

**CHAPTER 143H
SALEM HOSPITAL OVERLAY ZONE**

- 143H.010. Intent and Purpose
- 143H.020. Establishment of Salem Hospital Overlay Zone
- 143H.030. Height

143H.010. Intent and Purpose. The purpose of the Salem Hospital Overlay Zone is to recognize the unique and essential contribution made by the Salem Hospital Medical Campus to the health, safety and general welfare of community. In order to function as an efficient and effective medical complex, certain medical and surgical hospital buildings may need to exceed the height limit standard of the underlying PH zone. (Ord No. 12-05)

143H.020. Establishment of Salem Hospital Overlay Zone. For the purpose of allowing increased building height for hospital buildings within the PH zoned land at the Salem Hospital Medical Campus, a Salem Hospital Overlay Zone is created, to wit:

Salem Hospital Overlay East of Winter

Beginning at the point of intersection of the East Line of Winter Street SE and the Center Line of the now vacated Oak Street SE Right-of-way; said point being 363 feet North 19° 27' 01" East from the southwest corner of Block 14, University Addition to City of Salem, as recorded in Volume 1, Page 32, Book of Town Plats; said point being in Section 27, Township 7 South, Range 3 West of the Willamette Meridian, City of Salem, Marion County, Oregon; and running thence: South 70° 32' 09" East 324.20 feet along the Center Line of said now vacated Oak Street SE to the point of intersection of the Center Line of the now vacated Summer Street SE; thence North 19° 27' 01" East 283 feet along the Center Line of said now vacated Summer Street SE Right-of-way to a point on the South Line of the current Summer Street SE Right-of-way; thence South 70° 32' 09" East 33 feet along the South Line of said Summer Street SE to the East Line thereof; thence North 19° 27' 01" East 80 feet along the East Line of said Summer Street SE to the point of intersection with the South Line of Pringle Parkway SE; thence South 70° 32' 09" East 145.60 feet along the South Line of said Pringle Parkway SE to the point of intersection of the West Line of Partition Plat No. 2003-45, as recorded in Reel 2172, Page 432, Marion County Records; thence South 19° 27' 01" West 30 feet along the West Line of said Partition Plat No. 2003-45 to a point on the South Line of said Partition Plat No. 2003-45; thence South 48° 20' 39" East 157.26 feet to an angle point in the South Line of said Partition Plat No. 2003-45; thence South 19° 27' 01" West 1.05 feet; thence South 53° 33' 34" East 69.01 feet to an angle point in the South Line of said Partition Plat No. 2003-45; thence North 19° 27' 01" East 1.05 feet; thence South 61° 16' 36" East 147.60 feet to the southeast corner of said Partition Plat No. 2003-45; thence South 19° 27' 02" West 31.70 feet along the southerly extension of the East Line of said Partition Plat No. 2003-45 to the point of intersection of the Center Line of a vacated 16.5-foot-wide alley lying within Block 7 of said University Addition to City of Salem; thence North 70° 32' 09" West 26.64 feet along the Center Line of said alley; thence South 19° 27' 01" West 8.25 feet to a point on the South Line of said alley lying within Block 7, University Addition to City of Salem; thence South 70° 32' 09" East 172.24 feet along the South Line of said alley to a point on the West Right-of-way Line of University Street SE; thence South 19° 27' 01" West 454.75 feet along the West Line of said University Street SE to a point that is 100 feet North 19° 27' 01" West from the southeast corner of Block 6 of said University Addition to City of Salem; thence North 70° 32' 09" West 145.60 feet parallel with the South Line of said Block 6; thence North 19° 27' 01" East 65.00 feet along the West Line of Lot 7 of said Block 6 and the northerly extension of the West Line of said Lot 7 to the Center Line of the now vacated alley lying within Block 6; thence North 70° 32' 09" West

178.60 feet to the Center Line of the now vacated Capitol Street SE Right-of-way; thence South 19° 27' 01" West 388.32 feet along said Center Line of the now vacated Capitol Street SE Right-of-way to the point of intersection of the easterly extension of the North Line of the now vacated alley lying within Block 12 of said University Addition to City of Salem; thence North 70° 32' 09" West 390.36 feet along the easterly extension of said North Line and the North Line of said alley within Block 12, and the westerly extension of said North Line to the point of intersection of the easterly bank of Pringle Creek; thence Northwesterly 410 feet, more or less, along the easterly bank of said Pringle Creek to a point on the East Line of said Winter Street SE; thence North 19° 27' 01" East 310 feet, more or less, along the East Line of said Winter Street SE to the Point of Beginning.

West of Winter Street SE, North of Pringle Creek, and South of Shelton Ditch Parcel

Beginning at the point of intersection of the West Line of Winter Street SE and the South Line of a stone wall adjacent to Shelton Ditch; said point being in Section 27, Township 7 South, Range 3 West of the Willamette Meridian, City of Salem, Marion County, Oregon; said point being 203 feet North 19° 27' 01" East from the southeast corner of Block 23 of University Addition to City of Salem; and running thence: South 19° 27' 01" West 518 feet, more or less, along the West Line of Winter Street SE to a point on the north bank of Pringle Creek; thence Northwesterly 405 feet, more or less, along the north bank of said Pringle Creek to a point that is 390 feet Westerly and parallel with the West Line of said Winter Street SE; thence North 19° 27' 01" East 5 feet, more or less, along the vacated Center Line and parallel with the West Line of said Winter Street SE to a point on the South Line of Cottage Street SE Right-of-way; thence South 70° 32' 09" East 40 feet along the South Line of said Cottage Street SE to a point on the East Line of said Cottage Street SE; thence North 19° 27' 01" East 400 feet, more or less, along the East Line of said Cottage Street SE to the point of intersection of the South Line of said stone wall adjacent to Shelton Ditch; thence Southeasterly 349 feet, more or less, along said stone wall to the Point of Beginning.

West of Winter Street SE and South of Pringle Creek Parcel

Beginning at the point of intersection of the West Line of Winter Street SE and the south bank of Pringle Creek; said point being in Section 27, Township 7 South, Range 3 West of the Willamette Meridian, City of Salem, Marion County, Oregon, said point being North 19° 27' 01" East 52 feet, more or less, from the southeast corner of Block 22 of University Addition to City of Salem; as recorded in Volume 1, Page 32, Book of Town Plats; and running thence: South 19° 27' 01" West 85 feet, more or less, along the West Line of said Winter Street SE to the point of intersection of the Center Line of the now vacated Leslie Street SE; thence North 70° 32' 09" West 390 feet along said Center Line of the said now vacated Leslie Street SE Right-of-way to a point; thence North 19° 27' 01" East 165 feet, more or less, parallel with the West Line of said Winter Street SE to a point on the south bank of said Pringle Creek; thence Southeasterly 400 feet, more or less, along the south bank of said Pringle Creek to the point of beginning. (Ord No. 12-05)

143H.030. Height. General medical and surgical hospitals (SIC 8062), shall not exceed 120 feet in height, provided, the requirements of SRC Chapter 125 shall be met. (Ord No. 12-05)