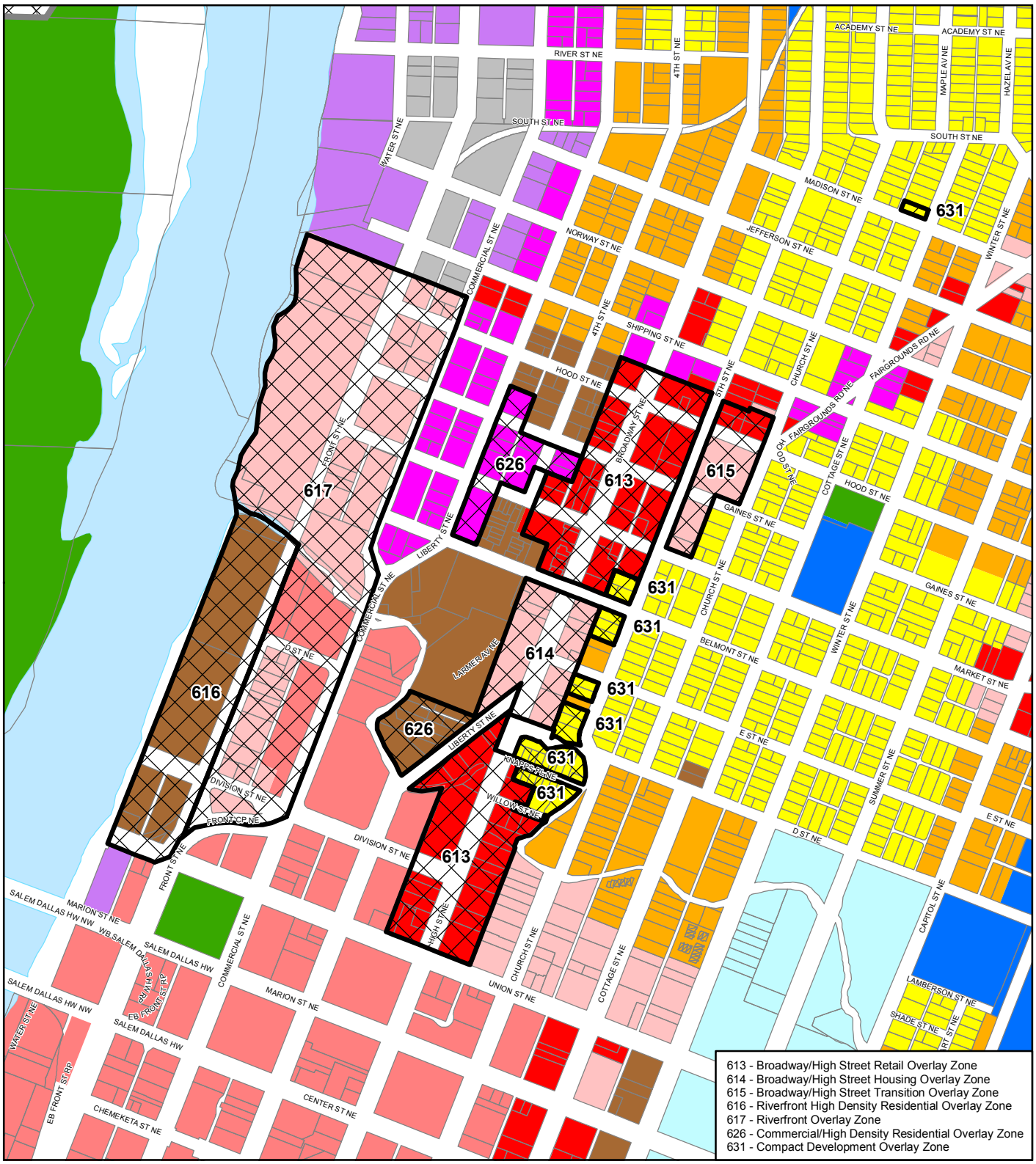
Map 7 - Proposed Salem Overlay Change Areas ★
Overlay Zones To Be Eliminated



Legend

- Overlay Zones Areas To Be Eliminated ★
- Taxlots
- Urban Growth Boundary
- Outside Salem City Limits

★ ***Note:***
Only the Overlay Zone WITHIN the "Overlay Zones Areas To Be Eliminated" would be impacted by these changes

