



Oregon

Theodore R. Kulongoski, Governor

Department of Land Conservation and Development

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NOTICE OF ADOPTED AMENDMENT

October 11, 2006

TO: Subscribers to Notice of Adopted Plan
or Land Use Regulation Amendments

FROM: Mara Ulloa, Plan Amendment Program Specialist

SUBJECT: City of Salem Plan Amendment
DLCD File Number 012-06



The Department of Land Conservation and Development (DLCD) received the attached notice of adoption. A copy of the adopted plan amendment is available for review at the DLCD office in Salem and the local government office.

Appeal Procedures*

DLCD ACKNOWLEDGMENT or DEADLINE TO APPEAL: October 27, 2006

This amendment was submitted to DLCD for review 45 days prior to adoption. Pursuant to ORS 197.830 (2)(b) only persons who participated in the local government proceedings leading to adoption of the amendment are eligible to appeal this decision to the Land Use Board of Appeals (LUBA).

If you wish to appeal, you must file a notice of intent to appeal with the Land Use Board of Appeals (LUBA) no later than 21 days from the date the decision was mailed to you by the local government. If you have questions, check with the local government to determine the appeal deadline. Copies of the notice of intent to appeal must be served upon the local government and others who received written notice of the final decision from the local government. The notice of intent to appeal must be served and filed in the form and manner prescribed by LUBA, (OAR Chapter 661, Division 10). Please call LUBA at 503-373-1265, if you have questions about appeal procedures.

***NOTE: THE APPEAL DEADLINE IS BASED UPON THE DATE THE DECISION WAS MAILED BY LOCAL GOVERNMENT. A DECISION MAY HAVE BEEN MAILED TO YOU ON A DIFFERENT DATE THAN IT WAS MAILED TO DLCD. AS A RESULT YOUR APPEAL DEADLINE MAY BE EARLIER THAN THE ABOVE DATE SPECIFIED.**

Cc: Gloria Gardiner, DLCD Urban Planning Specialist
Jason Locke, DLCD Regional Representative
Steven Santos, DLCD Economic Development Planning Specialist
Bryce Bishop, City of Salem

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DEPT OF

OCT 06 2006

NOTICE OF ADOPTION

This form must be mailed to DLCD within 5 working days after the final decision per ORS 197.610, OAR Chapter 660 - Division 18

LAND CONSERVATION AND DEVELOPMENT

Jurisdiction City of Salem

Local File Number CA 06-5

(if no number, use none)

Date of Adoption September 25, 2006

Date Mailed October 3, 2006

(must be filled in)

(Date mailed or sent to DLCD)

Date the Notice of Proposed Amendment was mailed to DLCD: June 8, 2006

Comprehensive Plan Text Amendment Comprehensive Plan Map Amendment

Land Use Regulation Amendment Zoning Map Amendment

New Land Use Regulation

Other: _____

(Please specify Type of Action)

Summarize the adopted amendment. Do not use technical terms. Do not write "See Attached."

Code amendment to SRC Chapters 111, 119, 143A, 143B, 143C, 148, 149, 150, 152, 153, 154, 155, 156, 157, 158, 159, and 160 for the purpose of allowing fire stations in the PA (Public Amusement), PE (Public and Private Educational Services), and PH (Public and Private Health Services) zoning districts; allowing ambulance services, specifically Ambulance Stations and Ambulance Service Facilities, in the Commercial/High Density Residential Overlay, Portland/Fairgrounds Road Overlay, Fairview Mixed-Use, RM2 (Multiple Family Residential), RH (Multiple Family High-Rise Residential), CO (Commercial Office), CR (Retail Commercial), CG (General Commercial), CB (Central Business), IC (Industrial Commercial), IBC (Industrial Business Campus), IP (Industrial Park), IG (General Industrial), II (Intensive Industrial), and Public Use zoning districts; and establishing development standards to apply to the proposed ambulance service uses.

Describe how the adopted amendment differs from the proposed amendment. If it is the same, write "Same". If you did not give notice of the proposed amendment, write "N/A."

