

West Salem Zone Code Clean-Up

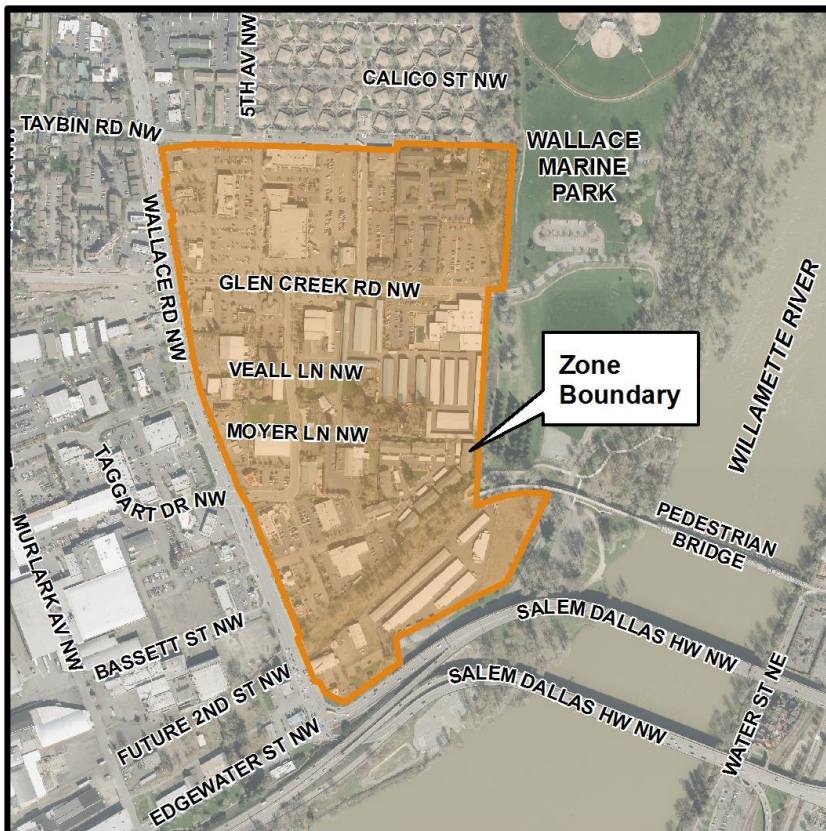
West Salem Central Business District FACT SHEET

Overview: The City of Salem is proposing to streamline the zoning regulations on properties between Wallace Road and Wallace Marine Park, in the area shown on the map below. The proposed zone code amendments will give property owners more land use options for commercial, residential, and mixed-use development to enhance the character of the area.

The existing land use rules that apply to this area include a patchwork of various industrial, commercial, and overlay zones that are outdated, complicated, and not user friendly. A single West Salem Central Business District zoning designation is proposed for the area, which will be easier to use and allow some new land use options for property owners.

Commercial, residential, and mixed-use development will be allowed throughout the new zone, with consistent development and design standards to promote a more vibrant and walkable central business district area for West Salem. Development of new industrial land uses such as warehousing and mini storage, and development of new auto-related uses such as car sales lots and drive-throughs are not allowed in the new zoning. Any pre-existing industrial or auto-related businesses of these types will not be affected, however, and may remain indefinitely and can be rebuilt or expanded.

Community Outreach: Throughout 2017 and into 2018, City staff have met with business owners, residents, community groups, and other stakeholders to gather input about this proposal. Outreach methods included mailings, social media outreach, community meetings, and work sessions before the West Salem Renewal Advisory Board and Salem Planning Commission. The proposed zone code language is available for review on the project webpage (bit.ly/codecleanup).



Background: This zone change proposal is one part of a larger project called the West Salem Zone Code Clean-Up, which makes several amendments to the zoning in the general vicinity of Wallace Road, Edgewater Street, and Second Street. All of these amendments were originally recommended in the 2015 West Salem Business District Action Plan to encourage economic development, improve property values, and enhance the look and feel of the area.

Visit the project webpage for more information: bit.ly/codecleanup

Questions?

Please contact Bryan Colbourne at 503-540-2363 or bcolbourne@cityofsalem.net

Si necesita ayuda para comprender esta información, por favor llame 503-588-6173