Existing Zoning

CB	EFU	MU-I	PM	RS
CG	ESMU	MU-II	PS	SCI
CN	FMU	NCMU	RA	SWMU
CO	IBC	PA	RD	WSCB
CR	IC	PC	RH	
EC	IG	PE	RM1	
	IP	PH	RM2	

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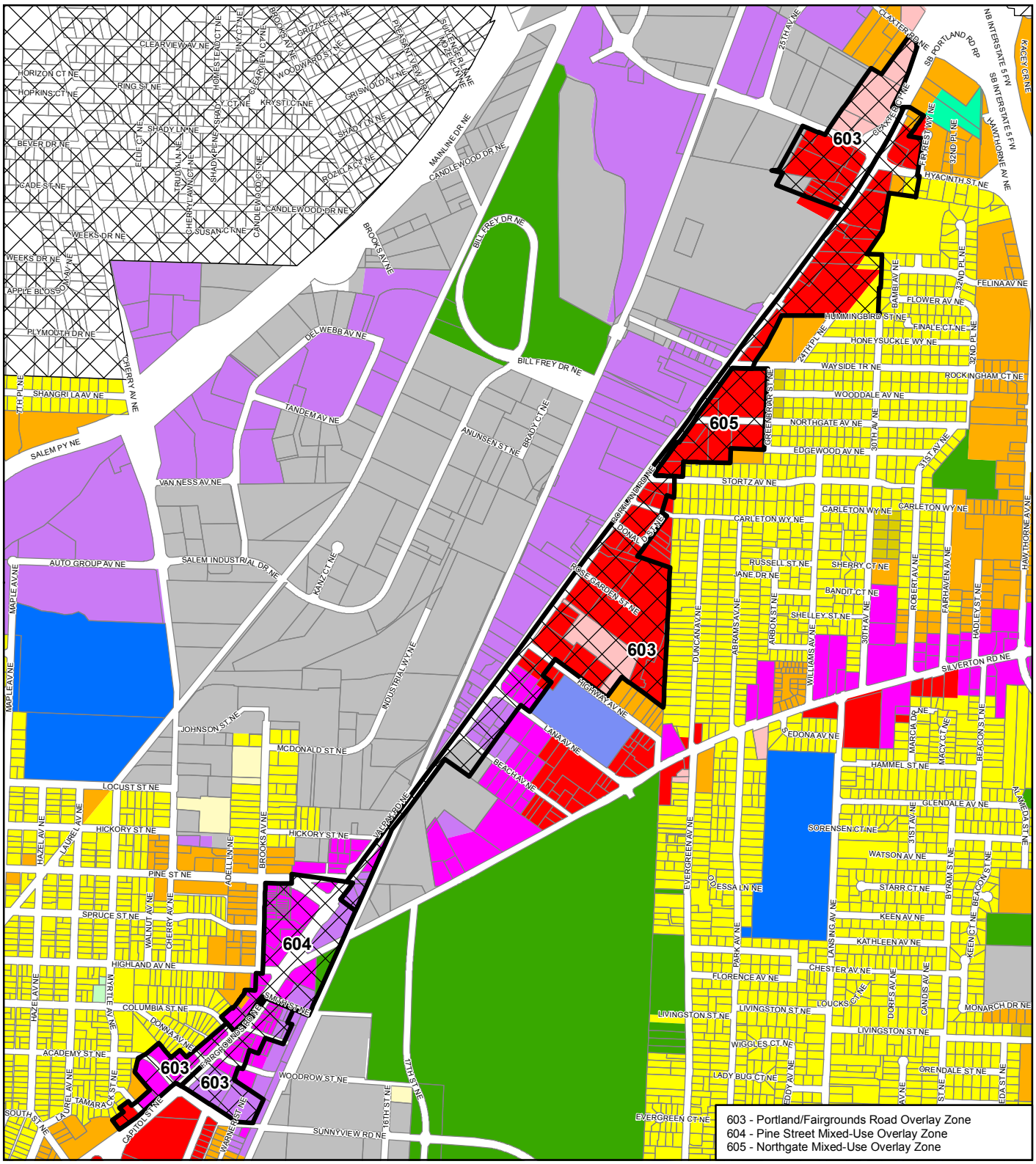
Map 8 - Proposed Salem Overlay Change Areas ★
Overlay Zones To Be Eliminated



Legend

- Overlay Zones Areas To Be Eliminated ★
- Taxlots
- Urban Growth Boundary
- Outside Salem City Limits

★ ***Note:***
Only the Overlay Zone WITHIN the "Overlay Zones Areas To Be Eliminated" would be impacted by these changes