Same

Plan Map Change From NA to NA

Zone Map Change From NA to NA

Location: NA Acres Involved: NA

Specify Density: Previous: _____ New: _____

Applicable Statewide Planning Goals: _____ Was an Exception adopted? Yes No

Did the Department of Land Conservation and Development receive a Notice of Proposed Amendment **FORTY FIVE (45) days prior to the first evidentiary hearing?** Yes No

If no, do the Statewide Planning Goals apply. Yes No

If no, did the Emergency Circumstances Required immediate adoption. Yes No

Affected State or Federal Agencies, Local Governments or Special Districts: _____

Local Contact: Bryce Bishop, Associate Planner Area Code + Phone Number: (503) 588-6173, ext. 7599

Address: 555 Liberty Street SE, Room 305 City: Salem

Zip Code+4: 97301-3503 Email Address: bbishop@city of salem.net

DLCD File No: 012-06
(15305)

1 **A BILL FOR ORDINANCE NO. 43-06**

2 AN ORDINANCE relating to FIRE STATIONS and AMBULANCE SERVICES; amending SRC
3 111.020; SRC 143A.060; SRC 143B.090; SRC 143B.120; SRC 143B.150; SRC 143C.060, SRC Table
4 143C-1; SRC 148.320; SRC 149.030; SRC 150.030; SRC 152.030; SRC 153.030; SRC 154.030; SRC
5 155.030; SRC 156.030; SRC 157.030; SRC 158.030; SRC 159.030; SRC160.030; SRC 160.050; SRC
6 160.060; and SRC 160.100; and creating new provisions.

7 THE CITY OF SALEM ORDAINS AS FOLLOWS:

8 **Section 1.** SRC 111.020 is amended to read:

9 **111.020. "A" Definitions.**

10 (a) **Abut** means to be contiguous ~~with~~ at some point.

11 (b) **Accessory building, structure, or use** means a building, structure, or use which is
12 incidental and subordinate to and dependent upon the main use on the same premises.

13 (c) **Adjacent** means near or close, but not necessarily contiguous with.

14 (d) **Adjoin** means to abut.

15 (e) **Administrative body** means the council, commission, hearings officer, or administrator
16 having the jurisdiction to hear and decide proceedings on land use actions.

17 (f) **Administrator** or planning administrator means the duly appointed and acting Administrator
18 of the Planning Division, Department of Community Development of the City of Salem, Oregon,
19 or the administrator's designees.

20 (g) **Adult Day Care** means a facility designed to meet the needs of functionally or cognitively
21 impaired adults through an individual plan of care. It is ~~further~~ a structured, comprehensive
22 program that provides a variety of social and related support services in a protective setting
23 during part of a day but of less than 24 hours. Adult day care does not include treatment
24 programs for drugs, alcohol or psychiatric disorders or other health centers as defined in SIC 80.

25 (h) **Adult Day Care Home (ADCH)** means the residence of an adult day care provider for 5
26 or fewer individuals meeting the definition of Adult Day Care.

27 (i) **Adult Day Care Center (ADCC)** means a facility in a non-residential structure which does
28 not include a dwelling unit or a structure used as a dwelling unit meeting the definition of Adult

1 Day Care.

2 (j) **Alley** means a public easement or right of way not more than 20 feet, and not less than ten
3 feet, in width; which intersects with a public street.

4 ~~(k) **Ambulance Service Facility** means a building used for the administrative offices of an
5 ambulance service, the housing of emergency medical personnel, and the ordinary maintenance
6 and repair of vehicles and equipment.~~

7 ~~(l) **Ambulance Station** means a building or a specific portion of a building or development that
8 is utilized for the housing of on-call emergency medical ambulance personnel.~~

9 ~~(km) **Antenna** means the specific device the surface of which is used to capture an incoming
10 and/or transmit an outgoing radio-frequency signal from wireless communication facilities.~~

11 Antennas include the following types:

12 (1) **Omni-Direction ("whip") Antenna** - receives and transmits signals in a 360 degree
13 pattern.

14 (2) **Directional or Parabolic ("panel" or "disk") Antenna** - receives and transmits
15 signals in a directional pattern typically encompassing an arc of 120 degrees.

16 The term "antenna" shall not include **Ancillary Antenna** which are antennas less than
17 12 inches in its largest dimension and are not directly used to provide personal wireless
18 communications services. An example would be a global positioning satellite (GPS)
19 antenna.

20 ~~(h) **Apartment** means a court apartment, or a dwelling unit in an apartment house.~~

21 ~~(m) **Apartment house** means any building, or portion thereof, which is designed, built, rented,
22 leased, let or hired out to be occupied, or which is occupied as the home or residence of three or
23 more families living independently of each other and doing their own cooking in the said
24 building; or a building in condominium ownership containing three or more dwelling units.~~

25 ~~(np) **Approved** means approved by the administrator or other administrative body or official
26 specifically given jurisdiction to grant such approval.~~

27 **Section 2.** SRC 119.030 is added to Salem Revised Code Chapter 119 as:

28 **119.030. Ambulance Station.** Where permitted as a special use, ambulance stations, as defined under

1 SRC Chapter 111.020(l), shall meet the following additional use and development standards:

2 (a) The ambulance station shall have street frontage on an arterial or collector street as
3 designated in the Salem Transportation System Plan.

