

Multifamily Housing Design Project

We're taking a second look at our multifamily housing design standards.

The Multifamily Housing Design project intends to update Salem's design standards for multifamily housing, which is development with three or more dwelling units. The project aims to help meet our community's housing needs by removing barriers to the development of multifamily housing and ensuring that new development is compatible with our neighborhoods.

To accomplish this, the project is expected to:

- Provide greater flexibility in how multifamily design standards can be met
- Create new design standards for small multifamily housing projects

Currently, there are more than 60 multifamily design standards. They regulate open space, landscaping, parking design, site access, building mass, facade design, recycling, and more.

Here are some concepts for proposed changes:

Topic	Current	Proposed
3- and 4-unit Development	<ul style="list-style-type: none"> • Considered "multiple family development" • Must meet the same 60+ design standards as very large multifamily developments 	<ul style="list-style-type: none"> • Excluded from the definition of "multiple family development" • Must meet the same standards as single-family homes (e.g., maximum height of 35 ft, rear setback of 14 ft or 20 ft) • Must meet minimal design standards (e.g., building faces a street or common open space, roof is pitched, etc.)
5 to 12-unit Development	<ul style="list-style-type: none"> • Considered "multiple family development" • Must meet the same 60+ design standards as very large multifamily developments 	<ul style="list-style-type: none"> • Must meet limited design standards such as: <ul style="list-style-type: none"> - At least one primary entrance faces the street or common open space - No parking between buildings and streets - 20% of site is common open space - Pedestrian connections to sidewalks, common open spaces, and parking - Reduced setbacks for smaller buildings



Chemeketa Street NE



Liberty Road S



Sunnyside Road SE

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Topic	Current	Proposed
13+ unit Development: <i>Open Space</i>	<ul style="list-style-type: none"> • 30% of the site must be common open space <ul style="list-style-type: none"> - Up to 50% can be in setbacks - Up to 30% can be indoor or covered - At least one common open space must be of a minimum size (<i>proposed to remain</i>) • Private open space (e.g., balconies, patio) must be provided for every unit • Projects with 20+ units must provide a play or recreation area 	<ul style="list-style-type: none"> • At least 30% of the site must be a mix of common or private open space <ul style="list-style-type: none"> - Can be indoor, covered, and in setbacks - Requirement can be reduced by 50% if within ½ mile walking distance of a public park - Square footage of a play or recreation area is doubled counted toward the requirement • Project with 20+ units must provide at least 20% of units with private open space
13+ unit Development: <i>Setbacks and Compatibility</i>	<ul style="list-style-type: none"> • Buildings next to single-family zones must be set back 1 ft for every 1 ft of building height, with minimums (<i>proposed to remain</i>): <ul style="list-style-type: none"> - 1-story: 14 ft setback - 2 or more-story: 20 ft setback • Setbacks must be landscaped and have a 6-ft tall fence or wall (<i>proposed to remain</i>) 	<ul style="list-style-type: none"> • 5-ft reduction in setback allowed if an 8-ft tall fence is provided • No balconies overlooking properties zoned single-family
13+ unit Development: <i>Building Mass and Articulation</i>	<ul style="list-style-type: none"> • Every two attached units must be offset from the next unit by at least 4 feet • Buildings cannot be more than 150 ft long (<i>proposed to remain</i>) • Common entrances can serve up to 4 units (<i>proposed to remain</i>) • Rooflines cannot exceed 100 ft without a 4-ft change in elevation 	<ul style="list-style-type: none"> • For every two attached units, the vertical face of a building must incorporate design elements such as covered decks, offsets, or bay windows • Rooflines cannot exceed 100 ft without a 4-ft change in elevation <i>or cross gable</i> • Base of multi-story buildings must be distinguished through color, material, or molding
Parking	<ul style="list-style-type: none"> • 3 units: 2 spaces per unit • 4+ units: 1.5 spaces per unit 	<ul style="list-style-type: none"> • 3-12 units: 1 space per unit • 13+ units: Based on bedroom size of unit <ul style="list-style-type: none"> - Studio or 1-bedroom: 1 space per unit - 2+ bedrooms: 1.5 spaces per unit - Allow for up to 25% parking credit for street parking, near transit, on-site car share, more covered bike parking, and affordable housing
Review Process	<ul style="list-style-type: none"> • Project meets all standards: Staff review with no public notice (<i>proposed to remain</i>) • Project <i>cannot</i> meet all standards: Public hearing with public notice 	<ul style="list-style-type: none"> • Project <i>cannot</i> meet all standards: <ul style="list-style-type: none"> - Apply for an adjustment to specific standards (<i>public notice/comment and staff review</i>) - Adjustment decisions can be appealed to the hearing officer - City Council can call up decisions that have been appealed (<i>Class 2 adjustments</i>)

Learn more or provide input

- **Contact:** Eunice Kim, Planner III, ekim@cityofsalem.net or 503-540-2308
- **Visit the project page:** www.cityofsalem.net/Pages/updating-multifamily-housing-design-requirements.aspx