

**CHAPTER 543  
PH - PUBLIC AND PRIVATE HEALTH SERVICES**

- 543.001. Purpose
- 543.005. Uses
- 543.010. Development Standards
- 543.015. Design Review
- 543.020. Other Provisions

**543.001. Purpose.** The purpose of the Public and Private Health Services (PH) zone is to implement the Community Service designation of the Salem Area Comprehensive Plan through the identification of allowed uses and the establishment of development standards. The PH zone generally allows a variety of public and private health service uses, together with a limited variety of other compatible uses. (Ord No. 31-13)

**543.005. Uses.** The permitted (P), special (S), conditional (C), and prohibited (N) uses in the PH zone are set forth in Table 543-1. (Ord No. 31-13; Ord No. 11-14)

**TABLE 543-1  
USES**

<b>Table 543-1: Uses</b>		
Use	Status	Limitations & Qualifications
<b>Household Living</b>		
Single Family	P	Dwelling unit for a caretaker on the premises being cared for or guarded.
	S	Manufactured home as a dwelling for a caretaker, subject to SRC 700.030.
	N	All Other Single Family.
Two Family	N	
Multiple Family	N	
<b>Group Living</b>		
Room and Board	N	
Residential Care	P	
Nursing Care	P	
<b>Lodging</b>		
Short-Term Commercial Lodging	N	
Long-Term Commercial Lodging	N	
Non-Profit Shelters	P	
<b>Retail Sales and Service</b>		
Eating and Drinking Establishments	P	Mobile Food Units
	N	All Other Eating and Drinking Establishments
Retail Sales	P	Drug stores and pharmacies.
	N	All other Retail Sales.
Personal Services	N	
Postal Services and Retail Financial Services	N	

**Table 543-1: Uses**

<b>Use</b>	<b>Status</b>	<b>Limitations &amp; Qualifications</b>
<b>Business and Professional Services</b>		
Office	P	Home health care services.
	C	Distance education and distance learning.
	N	All other Office.
Audio/Visual Media Production	N	
Laboratory Research and Testing	N	
<b>Motor Vehicle, Trailer, and Manufactured Dwelling Sales and Services</b>		
Motor Vehicle and Manufactured Dwelling and Trailer Sales	N	
Motor Vehicle Services	N	
Commercial Parking	N	
Park-and-Ride Facilities	N	
Taxicabs and Car Services	N	
Heavy Vehicle and Trailer Sales	N	
Heavy Vehicle and Trailer Service and Storage	N	
<b>Recreation, Entertainment, and Cultural Services and Facilities</b>		
Commercial Entertainment – Indoor	N	
Commercial Entertainment – Outdoor	N	
Major Event Entertainment	N	
Recreational and Cultural Community Services	P	
Parks and Open Space	P	
Non-Profit Membership Assembly	N	
Religious Assembly	N	
<b>Health Services</b>		
Medical Centers/Hospitals	P	
Outpatient Medical Services and Laboratories	P	
<b>Educational Services</b>		
Day Care	P	
Basic Education	C	
Post-Secondary and Adult Education	C	
<b>Civic Services</b>		
Governmental Services	P	Administration of public health programs.
	N	All other Governmental Services.
Social Services	P	
Governmental Maintenance Services and Construction	N	

**Table 543-1: Uses**

<b>Use</b>	<b>Status</b>	<b>Limitations &amp; Qualifications</b>
<b>Public Safety</b>		
Emergency Services	P	
Detention Facilities	P	
Military Installations	N	
<b>Funeral and Related Services</b>		
Cemeteries	N	
Funeral and Cremation Services	N	
<b>Construction Contracting, Repair, Maintenance, and Industrial Services</b>		
General Repair Services	N	
Building and Grounds Services and Construction Contracting	N	
Cleaning Plants	N	
Industrial Services	N	
<b>Whole Sales, Storage, and Distribution</b>		
General Wholesaling	N	
Heavy Wholesaling	N	
Warehousing and Distribution	P	General warehousing and storage, when operated by a public entity.
	N	All other Warehousing and Distribution.
Self-Service Storage	N	
<b>Manufacturing</b>		
General Manufacturing	N	
Heavy Manufacturing	N	
Printing	N	
<b>Transportation Facilities</b>		
Aviation Facilities	P	Helicopter landing areas.
	N	All other Aviation Facilities.
Passenger Ground Transportation Facilities	P	Transit stop shelters.
	N	All other Passenger Ground Transportation Facilities.
Marine Facilities	N	
<b>Utilities</b>		
Basic Utilities	P	
Wireless Communication Facilities	Allowed	Wireless Communication Facilities are allowed, subject to SRC Chapter 703.
Drinking Water Treatment Facilities	N	
Power Generation Facilities	N	
Data Center Facilities	N	
Fuel Dealers	N	
Waste-Related Facilities	P	Compost facility for yard debris franchise haulers and government entities, when located on the site of, and in compliance with, the Oregon State Corrections Area Plan.
	N	All other Waste-Related Facilities.
<b>Mining and Natural Resource Extraction</b>		
Petroleum and Natural Gas Production	N	
Surface Mining	N	