4 (b) The ambulance station shall be limited to the accommodation of one ambulance vehicle and
5 its associated on-call emergency medical personnel, up to a maximum of three persons.

6 (c) Off-street parking for the ambulance and associated on-call emergency medical personnel
7 shall be provided in the amount of one space per person plus one additional space for parking
8 of the ambulance. Required parking for the ambulance station shall not reduce the number of
9 parking spaces serving an existing development below the amount required under SRC Chapter
10 133.

11 (d) The ambulance station shall be considered a "Minimum Impact" use for the purpose of
12 determining the applicable bufferyard requirements of SRC Chapter 132.

13 **Section 3.** SRC 119.040 is added to Salem Revised Code Chapter 119 as:

14 **119.040. Ambulance Service Facility.** Where permitted as a special use, ambulance service facilities,
15 as defined under SRC Chapter 111.020(k), shall meet the following additional use and development
16 standards:

17 (a) Off-street parking for the ambulance service facility shall be provided in the amount of one
18 space per 500 square feet of gross floor area. Bicycle parking shall be provided in the amount
19 of one space per 5,000 square feet of gross floor area.

20 (b) The ambulance service facility shall be considered a "Light Impact" use for the purpose of
21 determining the applicable bufferyard requirements of SRC Chapter 132.

22 **Section 4.** SRC 143A.060 is amended to read:

23 **143A.060. Special Uses.**

24 (a) The following uses, when restricted, developed and conducted as required in SRC Chapter
25 119, are permitted in the CHR overlay zone.

26 (1) Mixed Use Buildings as defined in SRC Chapter 119

27 (2) Bed and Breakfast establishments

28 (3) Nursing and Personal Care Facilities (805)

- 1 (4) Individual and Family Social Services (832);
- 2 (5) Adult Day Care Center;
- 3 (6) Used merchandise stores (953) with all retail and storage of merchandise and
- 4 equipment conducted entirely within a building;
- 5 (7) Entertainment establishments;
- 6 (8) Keeping of miniature swine;
- 7 (9) Antennas attached to existing or approved structures;
- 8 (10) Public Automobile Parking Areas;
- 9 (11) General Warehousing and Storage;
- 10 (12) Construction of a replacement single family dwelling unit on an individual lot;
- 11 ~~(13) Ambulance Station;~~
- 12 ~~(14) Ambulance Service Facility;~~

13 (b) In lieu of establishing any use listed in subsection (a) of this section as a special use under
 14 SRC Chapter 119, the developer may elect to apply for conditional use approval pursuant to SRC
 15 Chapter 117 or 118. See SRC 119.010.

16 **Section 5.** SRC 143B.090 is amended to read:

17 **143B.090. Special Uses - Pine Street CG Mixed-Use Area.**

18 (a) The following uses, when restricted, developed and conducted as required in SRC chapter
 19 119, are permitted in the Pine Street Mixed-Use Area with a Commercial General underlying
 20 zone:

- 21 (1) Used merchandise stores (593);
- 22 (2) Entertainment establishments (58);
- 23 (3) Wildlife rehabilitation facility;
- 24 (4) Antennas attached to existing or approved structures;
- 25 (5) Public automobile parking areas; and
- 26 (6) Mobile food unit;
- 27 ~~(7) Ambulance Station;~~
- 28 ~~(8) Ambulance Service Facility;~~

1 (b) In lieu of establishing any use listed in subsection (a) of this section as a special use under
2 SRC chapter 119, the developer may elect to apply for conditional use approval pursuant to SRC
3 chapter 117 or 118.

4 **Section 6.** SRC 143B.120 is amended to read:

5 **143B.120. Special Uses - Pine Street IC Mixed-Use Area.**

6 (a) The following uses, when restricted, developed and conducted as required in SRC Chapter
7 119, are permitted in the Pine Street Mixed-Use Area with an Industrial Commercial underlying
8 zone:

- 9 (1) Entertainment establishments;
- 10 (2) Wildlife rehabilitation facility;
- 11 (3) Mobile food unit;
- 12 (4) Antennas attached to existing structures; and
- 13 (5) Used Merchandise Stores;
- 14 ~~(6) Ambulance Station;~~
- 15 ~~(7) Ambulance Service Facility.~~

16 (b) In lieu of establishing any use listed in subsection (a) of this section as a special use under
17 SRC Chapter 119, the developer may elect to apply for conditional use approval pursuant to
18 SRC Chapter 117 or 118.