Existing Zoning

CB	EFU	MU-I	PM	RS
CG	ESMU	MU-II	PS	SCI
CN	FMU	NCMU	RA	SWMU
CO	IBC	PA	RD	WSCB
CR	IC	PC	RH	
EC	IG	PE	RM1	
	IP	PH	RM2	

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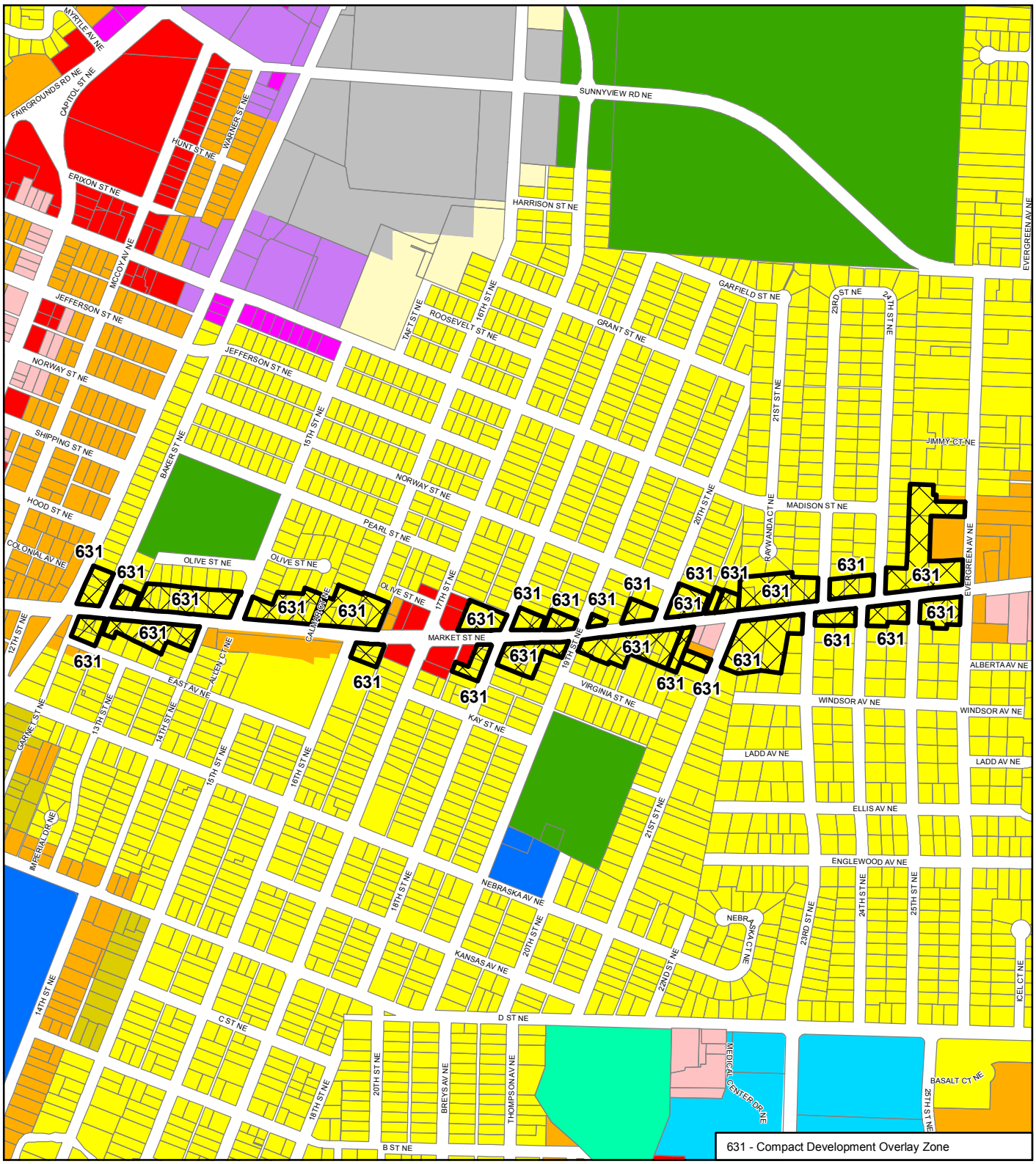
Map 9 - Proposed Salem Overlay Change Areas ★
Overlay Zones To Be Eliminated



Legend

- Overlay Zones Areas To Be Eliminated ★
- Taxlots
- Urban Growth Boundary
- Outside Salem City Limits

★ ***Note:***
Only the Overlay Zone WITHIN the "Overlay Zones Areas To Be Eliminated" would be impacted by these changes

