

The subject property is currently regulated by:

Section	Salem Revised Code Chapter 514	Zoning Ordinance
NA	Planned Unit Development Ordinance No.	
NA	Site Plan Approval Case No.	

Comment:

According to the zoning ordinances and regulations for this district, the use of the subject property is a:

X	Permitted Use by Right
	Permitted Use by Special/Specific Use Permit
	Copy Attached
	Copy Not Available (see comment)
	Legal Non-Conforming Use (no longer permitted by right due to amendments, re-zoning, variance granted or other changes. See comments)
	Non-Permitted Use

Comment: Assisted living, classified as a residential care facility.

The subject structure(s) was developed:

	In accordance with Current Zoning Code Requirements and is
	Legal Conforming
	Non-Conforming (see comments)
X	In accordance with Previous Zoning Code Requirements (amendments, rezoning, variance granted) and is Legal Non-Conforming to current zoning requirements
	Prior to the adoption of the Zoning Code and is
	Grandfathered/Legal Non-conforming to current zoning requirements.
	In accordance with Approved Site Plan and is Legal Conforming to approved site plan. If any nonconforming issues exist with respect to current zoning requirement; the subject property would be considered legal non-conforming.

Comment: Developed in accordance to the zoning code requirements at the time it was developed. A partition (PAR94-35) was granted to divide an approximately 5.2-acre unit of land into two parcels.

Information regarding variances, special permits/exceptions, ordinances or conditions:

	There do not appear to be any variances, special permits/exceptions, ordinances or conditions that apply to the subject property
X	The following apply to the subject property (see comments):
	Variance - Documentation attached or is otherwise, no longer available (see comment)

_____ Special Permit/Exception Documentation attached or is otherwise, no longer available (see comment)

_____ Ordinance Documentation attached or is otherwise, no longer available (see comment)

_____ Conditions Documentation attached or is otherwise, no longer available (see comment)

Comment: A partition (PAR94-35) was granted to divide an approximately 5.2-acre unit of land into two parcels. To request copies of land use case files, site plans, building permit, 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/public-records>

Rebuild: In the event of casualty, in whole or in part, the structure located on the subject property:

X _____ May be rebuilt in the current form (i.e. no loss of square footage, same footprint, with drive through(s), if applicable.

_____ May not be rebuilt in its current form, except upon satisfaction of certain conditions, limitations, or requirements. Please see section _____ of the current zoning code/ordinance for details.

Comment: The replacement building, structures, and associated site improvements such as vehicle use areas would be subject to all current development standards and possible multiple family design review.

To the best of your knowledge, do your records show any unresolved zoning code violations?

☐ Yes, there are open violations on file in our records. (See attached list and/or copies/cases)

☒ No, there are no open violations on file in our records.

*Please note, this request is for open violations of which you are aware. PZR is not requesting an inspection be made

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/Pages/salem-revised-code.aspx>

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Please contact me, Pamela Cole, at 503-540-2309 or pcole@cityofsalem.net if you have additional questions or concerns.

Land Use Verification Letter
21-122864-ZO
4795 Skyline Road S
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I certify the City 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.

Sincerely,



Pamela Cole
Planner II
Community Development Department / Planning Division