Table 543-1: Uses		
Use	Status	Limitations & Qualifications
<b>Farming, Forestry, and Animal Services</b>		
Agriculture	P	
Forestry	P	
Agriculture and Forestry Services	N	
Keeping of Livestock and Other Animals	N	
Animal Services	C	Wildlife rehabilitation facilities.
	N	All other Animal Services.
<b>Other Uses</b>		
Home Occupations	N	

**540.010. Development Standards.** Development within the PH zone must comply with the development standards set forth in this section.

(a) **Lot Standards.** Lots within the PH zone shall conform to the standards set forth in Table 543-2.

**TABLE 543-2  
LOT STANDARDS**

Table 543-2: Lot Standards		
Requirement	Standard	Limitations & Qualifications
<b>LOT AREA</b>		
All uses	Min. 10,000 sq. ft.	
<b>LOT WIDTH</b>		
All uses	Min. 50 ft.	
<b>LOT DEPTH</b>		
All uses	Min. 80 ft.	
<b>STREET FRONTAGE</b>		
All uses	Min. 16 ft.	

(b) **Setbacks.** Setbacks within the PH zone shall be provided as set forth in Tables 543-3 and 543-4.

**TABLE 543-3  
SETBACKS**

Table 543-3: Setbacks		
Requirement	Standard	Limitations & Qualifications
<b>ABUTTING STREET</b>		
<b>Buildings</b>		
All uses	Min. 20 ft.	Applicable to buildings not more than 35 ft. in height.
	Min. 20 ft., plus one foot for each one-foot of height over 35 ft., but need not exceed 50 ft. in depth.	Applicable to buildings greater than 35 ft. in height.

**Table 543-3: Setbacks**

<b>Requirement</b>	<b>Standard</b>	<b>Limitations &amp; Qualifications</b>
<b>Accessory Structures</b>		
Accessory to all uses	Min. 20 ft.	Applicable to accessory structures not more than 35 ft. in height.
	Min. 20 ft., plus one foot for each one-foot of height over 35 ft., but need not exceed 50 ft. in depth.	Applicable to accessory structures greater than 35 ft. in height.
	None	Applicable to transit stop shelters.
<b>Vehicle Use Areas</b>		
All uses	Per SRC Chapter 806	
<b>INTERIOR FRONT</b>		
<b>Buildings</b>		
All uses	Zone-to-Zone Setback (Table 543-4)	
<b>Accessory Structures</b>		
Accessory to all uses	Zone-to-Zone Setback (Table 543-4)	
<b>Vehicle Use Areas</b>		
All uses	Zone-to-Zone Setback (Table 543-4)	
<b>INTERIOR SIDE</b>		
<b>Buildings</b>		
All uses	Zone-to-Zone Setback (Table 543-4)	
<b>Accessory Structures</b>		
Accessory to all uses	Zone-to-Zone Setback (Table 543-4)	
<b>Vehicle Use Areas</b>		
All uses	Zone-to-Zone Setback (Table 543-4)	
<b>INTERIOR REAR</b>		
<b>Buildings</b>		
All uses	Zone-to-Zone Setback (Table 543-4)	
<b>Accessory Structures</b>		
Accessory to all uses	Zone-to-Zone Setback (Table 543-4)	
<b>Vehicle Use Areas</b>		
All uses	Zone-to-Zone Setback (Table 543-4)	

