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July 25, 2024

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Stephanie Dutcher stephanied@neighborlydevelopment.com

Re: Land Use Verification Letter, 24-114681-PLN, Located at 1709 Baxter Road SE

The following is information regarding the properties are addressed as 1709 Baxter Road SE (also identified by Marion County Tax Assessor's map and tax lot number 083W14BD / 100 and 200) and a response to your request received July 09, 2024.

Comprehensive Plan Designation:

The subject property is designated as MF - "Multi-Family Residential" on the Salem Area Comprehensive Plan map.

Zoning District:

The subject property is zoned RM2 – "Multiple Family Residential II". The use and development standards of the RM-II zone are found in Salem Revised Code (SRC) Chapter 514.

Overlay Zone:

The subject property is not located in an Overlay Zone.

Land Use:

The property is currently occupied with a single-family building and two accessory structures (a garage and a barn). SRC Chapter 514, Table 514.005 sets fourth uses in the RM-II zone. Single Family uses such as replacement of existing single-family detached dwellings, townhouses, Two Family, and Multiple Family uses are permitted. Three Family and Four Family uses are permitted as a Special Use in the zoning district – see SRC 700.081. The property zoning map can be found on the City's website at: https://www.cityofsalem.net/business/land-use-zoning/find-your-property-zone-map

Adjacent properties zoning designation:

North: RM-II – Multiple Family Residential-II. East: RM-II – Multiple Family Residential-II.

South (street frontage): RA – Residential Agriculture.

West: RS - Single Family Residential.

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Land Use History:

There are no previous land use reviews.

Code Violations:

There are no known outstanding code violations on record for this property.

Nonconforming development (Salem Revised Code Chapter 270.010):

The use on this property is considered Conforming. The development is considered Nonconforming, which is development which met the applicable City of county development standards imposed at the time the development was constructed, but which no longer complies with development standards due to the adoption of, or amendment to, the City's land use regulations, or annexation of the property into the City.

Conclusion:

This information is based on our review of zoning regulations and land use case history. No site visit was conducted as part of this confirmation. The above information is current, but zoning regulations change over time; these changes may affect the use and/or development of the property.

You may access the Salem Revised Code on the internet at: https://www.cityofsalem.net/government/laws-rules/salem-revised-code

To request copies of building permits, certificates of occupancy, or development standards in effect at the time of development, please submit a public records request through the City's Legal Department at: https://www.cityofsalem.net/government/public-records-request.

Please contact me at 503.540.2326 or agraves@cityofsalem.net if you have additional questions.

