



Unified Development Code (UDC) Update (Overview of Proposed Amendments)

UDC Chapters Proposed for Amendment

SRC Chapter 50 (Property Maintenance)

- Amendments establish provisions for keeping of ducks and bees.

SRC Chapter 64 (Comprehensive Planning)

- Amendments change “City Manager” to “Director” in relation to provisions regarding the annual review of neighborhood association status. The amendments are clean-up amendments to establish consistency other sections of the SRC that have similarly changed “City Manager” to “Director.”
- Amendments streamline neighborhood plan adoption process and conform it to the legislative procedures of SRC Chapter 300.

SRC Chapter 111 (Definitions)

- Amendments establish new and revised definitions for various terms.

SRC Chapter 200 (Urban Growth Management)

- Amendments clarify requirements for urban growth preliminary declarations.

SRC Chapter 205 (Land Division & Reconfiguration)

- Amendments:
 - ❖ Modify review procedure and approval criteria for post-decision modifications.
 - ❖ Modify the review procedure and submittal requirements for applications to validate units of land;
 - ❖ Modify the approval criteria for property line adjustments; and
 - ❖ Establish grading plan as submittal requirement for partition, subdivision, and phased subdivision applications.

SRC Chapter 210 (Planned Unit Development)

- Amendments:
 - ❖ Establish grading plan as submittal requirement for planned unit developments; and
 - ❖ Modify approval criteria for post-decision modifications of PUD tentative plan and PUD final plan applications.

SRC Chapter 220 (Site Plan Review)

- Amendments:
 - ❖ Establish grading plan as submittal requirement for Class 2 and Class 3 site plan review applications;
 - ❖ Modify the review procedure for post-decision modifications of Class 3 site plan review applications; and
 - ❖ Modify the approval criteria for post-decision modifications of Class 1, Class 2, and Class 3 site plan review applications.
 - ❖ Add site plan review requirement for applications to pave or reconfigure parking lots (*other than those serving single family dwellings or duplexes*).

SRC Chapter 225 (Design Review)

Amendments modify the approval criteria for post-decision modifications of Class 2 and Class 3 design review applications.
SRC Chapter 235 (Manufactured Dwelling Parks)
Amendments modify the approval criteria for post-decision modifications of manufactured dwelling park applications.
SRC Chapter 240 (Conditional Use)
Amendments modify the approval criteria for post-decision modifications of conditional use applications.
SRC Chapter 245 (Variances)
Amendments modify the approval criteria for post-decision modifications of variance applications.
SRC Chapter 250 (Adjustments)
Amendments modify the approval criteria for post-decision modifications of Class 1 and Class 2 adjustment applications.
SRC Chapter 300 (Procedures for Land Use Applications & Legislative Land Use Proposals)
- Amendments: ❖ Clarify Review Authorities for post-decision modifications of various land use application types; ❖ Clarify requirements for withdrawal of applications and withdrawal of appeals; ❖ Establish requirement for applicants to contact neighborhood association prior to applying for certain land use application types; ❖ Establish requirement for applicant sponsored open house, or attendance of a neighborhood association meeting in-lieu of an open house, prior to applying for certain land use application types; ❖ Establish requirement for notice of land use applications to be provided to tenants of property within 250 feet of the subject property; ❖ Establish requirement applicants to prepare public notice signs when posted public notice is required as part of a land use application review process; ❖ Establish a 100-day state mandated local decision deadline for certain types of affordable housing applications in conformance with State law; and ❖ Establish a prohibition on conditions of approval reducing the density or height on applications for certain types of housing development in conformance with State law.
SRC Chapter 400 (Use Classifications)
Amendments add massage therapy to the list of examples of uses under the Outpatient Medical Services & Laboratories use category.
SRC Chapter 512 (Duplex Residential – RD Zone)
Amendments remove restriction preventing the RD zone from being applied to other land within the City.
SRC Chapter 521 (CO Zone)
Amendments add Post-Secondary and Adult Education as a permitted use within the zone.
SRC Chapter 523 (General Commercial – CG Zone)

- Amendments add marijuana production as a conditional use within the zone.

SRC Chapter 524 (Central Business District – CB Zone)

- Amendments add retail sales of cannabidiol (CBD) products as a permitted use within the zone.

Relationship of Historic Design Review to Design Review (*Various SRC Chapters*)

- Amendments revise the following zone and overlay zone chapters to clarify the relationship between design review and historic design review:
 - ❖ SRC Chapter 525 (West Salem Central Business District – WSCB Zone);
 - ❖ SRC Chapter 531 (South Waterfront Mixed-Use – SWMU Zone);
 - ❖ SRC Chapter 533 (Mixed Use-I – MU-I Zone);
 - ❖ SRC Chapter 534 (Mixed Use-II – MU-II Zone);
 - ❖ SRC Chapter 535 (Edgewater/Second Street Mixed-Use Corridor – ESMU Zone);
 - ❖ SRC Chapter 556 (Second Street Craft Industrial Corridor – SCI Zone);
 - ❖ SRC Chapter 603 (Portland-Fairgrounds Road Overlay Zone);
 - ❖ SRC Chapter 604 (Pine Street Mixed-Use Overlay Zone);
 - ❖ SRC Chapter 605 (Northgate Mixed-Use Overlay Zone);
 - ❖ SRC Chapter 606 (Wallace Road Corridor Overlay Zone);
 - ❖ SRC Chapter 612 (Walker School Residential Area Overlay Zone);
 - ❖ SRC Chapter 613 (Broadway-High Street Retail Overlay Zone);
 - ❖ SRC Chapter 614 (Broadway-High Street Housing Overlay Zone);
 - ❖ SRC Chapter 615 (Broadway-High Street Transition Overlay Zone);
 - ❖ SRC Chapter 616 (Riverfront High Density Residential Overlay Zone);
 - ❖ SRC Chapter 617 (Riverfront Overlay Zone);
 - ❖ SRC Chapter 619 (Mixed-Use Overlay Zone);
 - ❖ SRC Chapter 626 (Commercial High Density Residential Overlay Zone);
 - ❖ SRC Chapter 631 (Compact Development Overlay Zone);
 - ❖ SRC Chapter 632 (General Retail/Office Overlay Zone); and
 - ❖ SRC Chapter 633 (Front Street Overlay Zone).

SRC Chapter 551 (Industrial Commercial – IC Zone)

- Amendments clarify the interior side setback for parking and vehicle use areas in the zone.

SRC Chapter 800 (General Development Standards)

- Amendments:
 - ❖ Modify allowed projections into required setbacks to allow steps to project into required front and side setbacks abutting a street, and into interior front setbacks;
 - ❖ Clarify required setbacks abutting property located outside the City limits;
 - ❖ Clarify required setbacks abutting property located outside the Salem-Keizer Urban Growth Boundary (UGB);
 - ❖ Clarify required setbacks abutting interstate freeways, railroad rights-of-way, and alleys;
 - ❖ Allow electric fencing within the CG (General Commercial) zone around outdoor storage areas for non-residential uses; and
 - ❖ Establish new pedestrian access standards to provide for pedestrian connectivity throughout development sites and to abutting properties.

SRC Chapter 806 (Off-Street Parking, Loading, & Driveways)

- Amendments:

- ❖ Modify bike parking requirements for middle schools & high schools;
- ❖ Update bike parking standards concerning required location, types of bike racks allowed, minimum space size, etc.; and
- ❖ Establish standards for bike lockers.