19 **Section 7.** SRC 143B.150 is amended to read:

20 **143B.150. Special Uses - Rose Gardens and Northgate CR Mixed-Use Areas.**

21 (a) The following uses, when restricted, developed and conducted as required in SRC chapter
22 119, are permitted in the Northgate Mixed-Use Area with a Commercial Retail underlying zone:

- 23 (1) Used merchandise store (593);
- 24 (2) Entertainment establishments;
- 25 (3) Existing wildlife rehabilitation facility;
- 26 (4) Mobile food unit; and
- 27 (5) Antennas attached to existing or approved structures;
- 28 ~~(6) Ambulance Station;~~

1 ~~(7) Ambulance Service Facility~~

2 (b) In lieu of establishing any use listed in subsection (a) of this section as a special use under
 3 SRC Chapter 119, the developer may elect to apply for conditional use approval pursuant to ~~S.C.~~
 4 ~~SRC~~ Chapter 117 or 118.

5 **Section 8.** SRC 143C.060, Table 143C-1, is amended to read:

6 **143C.060. Permitted Uses.** Only the uses identified in Table 143C-1 are permitted in the FMU zone
 7 and as provided in SRC113.090. Uses permitted "by right" are designated with the letter "P." Certain
 8 uses are permitted only as a special use and have special conditions attached to them pursuant to SRC
 9 Chapter 119. Specific reference is made to the applicable section of SRC Chapter 119. Those uses are
 10 designated with an "S." Uses requiring a Conditional Use Permit are designated with a "C" and are
 11 pursuant to SRC Chapter 117. Uses requiring an Administrative Conditional Use are designated with
 12 an "A" and are pursuant to SRC 116.100 through 116.130.

13

14 **Table 143C-1**
 P = permitted use; S = special use; C = conditional use; A = administrative conditional use

	LI	MI*	AU	VC
RESIDENTIAL				
One single family dwelling, townhouse, or duplex per lot	P	P	P	P
Unlimited number of dwelling units and guest rooms in apartment houses, court apartments, condominiums, and residential hotels, room and board facilities serving five or fewer persons		P	P	P
One manufactured home on a single lot [SRC 119.710]	S	S	S	S
AGRICULTURE and FORESTRY				
Agricultural production - crops (01)	P	P	P	P
Retail sales area for agricultural products, provided that the sales area is no greater than 1,000 square feet; that one off-street parking space for each 200 square feet of sales area is provided in addition to all other applicable parking requirements; that the retail use is conducted only between dawn and sunset and only for a continuous period of no more than seven months per calendar year beginning no earlier than April 1; and that any sign erected in connection with the retail use complies with the Salem Sign Code and is not in any way artificially illuminated or electrically operated		P	P	
Veterinary services (0742)		P	P	P
Farm labor and management services (076)			P	
Farm labor and management services (076), offices only		P	P	P
Landscape and horticultural services (078)			P	
Landscape and horticultural services (078), offices only		P	P	P
Timber tracts (081)		P	P	
Forestry services (085), offices only			P	
CONSTRUCTION				

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Table 143C-1				
P = permitted use; S = special use; C = conditional use; A = administrative conditional use				
	LI	MI*	AU	VC
1				
2				
3		P	P	P
4		P	P	P
5		P	P	P
6				
7		C	P	
8		C	P	
9		C	P	
10		C	P	
11		C	P	
12		C	P	
13		C	P	
14		C	P	
15		C	P	
16			P	
17		C	P	
18		C	P	
19				
20		C	P	
21		C	P	
22				
23			P	P
24			P	P
25		P	P	P
26		P	P	P
27		P	P	P
28		A	A	A
		S	S	S

