

A BILL FOR ORDINANCE NO. 127-07

1 AN ORDINANCE RELATING TO REMOVING THE MAXIMUM DENSITY RESTRICTION FOR
2 RESIDENTIAL USES WITHIN MIXED-USE BUILDINGS LOCATED WITHIN THE EDGEWATER
3 STREET CORRIDOR (AREA 5) OF THE EDGEWATER STREET/WALLACE ROAD AREA
4 OVERLAY ZONE; AMENDING SRC 143D.210.

5 *The City of Salem Ordains as Follows:*

6 **Section 1.** SRC 143D.210 is amended to read:

7 **143D.210. DEVELOPMENT DENSITY.**

8 (a) The number of dwelling units permitted on a lot or parcel shall be calculated by dividing the
9 area in square feet by 43,560 and multiplying that figure by the minimum or maximum density
10 identified in subsections (b) or (c) of this section. A calculation of density resulting in a fraction
11 shall be rounded to the next highest whole number.

12 (b) Within Area 5, residential uses, except for mixed-use developments, shall be developed at
13 a minimum density of eight (8) dwelling units per acre up to a maximum of fourteen (14)
14 dwelling units per acre.

15 (c) Residential uses within mixed-use buildings shall be developed at a minimum density of one
16 (1) dwelling unit per acre. ~~There is no maximum residential density requirement.~~

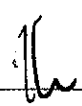
17 (d) Development density shall be a non-variable standard.

18 **Section 2. Severability.** Each section of this ordinance, and any part thereof, is severable, and if
19 any part of this ordinance is held invalid by a court of competent jurisdiction, the remainder of this
20 ordinance shall remain in full force and effect.

21 PASSED by the Council this _____ day of _____, 2007.

22 ATTEST:

23 City Recorder

24 Approved by City Attorney:  _____

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26 Checked By: B. Bishop

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