

CHAPTER 143G
McNARY FIELD OVERLAY ZONE

- 143G.010. Intent and Purpose
- 143G.020. Establishment of McNary Field Overlay Zone.
- 143G.030. Uses in McNary Field Overlay Zone

143G.010. Intent and Purpose. The McNary Field Overlay Zone sets forth additional permitted uses in the PS(Public Service) zone that are compatible with the Salem Airport Master Plan. (Ord No. 36-2003)

143G.020. Establishment of McNary Field Overlay Zone. For the purpose of allowing additional uses within the PS (Public Service) zoned area at the Salem Airport as shown on the official zoning map, the McNary Field Overlay Zone is created, to wit:

Beginning at the southeast corner of the property at 2210 Madrona Avenue SE owned by Norpac Foods, Inc., said point also being at the intersection of the northerly line of Ewald Avenue SE and northerly line of the Union Pacific Railroad, thence south 46°54' 24" east 4317.93 feet along the east right of way line of the said Union Pacific Rail Road R.O.W., thence along said east right of way line south 46°49' 06" east 369.247 feet, thence along said east right of way line south 47°28'12" east 186.90 feet, thence along said east right of way line south 49°45' 49" east 123.45 feet, thence along said east right of way line south 51°20' 25" east 145.88 feet, thence along said east right of way line south 51°56' 08" east 466.94 feet, thence along said east right of way line south 51°41' 42" east 496.20 feet, thence along said east right of way line south 51° 48' 30 east 463.31 feet, thence north 54°41' 06" east 503.69 to the west right of way line of Turner Road SE, thence north 04°24' 51" west 46.56 along said west right of way line, thence along said west right of way line north 02°57' 52" east 267.03 feet on a 984.71 foot radius curve, thence along said west right of way line north 14°20' 23" east 9.38 feet, thence along said west right of way line north 15°40' 53" east 146.63 feet on a 839.06 foot radius curve right, thence along said west right of way line north 19°28' 36" east 79.73 feet, thence along said west right of way line north 19°54'15" east 263.14 feet, thence along said west right of way line north 10°49' 23" east 295.43 feet on a 947.81 foot radius curve, thence along said west right of way north 01°28' 47" east 306.60 feet, thence along said west line of right of way north 89°59' 59" west 5.25 feet, thence along said west line of right of way north 01°38' 56" east 1132.39 feet, thence along said west line of right of way north 88°14' 20" west 344.41 feet, thence along said west line of right of way north 03°13' 40" east 470.66 feet, thence along said west line of right of way south 88°11' 58" west 331.58 feet, thence along said west line of right of way north 01°38'58" east 289.54, thence along said west line of right of way north 12°11'05" west 211.99 feet on a 587.55 radius curve, thence along said west line of right of way north 25°53' 41" west 512.92 feet, thence along said west line of right of way north 25°54' 18" west 3076.76 feet, thence along said west line of right of way north 25°55' 31" west 544.16 feet, thence along said west line of right of way north 30°01' 27" west 171.86 feet on a 1149.36 foot radius curve, thence along said west line of right of way south 51°24' 06" west 376.82 feet, thence south 51°24' 06" west 376.82 feet along the southern boundary of 1945 Turner Road SE deeded to Jack V. Eyerly, thence south 38°55' 01" east 220.21 feet along the eastern boundary of 1921 Turner Road SE deeded to the State of Oregon – Military Dept., thence south 53°29' 56" west 396.33 feet along the southern boundary of 1921 Turner Road SE deeded to the State of Oregon – Military Dept., thence north 38°55' 09" west 721.48 feet along the western boundaries of 1921 Turner Road SE deeded to the State of Oregon – Military Dept., thence north 02° 40' 53" east 1173.95 feet along the northwestern boundary of the property deeded to the State of Oregon, thence north 37°14' 10" west 2025.45 feet along the west right of way line of Turner Road SE, thence north 60°13'06" west 405.23 feet along the said west line of right of way, thence north 02°35' 49" east 36.79 feet, thence north 57°27' 55" west 723.14 feet along the said west line of right of way, thence south 02°09' 26" west

4173.91 feet along the east right of way of 25th Street SE, thence south 70°02' 25" west 78.38 feet across the said right of way, thence south 00°03' 44" east 1003.72 feet along the west right of way of 25th Street SE, thence south 13°44' 30" east 814.72 feet along the said right of way, thence south 42°54' 01" west 808.75 feet along the north right of way of Ewald Avenue SE to the point of beginning and containing 726.25 acres excluding 1.03 acres deeded to the State of Oregon on the western side of said Overlay Zone. (Ord No. 36-2003)

143G.030. Uses in McNary Field Overlay Zone.

(a) The following uses when developed under the general development standards in this zoning code, generally, are permitted in the PS (Public Service) zone of the McNary Field Overlay Zone.

- (1) Manufacturing
 - (A) Motor vehicles and motor vehicle equipment (371)
 - (B) Aircraft and parts (372)
- (2) Transportation, communications, electric, gas, and sanitary services
 - (A) Transportation services (47)
 - (B) Communication (48), except radio, television and microwave antenna and structures for their support
- (3) Wholesale trade.
 - (A) Petroleum and Petroleum Products Wholesalers, Except Bulk Stations and Terminals (7512)
- (4) Finance, insurance, and real estate
 - (A) Depository Institutions (60)
 - (B) Nondepository Credit Institutions (61)
 - (C) Security and commodity brokers, dealers, exchanges and services (62)
 - (D) Insurance carriers (63)
 - (E) Insurance agents, brokers, and service (64)
 - (F) Holding, and other investment offices (67)
- (5) Services
 - (A) Hotels and motels (701) BUT EXCLUDING casino hotels
 - (B) Personal services (72)
 - (C) Advertising, Not Elsewhere Classified (7319)
 - (D) Automotive Rental and Leasing, Without Drivers (751)
 - (E) Legal services (81)
 - (F) Membership organizations (86)
 - (G) Engineering, Accounting, Research, Management, and Related Services (87)

(b) The following uses when developed under the general development standards in this zoning code, generally, are permitted in the IP (Industrial Park) zone of the McNary Field Overlay Zone.

- (1) Transportation, communications, electric, gas, and sanitary services
 - (A) Transportation by Air (45) (Ord No. 36-2003; Ord No. 35-10)