Table 143C-1				
P = permitted use; S = special use; C = conditional use; A = administrative conditional use				
	LI	MI*	AU	VC
1			P	
2				
3	Wholesale trade-durable goods (50) BUT EXCLUDING scrap and waste materials (5093), and durable goods, not elsewhere classified (5099)			
4	Wholesale trade-non-durable goods (51) BUT EXCLUDING livestock (5154), and chemicals and allied products (516)			
5	RETAIL TRADE			
6	Building materials, hardware, garden supply (52), BUT EXCLUDING mobile home dealers (5271)		P	P
7	General merchandise stores (53)	P	P	P
8	Food stores (54) BUT EXCLUDING meat markets and freezer provisioners (542)	P	P	P
9	Automotive dealers and gasoline service stations (55) BUT EXCLUDING Auto and Home Supply Stores (553) and Gasoline Service Stations (554)	C	C	C
10	Auto and home supply stores (553)	P	P	P
	Gasoline service stations (554) [SRC 119.150]		S	S
11	Apparel and accessories stores (56)	P	P	P
	Furniture, home furnishings, and equipment stores (57)	P	P	P
12	Eating and drinking places (58) EXCEPT Drive-throughs	P	P	P
13	Miscellaneous retail (59) including, in addition to uses specifically listed in SIC group 599, electrical and lighting shops, office machines and equipment stores, and tractor and farm equipment shop	P	P	P
14	FINANCE, INSURANCE, and REAL ESTATE			
15	Depository Institutions (60)	P	P	P
	Non-depository Credit Institutions (61)	P	P	P
16	Security and commodity brokers, dealers, exchanges and services (62)	P	P	P
17	Insurance carriers (63)	P	P	P
	Insurance agents, brokers, and service (64)	P	P	P
18	Real estate (65)	P	P	P
	Holding, and other investment offices (67)	P	P	P
19	SERVICES			
20	Hotels and motels (701) BUT EXCLUDING casino hotels		P	P
	Bed and breakfast establishments	P	P	P
21	Personal services (72)	P	P	P
	Business services (73)	P	P	P
22	Automotive repair services, and parking (75)		P	P
	Miscellaneous repair services (76)		P	P
23	Motion pictures (78)	P	P	P
	Amusement and recreation services (79) BUT EXCLUDING casinos, racing, including track operation (7948) and entertainment establishments, except as permitted as a special use in SRC 155.030(a)(2)	P	P	P
24	Health services (80) BUT EXCLUDING hospitals (806)	P	P	P
25	Legal services (81)	P	P	P
	Educational services (82)	P	P	P
26	Social services (83) BUT EXCLUDING homeless shelters serving more than 5 persons		P	P
27	Child day care home	P	P	P
28	Adult day care home	P	P	P

1 **Table 143C-1**

2 P = permitted use; S = special use; C = conditional use; A = administrative conditional use

	LI	MI*	AU	VC
3 Membership organizations (86), BUT EXCLUDING religious organizations (8661)		P	P	P
4 Religious organizations (8661)	P	P	P	P
5 Engineering, Accounting, Research, Management, and Related Services (87)		P	P	P
6 Accounting, auditing, and bookkeeping (893)		P	P	P
7 Services, not elsewhere classified (899)		P	P	P
8 PUBLIC ADMINISTRATION				
9 Executive offices (911)		P	P	P
10 Executive and legislative combined (913)		P	P	P
11 General government, not elsewhere classified (919)		P	P	P
12 Fire protection (9224)		P	P	P
13 Public order and safety, not elsewhere classified (9229)		P	P	P
14 Finance, taxation, and monetary policy (93)		P	P	P
15 Administration of human resources programs (94)		P	P	P
16 Administration of environmental quality and housing programs (95)		P	P	P
17 Administration of economic programs (96)		P	P	P
18 National security and international affairs (97)		P	P	P
19 OTHER USES				
20 Community or neighborhood clubs		P	P	P
21 Swimming pools, whether or not open to the public for a fee		P	P	P
22 Playgrounds, parks	P	P	P	P
23 Public buildings and structures, such as libraries, fire stations		P	P	P
24 Right-of-way for electric service lines, gas mains, communications and CATV lines, water lines, sewer lines	P	P	P	P
25 Public utility structures and buildings such as pump stations, reservoirs, radiomicrowave relay stations, telephone substations, and electric substations	P	P	P	P
26 Dwelling unit or guest room for a caretaker or watchman on the premises being cared for or guarded		P	P	P
27 Recycling depots		P	P	P
28 Transit stop shelters	P	P	P	P
Ambulance Station (SRC 148.320)			S	S
Ambulance Service Facility (SRC 148.320)			S	S
29 ACCESSORY USES and STRUCTURES				
30 Customary residential accessory buildings and structures for private use of the property and its occupants	P	P	P	P
31 A garage or parking area serving the main building or use	P	P	P	P
32 Sleeping quarters for domestic employees of the resident of the main building	P	P	P	P
33 Home occupations	P	P	P	P
34 The taking of boarders or leasing of rooms by a resident family, providing the total number of boarders and roomers does not exceed two in any dwelling unit	P	P	P	P
35 *Non-residential uses in the MI Overlay Area are limited to a maximum building footprint of 6,000 square feet.				

