

Zoning Form Instructions

Document Name

Please incorporate these documents in a single file per the naming convention.

Certification of Zoning Requirements

- All Applicants must include a zoning certification form, even if the Project is solely acquisition or rehabilitation. OHCS has designed this form to document the zoning status of the property. OHCS **requires completion of this form**. The City or County staff responsible for the determination of issues related to comprehensive planning and zoning **must sign** this form to be approved.
For example, an excerpt from the zoning code in lieu of an approved signature will not be approved.
- Projects that require a zone change or annexations will not receive a funding reservation until after the change has been completed.

Certification of Zoning

Project Name: Compass Points

Project Type and # of Units: Approximately 120 units

Project Location: 1709 Baxter Rd. SE Salem, OR

Acreage of Project Site: 10.76 acres Tax Account #(s): 575406 & 575407

Assessor's Map & Tax Lot(s): 083W14BD

The following must be certified by local jurisdiction staff:

1. The zoning for this development site is: RM2

2. The number of units (not buildings) [density] allowed for this development site is:

Minimum number: See Table 514-3 Maximum number: See Table 514-3

3. The number of on-site parking spaces required per dwelling unit is: Zero minimum. See 806.015

4. Check the applicable boxes:

☐ The proposed use is consistent with the above referenced zoning and applicable land use regulations. The jurisdiction requires no additional land use approvals.

☒ The proposed use will be consistent with the above referenced zoning and applicable land use regulations upon obtaining the following land use approval(s): No land use applications have been submitted. All applications will need to comply with the City of Salem Standard Revised Code prior to approval. At minimum a Site Plan Review will be required.

Applicant ☐ has ☒ has not submitted an application for land use approval or resolution.

Multi-Family development is a permitted use in the zone, subject to applicable land use applications.

☐ The proposed use ☐ is not allowable ☐ cannot be determined to be allowable with the referenced zoning above and applicable land use regulations because: _____

I certify the ☒ City ☐ County of Salem has vested in me the authority to verify consistency with local land use regulations and I further certify the foregoing information is true and correct to the best of my knowledge.

Signature	July 24, 2024	503.540.2326
Arthur Graves	Date	Phone
Print Name	City Planner	
	Title	