

Proposed Unified Development Code Update Overview

(CA 22-05)

Overview

The City is proposing a code amendment to update the Unified Development Code (UDC) to respond to a Land Use Board of Appeals decision, implement changes in State law and rules, add new temporary uses, and address other issues. Several proposed changes are highlighted in the chart below. The Salem Revised Code chapter and page numbers of the code amendment have been provided for reference. The complete list of proposed changes can be found here: www.cityofsalem.net/government/public-notice-and-hearings/laws-and-rules-proposals

Topic	Description of Proposed Change	SRC Chapter and Page Number
Commercial and Industrial Commercial Zones		
Housing in Retail Commercial (CR), General Commercial (CG), and Industrial Commercial (IC) zones	Remove the conditional use requirement for multifamily housing in the CR, CG, and IC zones in response to a Land Use Board of Appeals (LUBA) decision. Allow multifamily housing outright in those zones if provided in a mixed-use building.	SRC Chapters 522, 523, 551; pages 51, 59, and 187
Temporary Uses		
Construction Modulares	Allow the temporary placement of construction modulares during active construction activities. Require a temporary use permit.	SRC Chapter 701 and various zone chapters; page 222
Safe Parking Shelters	Codify the City’s existing vehicles camping program. Require a temporary use permit.	SRC Chapter 701 and various zone changes; page 223
State Law Changes: Affordable Housing and Manufactured Homes		
Affordable Housing	Allow affordable housing more broadly in Salem in response to Senate Bill 8. Create a new affordable housing chapter.	SRC Chapter 704 (new); page 225
Manufactured Home Standards	Remove design standards for manufactured homes to implement House Bill 4064.	SRC Chapter 700 and various zone chapters; page 212-213
Other Proposed Changes		
Psilocybin production	Prohibit the production of psilocybin in residential zones.	SRC chapters 510, 511, 514, 515; pages 19, 25, 35, 40
Electrical vehicle charging spaces	Require new multifamily buildings and mixed-use buildings to provide electrical service capacity for at least 40 percent of spaces. Implement new Climate-Friendly and Equitable Communities rules.	SRC chapter 806; page 236
Minimum parking requirements	Eliminate minimum off-street parking requirements for all uses within ½ mile of transit corridors with 15-minute service and for other uses citywide such as shelters and affordable housing. Implement new Climate-Friendly and Equitable Communities rules.	SRC Chapter 806, page 228-236

For more information, visit: <https://www.cityofsalem.net/government/public-notice-and-hearings/laws-and-rules-proposals>. If you have questions or comments, please contact Eunice Kim at ekim@cityofsalem.net.