

CHAPTER 143I
STATE STREET OVERLAY ZONE

- 143I.010. Intent and Purpose
- 143I.020. Definitions
- 143I.030. Establishment of the State Street Overlay Zone
- 143I.040. Permitted Uses
- 143I.050. Development Standards

143I.010. Intent and Purpose. The purpose of the State Street Overlay Zone is to establish additional permitted office and specialty service uses that are compatible with the uses in the surrounding corridor. (Ord No. 77-05)

143I.020. Definitions. Except where the context otherwise clearly requires, as used in this chapter, "base zone" means the primary underlying zone designation, which describes the primary land use and development requirements for property. (Ord No. 77-05)

143I.030. Establishment of the State Street Overlay Zone. The "State Street Overlay Zone" is hereby established, the boundary of which is more particularly described as follows:

Beginning at an iron rod and cap on the south line of State Street as set and depicted in County Survey No. 34717, Survey Records for Marion County, Oregon, said iron rod also being 43.17 feet South 0°23'33" East of the Northwest corner of Lot 21 of the Melrose Addition, as filed in Book 5, Page 28, Town Plats for Marion County and being in the northeast quarter of Section 36 in Township 7 South, Range 3 West of the Willamette Meridian, Oregon; thence South 00°23'33" East, along the west boundary of said Lot 21, a distance of 253.83 feet to an iron rod and cap at the southwest corner of said lot; thence North 89°36'27" East, along the south boundary of said Lot 21, a distance of 527.80 feet to the southeasterly corner of Parcel 2 as described in that document recorded in Reel 2485 Page 72, Deed Records, Marion County, Oregon; thence North 00°23'33" West, parallel with the west boundary of said Lot 21, a distance of 253.83 feet to the south line of said State Street; thence South 89°36'27" West, along the south boundary of said State Street, a distance of 527.80 feet to the point of beginning. (Ord No. 77-05)

143I.040. Permitted Uses. The following uses shall be permitted within the State Street Overlay Zone in addition to the uses permitted in the base zone:

- (a) Finance, insurance, and real estate:
 - (1) Security and commodity brokers, dealers, exchanges and services (62)
 - (2) Insurance agents, brokers, and service (64)
 - (3) Real estate (65)
 - (4) Holding, and other investment offices (67)
- (b) Services:
 - (1) Business services (73)
 - (2) Health services (80) BUT EXCLUDING hospitals (806)
 - (3) Legal services (81)
 - (4) Educational services (82)
 - (5) Job training and vocational rehabilitation services (833)
- (c) Public Administration:
 - (1) Administration of economic programs (96) (Ord No. 77-05)

143I.050. Development Standards. Development standards within the State Street Overlay zone shall be the development standards applicable in the base zone. (Ord No. 77-05)