**TABLE 543-4  
ZONE-TO-ZONE SETBACKS**

<b>Table 543-4: Zone-to-Zone Setbacks</b>				
<b>Abutting Zone</b>	<b>Type of Improvement</b>	<b>Setback <sup>(1)</sup></b>	<b>Landscaping &amp; Screening</b>	<b>Limitations &amp; Qualifications</b>
EFU	Buildings and Accessory Structures	None	N/A	
	Vehicle Use Areas	Min. 5 ft.	Type A	
Residential Zone	Buildings and Accessory Structures	Min. 20 ft.	Type A	Applicable to buildings and accessory structures not more than 35 ft. in height.
		Min. 30 ft.	Type A	Applicable to buildings and accessory structures greater than 35 ft. in height.
	Vehicle Use Areas	Min. 20 ft.	Type A	
Mixed-Use Zone	Buildings and Accessory Structures	None	N/A	
	Vehicle Use Areas	Min. 5 ft.	Type A	
Commercial Zone	Buildings and Accessory Structures	None	N/A	
	Vehicle Use Areas	Min. 5 ft.	Type A	
Public Zone	Buildings and Accessory Structures	None	N/A	
	Vehicle Use Areas	Min. 5 ft.	Type A	
Industrial and Employment Zone	Buildings and Accessory Structures	None	N/A	
	Vehicle Use Areas	Min. 5 ft.	Type A	
<b><u>Limitations and Qualifications</u></b>				
(1) Zone-to-Zone setbacks are not required abutting an alley.				

(c) **Lot Coverage; Height.** Buildings and accessory structures within the PH zone shall conform to the lot coverage and height standards set forth in Table 543-5.

**TABLE 543-5  
LOT COVERAGE; HEIGHT**

<b>Table 543-5: Lot Coverage; Height</b>		
<b>Requirement</b>	<b>Standard</b>	<b>Limitations &amp; Qualifications</b>
<b>LOT COVERAGE</b>		
<b>Buildings and Accessory Structures</b>		
All uses	Max. 60%	
<b>HEIGHT</b>		
<b>Buildings</b>		
All uses	Max. 70 ft.	
<b>Accessory Structures</b>		
Accessory to all uses	Max. 70 ft.	

**(d) Landscaping.**

**(1) Setbacks.** Required setbacks shall be landscaped. Landscaping shall conform to the standards set forth in SRC Chapter 807.

**(2) Vehicle Use Areas.** Vehicle use areas shall be landscaped as provided under SRC Chapter 806 and SRC Chapter 807.

**(e) Outdoor Storage.** Within the PH zone, outdoor storage shall be screened from streets and adjacent properties by a minimum 6-foot-high sight-obscuring fence, wall, or hedge. (Ord No. 31-13)

**543.015. Design Review.** Design review under SRC Chapter 225 is required for development within the PH as follows:

**(a)** Residential Care with three or more self-contained dwelling units shall be subject to design review according to the multiple family design review guidelines or the multiple family design review standards set forth in SRC Chapter 702. (Ord No. 31-13)

**543.020. Other Provisions.** In addition to the standards set forth in this Chapter, development within the PH zone must comply with all other applicable development standards of the UDC, including but not limited to the following chapters:

<b>(a)</b> Trees and Shrubs	SRC Chapter 86
<b>(b)</b> Wireless Communications Facilities	SRC Chapter 703
<b>(c)</b> General Development Standards	SRC Chapter 800
<b>(d)</b> Public Improvements	SRC Chapter 802
<b>(e)</b> Streets and Right-of-Way Improvement	SRC Chapter 803
<b>(f)</b> Driveway Approaches	SRC Chapter 804
<b>(g)</b> Vision Clearance	SRC Chapter 805
<b>(h)</b> Off-Street Parking, Loading, and Driveways	SRC Chapter 806
<b>(i)</b> Landscaping and Screening	SRC Chapter 807
<b>(j)</b> Preservation of Trees and Vegetation	SRC Chapter 808
<b>(k)</b> Wetlands	SRC Chapter 809
<b>(l)</b> Landslide Hazards	SRC Chapter 810
<b>(m)</b> Sign Code	SRC Chapter 900

(Ord No. 31-13)

