

City of Salem

First Passage

On May 12, 2022, the Salem City Council adopted for first passage as amended a Zoning Ordinance relative to the Bridge Street Neck Overlay District by a roll call vote of 11 yeas, 0 nays and 0 absent. Due to the length of the amendment, and in accordance with City Ordinances and the General Laws, a summary of the amendment follows. The complete text of the proposed Zoning Ordinance is on file at the office of the City Clerk, 93 Washington Street and is available for inspection during regular business hours.

AMENDMENT SUMMARY

1. Amending Section 8 Special District Regulations by:

A. Adding a new Section 8.7 Bridge Street Neck Overlay District.

The amendment proposes an overlay district superimposed on all underlying zoning districts within the Bridge Street Neck Overlay District boundaries. The boundary extends to all parcels north of Webb Street that abut Bridge Street, in addition to properties on Pierce Avenue; Waite Street; Rear Bridge Street; Cromwell Street; East Collins Street; and Lathrop Street. The overlay provides the option for redevelopment through the underlying ordinance or the overlay ordinance.

The zoning amendment proposes to prohibit Planned Unit Developments (PUDs) in the overlay district and thus prohibit PUDs in the underlying districts that the overlay superimposes. If redevelopment in the district proposes a use that is permitted by the overlay but not by the underlying zoning, it shall be considered a permitted use and is not eligible for a special permit pursuant to Section 3.3.2 of the Salem Zoning Ordinance.

The overlay proposes to allow several neighborhood serving uses throughout the district by right including; two-family dwelling; dwelling unit above first floor retail, personal service of office use; business or professional office; medical or dental office; retail store; personal service establishment; restaurant; bank financial agency; industrial; brewery, distillery or winery with tasting room; and arts and crafts studios. Uses proposed to be allowed by special permit include multifamily dwelling; computer hardware development; light manufacturing; and research, laboratories, and development facilities.

The ordinance includes site and building design as well as façade design guidelines that will be applicable upon adoption of the ordinance. The guidelines are included to strengthen the neighborhood, reinforce its intimate and historic scale, and contribute to the vitality, activity, and continuity of a walkable place. Development standards are also included with specific dimensional standards for lots; open space requirements; building standards; building design standards; parking standards and screening requirements. The ordinance includes a special permit process to for waivers from the development standards.

An administrative plan review is required for projects less than 2,000 gross square feet and façade improvements. Site plan review is required for projects with an addition of 2,000 square feet or more and any project that requests a special permit design wavier.

Specific criteria for site plan review, administrative review and the design waiver special permit are included as well as action of the permitting authority. The Planning Director is the permitting authority of administrative plan review. The permitting authority of site plan review and use special permits is the Planning Board whereby the Design Review Board is advisory to the Planning Board. The permitting authority of the development standard waiver special permit the Planning Board.

B. Amending Section 2 Districts by inserting Bridge Street Neck Overlay District in Overlay Districts, Section 2.2.

**C. Amending Section 3.1 Table of Principal and Accessory Use Regulations by inserting three asterisks to Planned Unit Development with the following table note.
***Planned unit development is not permitted in the Bridge Street Neck Overlay District.**

ATTEST:

ILENE SIMONS
CITY CLERK

Adv: May 18, 2022