

Zoning

City of Salem

In the year two thousand and Seventeen

An Ordinance to amend an Ordinance relative to Zoning

Be it ordained by the City Council of the City of Salem, as follows:

Section 1. Section 9.5.2 Applicability, Section 9.5.3 – Application and Section 9.5.6 – Review Criteria of Salem Zoning Ordinance are hereby deleted in their entirety and replaced with the following new sections:

9.5.2 Applicability. Site plan review shall be required for:

1. Nonresidential structure or premises exceeding ten thousand (10,000) gross square feet; or
2. Residential structure containing one (1) or more residential dwelling units.
3. Salem Redevelopment Authority Development Project Reviews
4. Planned Unit Developments

9.5.3 Application. Any application for approval of a site plan review under this section shall be accompanied by fifteen (15) copies of a site plan, which shall be at a scale to be established by the Planning Board and, according to the size of the development, shall include fifteen (15) copies of all information required for a Definitive Plan under Section III B of the Subdivision Regulations of the Planning Board of the City of Salem, and such petition shall also be accompanied by fifteen (15) copies of an environmental impact statement as set out in Appendix A of the subdivision regulations of the Planning Board of the City of Salem, as requested. The plan shall contain the following information:

1. Location and dimensions of all buildings and other construction;
2. Location and dimensions of all parking areas, loading areas, bicycle racks or bicycle storage areas, walkways and driveways; Plans shall clearly identify pavement grade changes exceeding 5%, and any vegetated slopes steeper than 1V:3H, identify all pedestrian and vehicular pavement materials
3. Location and dimensions of internal roadways and access ways to adjacent public roadways;
4. Location, function, photometric intensity, color temperature, and fixture type of external lighting;

5. Location, type, dimensions and quantities of landscaping and screening; This shall include: retaining walls, fences, utilities such as drain inlets, manholes, drainage tanks, back flow preventers
6. Current and proposed locations and dimensions of utilities, wireless communication facilities, hydrants, security cameras, signage, gas, telephone, electrical, communications, water, drainage, sewer, HVAC-related mechanicals, transformers, switchgears, generators, storm water, intake and exhaust features including: ventilation, stacks, fans, louvers, steam, and recycling and other waste disposal locations;
7. Location and dimensions of snow storage areas;
8. Location of all existing natural features, including ponds, brooks, streams wetlands, street trees, and existing vegetation within 25' of the project boundary
9. Topography of the site, with one foot contours;
10. Conceptual drawing of buildings to be erected, including elevations, showing architectural styles.

9.5.6 Review Criteria. The Planning Board shall review such submitted information in accordance with accepted site planning standards and attempt to promote such standards and make certain that the development, if approved, takes place in a manner which shall in all aspects be an asset to the City. The Planning Board shall request changes in such plans and information submitted to promote the quality of the development and its impact upon the health, convenience, and general welfare of the inhabitants of the City. The Planning Board shall review and amend all such submitted plans in accordance with the following criteria:

1. Adequacy of parking facilities and number of parking spaces proposed for each development;
2. Adequacy of loading facilities;
3. Adequacy of traffic circulation system for all modes of transit, consistent with Salem's Complete Streets policy;
4. Adequacy of access points and routes to and from the land parcel to adjoining streets and ways;
5. Adequacy of type and amount of external lighting to be provided on the parcel;
6. Adequacy of type, quality and quantity of landscaping to promote an aesthetically pleasing environment and to properly screen the development from adjacent land uses;
7. Adequacy of type, quality and quantity of vegetative screening to protect adjacent and nearby land parcels from structures not aesthetically pleasing or wholly compatible with such parcels;

8. Adequacy of the methods and storage dimensions for disposal of sewage, refuse, recycling, and other waste;
9. Adequacy of the method of surface drainage across and from the site;
10. Adequacy of the method of water distribution to and from the parcel and its structures;
11. Adequacy of pedestrian circulation systems to and from parking areas and structures consistent with the City of Salem's Complete Streets policy;
12. Adequacy of protection or enhancement of natural areas;
13. Compatibility of the architecture of structures with architecture of surrounding or nearby buildings.
14. Subsections 3 and 4 set forth above shall be subject to review and approval of the City of Salem Parking and Traffic Commission

Section 2. This ordinance shall take effect as provided by City Charter.

In City Council April 13, 2017

Referred to the Planning Board to schedule a joint public hearing with the City Council.

ATTEST:

CHERYL A. LAPOINTE
CITY CLERK