



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)

<ul style="list-style-type: none"> ▪ Amendments modify the approval criteria for post-decision modifications of Class 2 and Class 3 design review applications.
SRC Chapter 235 (Manufactured Dwelling Parks)
<ul style="list-style-type: none"> ▪ Amendments modify the approval criteria for post-decision modifications of manufactured dwelling park applications.
SRC Chapter 240 (Conditional Use)
<ul style="list-style-type: none"> ▪ Amendments modify the approval criteria for post-decision modifications of conditional use applications.
SRC Chapter 245 (Variances)
<ul style="list-style-type: none"> ▪ Amendments modify the approval criteria for post-decision modifications of variance applications.
SRC Chapter 250 (Adjustments)
<ul style="list-style-type: none"> ▪ 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)
<ul style="list-style-type: none"> ▪ Amendments: <ul style="list-style-type: none"> ❖ 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)
<ul style="list-style-type: none"> ▪ 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)
<ul style="list-style-type: none"> ▪ Amendments remove restriction preventing the RD zone from being applied to other land within the City.
SRC Chapter 521 (CO Zone)
<ul style="list-style-type: none"> ▪ Amendments add Post-Secondary and Adult Education as a permitted use within the zone.
SRC Chapter 523 (General Commercial – CG Zone)

<ul style="list-style-type: none"> ▪ Amendments add marijuana production as a conditional use within the zone.
<p>SRC Chapter 524 (Central Business District – CB Zone)</p>
<ul style="list-style-type: none"> ▪ Amendments add retail sales of cannabidiol (CBD) products as a permitted use within the zone.
<p>Relationship of Historic Design Review to Design Review (<i>Various SRC Chapters</i>)</p>
<ul style="list-style-type: none"> ▪ Amendments revise the following zone and overlay zone chapters to clarify the relationship between design review and historic design review: <ul style="list-style-type: none"> ❖ 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 Overly Zone).
<p>SRC Chapter 551 (Industrial Commercial – IC Zone)</p>
<ul style="list-style-type: none"> ▪ Amendments clarify the interior side setback for parking and vehicle use areas in the zone.
<p>SRC Chapter 800 (General Development Standards)</p>
<ul style="list-style-type: none"> ▪ Amendments: <ul style="list-style-type: none"> ❖ 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.
<p>SRC Chapter 806 (Off-Street Parking, Loading, & Driveways)</p>
<ul style="list-style-type: none"> ▪ 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.