28 **Section 9.** SRC 148.320 is amended to read:

1 **148.320. RM2 Special Uses.**

2 (a) The following uses, when restricted, developed, and conducted as required in SRC chapter
3 119, are permitted in the RM2 district:

- 4 (1) Membership sports and recreation clubs (7997) having golf courses;
- 5 (2) Funeral service (726) except crematories; and cemetery subdividers and developers
6 (6553);
- 7 (3) Nursing and personal care facilities (805);
- 8 (4) Elementary and secondary schools (821);
- 9 (5) Religious organizations (866);
- 10 (6) Boat and recreational vehicle storage area;
- 11 (7) Zero side yard dwellings;
- 12 (8) Replacement of one existing manufactured home on an individual lot;
- 13 (9) Adult day care center;
- 14 ~~(10) Ambulance Station~~

15 (b) In lieu of establishing any use listed in subsection (a) of this section as a special use under
16 SRC chapter 119, the developer may elect to apply for conditional use approval pursuant to SRC
17 chapter 117.

18 **Section 10.** SRC 149.030 is amended to read:

19 **149.030. Special Uses.**

20 (a) The following uses, when restricted, developed and conducted as required in SRC chapter
21 119, are permitted in the RH district:

- 22 (1) Nursing and personal care facilities (805);
- 23 (2) Elementary and secondary schools (821);
- 24 (3) Religious organizations (866);
- 25 (4) Mixed use buildings;
- 26 (5) Adult day care center;
- 27 (6) Keeping of a miniature swine;
- 28 (7) Residential Sales/Development Office;

1 (8) Antennas attached to existing or approved structures;‡

2 (9) ~~Ambulance Station~~

3 (b) In lieu of establishing any use listed in subsection (a) of this section as a special use under

4 SRC chapter 119, the developer may elect to apply for conditional use approval pursuant to SRC

5 chapter 117 or 118. See SRC 119.010.

6 **Section 11.** SRC 150.030 is amended to read:

7 **150.030. Special Uses.**

8 (a) The following uses, when restricted, developed and conducted as required in SRC chapter

9 119, are permitted in the CO district:

10 (1) Veterinary services for animal specialties (0742);

11 (2) Public golf courses (7992); and Membership sports and recreation clubs (7997)

12 having golf courses;

13 (3) Nursing and personal care facilities (805);

14 (4) Religious organizations (866);

15 (5) Boat and recreational vehicle storage area;

16 (6) Zero side yard dwellings;‡

17 (7) Orthopedic and artificial limb offices - retail (5999);‡

18 (8) Keeping of miniature swine;‡

19 (9) Antennas attached to existing or approved structures;‡

20 (10) ~~Ambulance Station~~

21 (b) In lieu of establishing any use listed in subsection (a) of this section as a special use under

22 SRC chapter 119, the developer may elect to apply for conditional use approval pursuant to SRC

23 chapter 117 or 118. See SRC 119.010.

24 **Section 12.** SRC 152.030 is amended to read:

25 **152.030. Special Uses.**

26 (a) The following uses, when restricted, developed and conducted as required in SRC Chapter

27 119, are permitted in the CR district:

28 (1) Gasoline service stations (554);‡

- 1 (2) Used merchandise store (593);
- 2 (3) Secondary dwellings and guest rooms;
- 3 (4) Entertainment establishments;
- 4 (5) Keeping of a miniature swine;
- 5 (6) Existing wildlife rehabilitation facility;
- 6 (7) Mobile food unit;
- 7 (8) Antennas attached to existing or approved structures;
- 8 (9) Freestanding support structures 35 feet or less in height and equipment enclosures;
- 9 (10) Temporary motor vehicle sales (551);
- 10 (11) Temporary recreational vehicle sales (556);
- 11 (12) One single family dwelling, other than a manufactured home, per lot;

- 12 ~~(13) Ambulance Station;~~
- 13 ~~(14) Ambulance Service Facility;~~

14 (b) In lieu of establishing any use listed in subsection (a) of this section as a special use under
15 SRC. Chapter 119, the developer may elect to apply for conditional use approval pursuant to
16 SRC. Chapter 117 or 118. See SRC. 119.010.