Existing Zoning

CB	EFU	MU-I	PM	RS
CG	ESMU	MU-II	PS	SCI
CN	FMU	NCMU	RA	SWMU
CO	IBC	PA	RD	WSCB
CR	IC	PC	RH	
EC	IG	PE	RM1	
	IP	PH	RM2	

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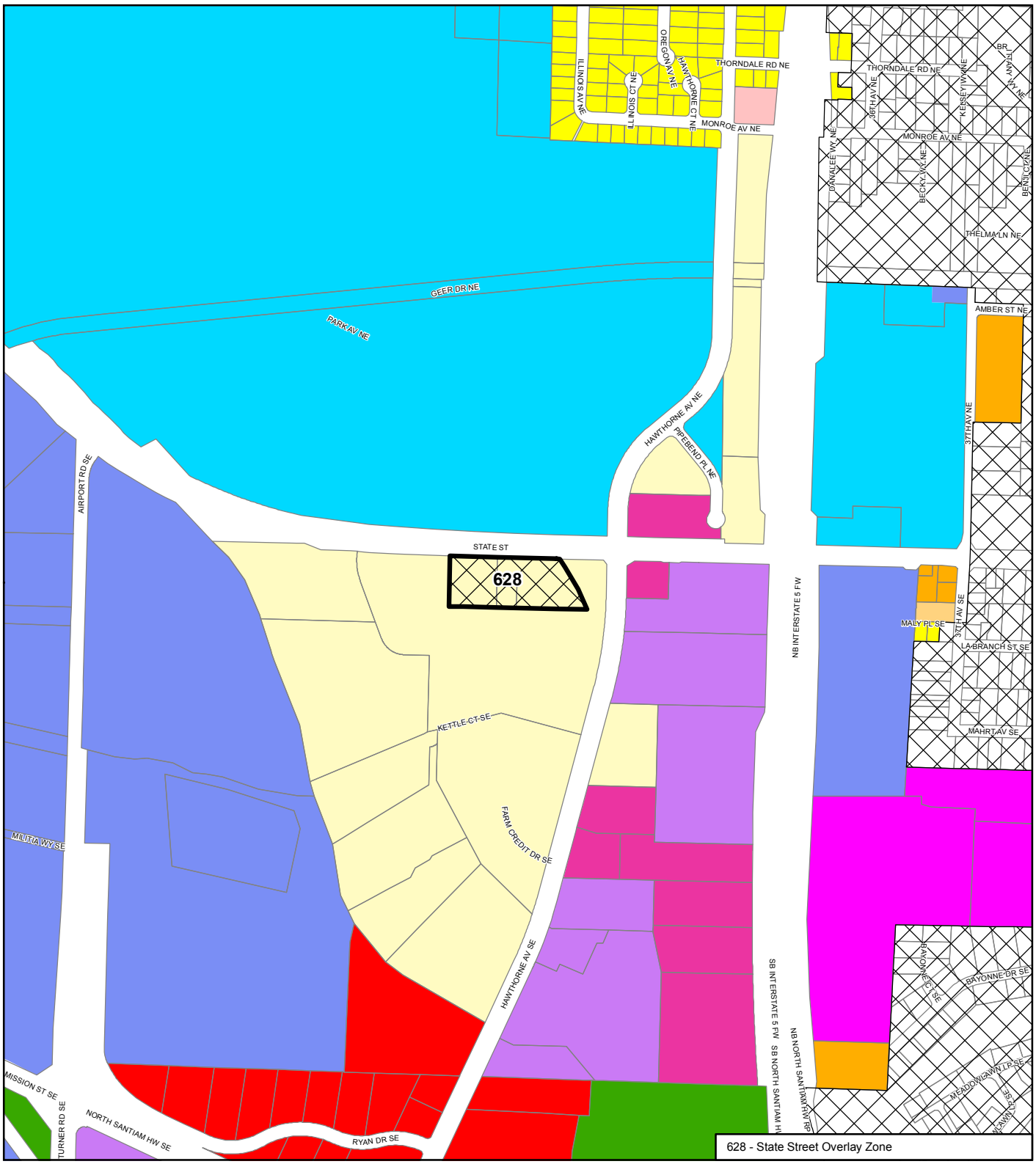
Map 10 - Proposed Salem Overlay Change Areas ★
Overlay Zones To Be Eliminated



628 - State State Overlay Zone

Legend

- Overlay Zones Areas To Be Eliminated ★
- Taxlots
- Urban Growth Boundary
- Outside Salem City Limits

★ ***Note:***
Only the Overlay Zone WITHIN the "Overlay Zones Areas To Be Eliminated" would be impacted by these changes

Existing Zoning

CB	EFU	MU-I	PM	RS
CG	ESMU	MU-II	PS	SCI
CN	FMU	NCMU	RA	SWMU
CO	IBC	PA	RD	WSCB
CR	IC	PC	RH	
EC	IG	PE	RM1	
	IP	PH	RM2	

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