

BEFORE THE BOARD OF COUNTY COMMISSIONERS
OF MULTNOMAH COUNTY, OREGON

ORDINANCE NO. 299

An ordinance amending the Zoning Ordinance and establishing ambulance service substations as a Use Under Prescribed Conditions in the Urban Commercial, Industrial, and Medium and High Density Residential Zoning Districts, and as a Community Service Use in all zoning districts.

Multnomah County ordains as follows:

SECTION 1. FINDINGS.

- (A) The Zoning Ordinance allows ambulance service substations in extensive Commercial and Strip Conversion Zoning Districts, but the availability of sites in those districts is severely constrained, creating a potential shortfall of necessary ambulance services in unincorporated Multnomah County.
- (B) Facilitating establishment of ambulance service substations benefits the public by facilitating provision of emergency health treatment and transportation.
- (C) Ambulance service substations produce a low level of off-site impacts because of their generally low level of activity. The impacts they do produce can be mitigated by limiting the number of attendants and ambulances at each substation, by requiring adequate landscape buffers and off-street parking, by restricting uses sharing the substation site, and by regulating the location of access points to the site in such a way that they can be integrated into most existing industrial, commercial and residential districts on an individually assessed basis.
- (D) Compliance with objective criteria of approval for ambulance service substations allows these uses to be integrated into existing communities without creating significant negative off-site impacts, and results in more rapid creation of substation sites and thereby more rapid delivery of ambulance services at lower cost.
- (E) Compliance with subjective approval criteria for ambulance service substations as a Community Service use ensures integration of such uses where objective criteria may not be met, and where detailed analysis is necessary to result in a compatible relationship between the substation and the community.

- (F) Allowing ambulance service substations as proposed herein, meets Goals 7 and 12 of the Statewide Planning Goals, and Policies 2, 19, 20, 31, and 36 of the Comprehensive Framework Plan, as described in the recommendation of the Planning Commission, incorporated herein by reference. The Board concurs in the findings and conclusions of the Planning Commission adopted at its meeting of January 11, 1982.

SECTION 2. AMENDMENT OF MCC CHAPTER 11.15

- (A) MCC 11.15.7020(24) is amended to read:

"(24) Ambulance Service Substation."

- (B) MCC 11.15.2719 is amended to read:

"Ambulance service substation as a Use Under Prescribed Conditions. An ambulance service substation may be approved by the Planning Director as a Use Under Prescribed Conditions when authorized by the underlying district and found to comply with the following approval criteria:

- (A) The ambulance substation shall be a single family detached residence which is occupied only by those associated with a work shift of the ambulance substation, or shall be an other, non-residential structure.
- (B) The site of the ambulance substation shall have direct vehicular access to a major collector or arterial street, as designated by the County Functional Classification of Trafficways, or shall have direct vehicular access to an other improved County street from which direct access can be had to a major collector or arterial street without requiring ambulance vehicles to cross in front of properties zoned for or developed with single family residences other than the residence used by the substation.
- (C) The use is limited to emergency call response vehicles and attendants, and attendants' on-duty living quarters only. The use shall not include customer billing or related administrative or office functions, personnel training, nor off-duty residential use.
- (D) The occupancy of the substation structure shall be limited to not more than three employees or attendants per work shift, per emergency vehicle.
- (E) The use is subject to the Design Review requirements of MCC 11.15.7800-7899. The Preliminary Design Review Plan shall incorporate the following features:

- (1) Not more than two emergency vehicles shall be parked on the site and none shall be parked on abutting streets or properties. Parking spaces for emergency vehicles and staff vehicles shall be indicated on the Preliminary Design Review Plan and marked on the site, when improved.
- (2) A sight-obscuring fence at least six feet in height or vegetation of equivalent or greater effect shall screen the emergency vehicle parking area from abutting properties which are developed with or designated for residential use.
- (3) Not more than one sign shall be permitted. Any such sign shall be non-illuminated, shall have a surface area on one side of not more than two square feet, and shall be located in accordance with required setbacks, but in no case closer than ten feet to any property line.
- (4) The commercial use landscape area buffer requirements of MCC 11.15.4318 shall be met in addition to the landscape requirements of MCC 11.15.7855(C).
- (5) No outdoor sound amplification systems shall be installed on the site.
- (6) Exterior lighting shall not be cast or reflected onto adjoining properties developed with or designated for residential use.
- (7) The access drive to the site from the abutting public street shall be located and improved in accordance with the Rules for Street Standards promulgated under Ordinance No. 162.
- (8) Emergency vehicles may use sirens only when traveling on a major collector or arterial street.
- (9) Dedications for widening of and improvements to public rights-of-way abutting the site of the substation shall be made by the applicant in accordance with the Rules for Street Standards promulgated under Ordinance No. 162."

(C) MCC 11.15.2748(H), MCC 11.15.2768(H), MCC 11.15.2788(I), MCC 11.15.2808(I), MCC 11.15.2940(E), MCC 11.15.4110(F), MCC 11.15.4158(F), MCC 11.15.4210(F), MCC 11.15.5125(I), MCC 11.15.5225(F), and MCC 11.15.5325(F) are amended to read:

"Ambulance service substations subject to approval by the Planning Director when found to satisfy the approval criteria of MCC 11.15.2719.

SECTION 3. ADOPTION.

This ordinance being necessary for the health, safety and general welfare of the people of Multnomah County, shall take effect on April 23, 1982, according to Section 5.50 of the Charter of Multnomah County.

SECTION 4. CODIFICATION AND REPEAL.

This Ordinance shall be codified in Multnomah County Code Chapter 11.15 and adopted as part of that Code. Once incorporated therein, this Ordinance is repealed. To facilitate codification, the sections of Ordinance No. 100 shall be revised before being published to reflect their Code Section numbers.

ADOPTED this 23rd day of March, 1982, being the date of its SECOND reading before the Board of County Commissioners of Multnomah County.

(SEAL)

FOR THE BOARD OF COUNTY COMMISSIONERS
OF MULTNOMAH COUNTY, OREGON

By *C. W. Miller*
Presiding Officer

Authenticated by the County Executive on the 23rd day of March,
1982.

Donald E. Clark
DONALD E. CLARK, County Executive

APPROVED AS TO FORM:

JOHN B. LEAHY
County Counsel for
Multnomah County, Oregon

By *John B. Leahy*
Laurence Kressel
Chief Deputy County Counsel