17 **Section 13.** SRC 153.030 is amended to read:

18 **153.030. Special Uses.**

19 (a) The following uses, when restricted, developed and conducted as required in SRC Chapter
20 119, are permitted in the CG district:

- 21 (1) Used merchandise stores (593);
- 22 (2) Entertainment establishments;
- 23 (3) Keeping of a miniature swine;
- 24 (4) Wildlife rehabilitation facility;
- 25 (5) Antennas attached to existing or approved structures;
- 26 (6) Freestanding support structures 35 feet or less in height and equipment enclosures;
- 27 (7) Mobile food unit;
- 28 (8) Temporary motor vehicles sales (551);

1 (9) Temporary recreational vehicle sales (556);

2 ~~(10) One single family dwelling, other than a manufactured home, per lot;~~

3 ~~(11) Ambulance Station;~~

4 ~~(12) Ambulance Service Facility;~~

5 (b) In lieu of establishing any use listed in subsection (a) of this section as a special use under
6 SRC Chapter 119, the developer may elect to apply for conditional use approval pursuant to SRC
7 Chapter 117 or 118. See SRC 119.010.

8 **Section 14.** SRC 154.030 is amended to read:

9 **154.030. Special Uses.**

10 (a) The following uses, when restricted, developed and conducted as required in SRC chapter
11 119, are permitted in the CB district:

12 (1) Keeping of a miniature swine;

13 (2) Antennas attached to existing or approved structures;

14 (3) Freestanding support structures 35 feet or less in height and equipment enclosures;

15 (4) Mobile food unit;

16 (5) Religious organizations (866);

17 ~~(6) Ambulance Station;~~

18 ~~(7) Ambulance Service Facility;~~

19 (b) In lieu of establishing any use listed in subsection (a) of this section as a special use under
20 SRC chapter 119, the developer may elect to apply for conditional use approval pursuant to SRC
21 chapter 117 or 118. See SRC 119.010.

22 **Section 15.** SRC 155.030 is amended to read:

23 **155.030. Special Uses.**

24 (a) The following uses, when restricted, developed and conducted as required in SRC Chapter
25 119, are permitted in an IC district:

26 (1) Mobile home as a dwelling for a caretaker;

27 (2) Entertainment establishments;

28 (3) Keeping of a miniature swine;

- 1 (4) Wildlife rehabilitation facility;
- 2 (5) Mobile food unit;
- 3 (6) Antennas attached to existing structures;
- 4 (7) Freestanding support structures 35 feet or less in height and equipment enclosures;
- 5 ~~(8) One single family dwelling, other than a manufactured home, per lot;~~
- 6 ~~(9) Ambulance Station;~~
- 7 ~~(10) Ambulance Service Facility;~~

8 (b) In lieu of establishing any use listed in subsection (a) of this section as a special use under
 9 SRC Chapter 119, the developer may elect to apply for conditional use approval pursuant to SRC
 10 Chapter 117 or 118. See SRC 119.010.

11 **Section 16.** SRC 156.030 is amended to read:

12 **156.030. Special Uses.**

13 (a) The following uses, when restricted, developed and conducted as required in SRC Chapter
 14 119, are permitted in the IBC district:

- 15 (1) Gasoline service stations (554);
- 16 (2) Antennas attached to existing or approved structures;
- 17 (3) Freestanding support structures 35 feet or less in height and equipment enclosures;
- 18 and
- 19 (4) Colleges, universities, professional schools, and junior colleges (8221);
- 20 ~~(5) One single family dwelling, other than a manufactured home, per lot;~~
- 21 ~~(6) Ambulance Station;~~
- 22 ~~(7) Ambulance Service Facility;~~

23 (b) The special uses permitted under Subsection (a) of this Section together with the permitted
 24 uses listed under SRC 156.020(h) through (j) shall:

- 25 (1) In the aggregate be limited in area to not more than ten percent of the gross area of
 26 the IBC district; and
- 27 (2) Not be developed until not less than 25 percent of the gross area of the IBC district
 28 has received an occupancy permit issued by the City of Salem for one or more permitted

1 uses listed under SRC 156.020(b) through (f).

2 **Section 17.** SRC 157.030 is amended to read:

3 **157.030 Special Uses.**

4 (a) The following uses, when restricted, developed, and conducted as required in SRC chapter
5 119, are permitted in the IP district:

- 6 (1) Gasoline service stations (554);
- 7 (2) Mobile home as a dwelling for a caretaker;
- 8 (3) Antennas attached to existing or approved structures;
- 9 (4) Freestanding support structures 35 feet or less in height and equipment enclosures;
- 10 ~~(5) One single family dwelling, other than a manufactured home, per lot;~~
- 11 ~~(6) Ambulance Station;~~
- 12 ~~(7) Ambulance Service Facility;~~

13 (b) In lieu of establishing any use listed in subsection (a) of this section as a special use under
14 SRC chapter 119, the developer may elect to apply for conditional use approval pursuant to SRC
15 chapter 117 or 118. See SRC 119.010.

16 **Section 18.** SRC 158.030 is amended to read:

17 **158.030. Special Uses.**

18 (a) The following uses, when restricted, developed and conducted as required in SRC chapter
19 119, are permitted in the IG district.

- 20 (1) Scrap and waste materials establishments (5093);
- 21 (2) Mobile home as a dwelling for a caretaker;
- 22 (3) Wildlife rehabilitation facility;
- 23 (4) Mobile food unit;
- 24 (5) Lumber and other building materials;
- 25 (6) Retail nurseries, lawn and garden supply stores;
- 26 (7) Antennas attached to existing or approved structures;
- 27 (8) Freestanding support structures 70 feet or less in height whose base is greater than
28 300 feet from an R or CO zone and equipment enclosures;

- 1 ~~(1) Fire protection (9224).~~
- 2 ~~(2) National Security (971).~~

3 (c) **Other uses:**

- 4 (1) Ball park;
- 5 (2) Dwelling for the caretaker or watchman;
- 6 (3) Parks, playgrounds, parkway, public, or private open space.
- 7 (4) Houseboats when developed in conjunction with a marina.

8 **Section 21.** SRC 160.050 is amended to read:

9 **160.050. Permitted Uses; PE (Public and Private Educational Services) District.** The following
10 uses, when developed under the general development standards in this zoning code applicable to the PE
11 district and to all such uses, generally, are permitted in the PE district:

12 (a) **Services:**

- 13 (1) Health services (80);
- 14 (2) Educational services (82);
- 15 (3) Social services (83).

16 ~~(b) Public administration~~

17 ~~(1) Fire protection (9224)~~

18 ~~(b) Other uses:~~

- 19 (1) Dwelling for the caretaker or watchman or housing for staff.

20 **Section 22.** SRC 160.060 is amended to read:

21 **160.060. Permitted Uses; PH (Public and Private Health Services) District.** The following uses,
22 when developed under the general development standards in this zoning code applicable to the PH
23 district and to all such uses, generally, are permitted in the PH district:

24 (a) **Retail:**

- 25 (1) Drug stores and proprietary stores (591).

26 (b) **Services:**

- 27 (1) Health services (80);
- 28 (2) Educational services (82), with conditional use approval as provided in SRC Chapter

- 1 117;
- 2 (3) Social services (83).
- 3 (c) **Transportation, communications, electric, gas, and sanitary services:**
- 4 (1) General warehousing and storage when operated by a public entity (4225);
- 5 (2) Air transportation, Nonscheduled (452).
- 6 (d) **Public administration:**
- 7 (1) Correctional institutions (9223);
- 8 ~~(2) Fire protection (9224);~~
- 9 ~~(3) Public order and safety, not elsewhere classified (9229);~~
- 10 ~~(34) Administration of public health programs (9431).~~
- 11 (e) **Other uses:**
- 12 (1) Dwelling for the caretaker or watchman; housing for staff.

13 **Section 23.** SRC 160.100 is amended to read:

14 **160.100. Special Uses in P Zones.**

15 (a) The following uses, when restricted, developed, and conducted as required in SRC Chapter

16 119, are permitted in the PA, PC, PE, PH, and PS districts:

- 17 (1) Mobile home as a dwelling for a caretaker;
- 18 (2) Existing wildlife rehabilitation facility;
- 19 (3) Wildlife rehabilitation facility;
- 20 (4) Mobile food unit;
- 21 (5) Compost facility for yard debris franchise haulers and government entities only,
- 22 when located on the site of and in compliance with the Oregon State Corrections Area
- 23 Plan as adopted by the Capital Planning Commission;
- 24 (6) Antennas attached to existing or approved structures;
- 25 (7) Freestanding support structures 70 feet or less in height whose base is greater than
- 26 300 feet from a R or CO zone and equipment enclosures;
- 27 ~~(8) Ambulance Station;~~
- 28 ~~(9) Ambulance Service Facility;~~

1 (b) In lieu of establishing any use listed in subsection (a) of this section as a special use under
2 SRC Chapter 119, the developer may elect to apply for conditional use approval pursuant to SRC
3 Chapter 117 or 118. See SRC 119.010.

4 **Section 24. Severability.** Each section of this ordinance, and any part thereof, is severable, and if
5 any part of this ordinance is held invalid by a court of competent jurisdiction, the remainder of this
6 ordinance shall remain in full force and effect.

7 PASSED by the Council this 25th day of September, 2006 .

8 ATTEST:

9 *Kathryn Hall*
10 City Recorder

11 Approved by City Attorney: *[Signature]*

12 Checked by B. Bishop

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