

**CHAPTER 624
HOYT/MCGILCHRIST OVERLAY ZONE**

- 624.001. Purpose
- 624.005. Hoyt/McGilchrist Overlay Zone Boundary
- 624.010. Uses
- 624.015. Development Standards

624.001. Purpose. The purpose of the Hoyt/McGilchrist Overlay Zone is to establish development standards that minimize the impacts of non-residential development on existing residential uses. (Ord No. 31-13)

624.005. Hoyt/McGilchrist Overlay Zone Boundary. The boundaries of the Hoyt/McGilchrist Overlay Zone are shown in Figure 624-1. (Ord No. 31-13)

624.010. Uses. Except as otherwise provided in this section, any use that is a permitted, special, conditional, or prohibited use in the underlying zone is a permitted, special, conditional, or prohibited use in the Hoyt/McGilchrist Overlay Zone.

(a) **Additional Prohibited Uses.** In addition to the prohibited uses in the underlying zone, any permitted, special, or conditional use within the Hoyt/McGilchrist Overlay Zone shall be a prohibited use within the overlay zone if developed with the following:

- (1) Drive-through. (Ord No. 31-13)

624.015. Development Standards. Change of use or development within the Hoyt/McGilchrist Overlay Zone must comply with the development standards applicable in the underlying zone and the development standards set forth in this section. The development standards in this section are in addition to, and not in lieu of, all other applicable development standards in the underlying zone. Where the development standards in this section conflict with the development standards applicable in the underlying zone, the development standards in this section shall be the applicable development standard.

(a) **Orientation.** All activities shall be oriented away from West Nob Hill Street.

(b) **Hours of Operation.** Hours of operation shall be limited to 6:00 a.m. to 12:00 midnight.

(c) **Setbacks.** Setbacks within the Hoyt/McGilchrist Overlay Zone shall be provided as set forth in Table 624-1.

**TABLE 624-1
SETBACKS**

Table 624-1: Setbacks		
Requirement	Standard	Limitations & Qualifications
ABUTTING STREET		
Buildings		
Uses other than Single Family and Two Family	Min. 20 ft.	Applicable abutting West Nob Hill Street SE.
Accessory Structures		
Accessory to uses other than Single Family and Two Family	Min. 20 ft.	Applicable abutting West Nob Hill Street SE.
Vehicle Use Areas		
Uses other than Single Family and Two Family	Min. 12 ft.	Applicable abutting West Nob Hill Street SE.

(d) **Height.** Buildings and accessory structures within the Hoyt/McGilchrist Overlay Zone shall conform to the height standards set forth in Table 624-2.

**TABLE 624-2
HEIGHT**

Table 624-2: Height		
Requirements	Standards	Limitations & Qualifications
HEIGHT		
Buildings		
Uses other than Single Family and Two Family	Max. 35 ft.	
Accessory Structures		
Accessory to uses other than Single Family and Two Family	Max. 35 ft.	

(e) **Landscaping.** Landscaping shall be provided for uses other than Single Family and Two Family as set forth in this subsection.

(1) **Generally.** All areas of the lot not developed shall be landscaped. Landscaping shall meet the requirements set forth in SRC Chapter 807.

(2) **Landscaping Abutting West Nob Hill Street.**

(A) A continuous minimum 12-foot-wide landscape strip shall be provided abutting West Nob Hill Street SE. Sidewalks running perpendicular to the street and utility structures may be located within the 12-foot-wide landscape strip.

(B) Plant materials within the 12-foot-wide landscape strip shall conform to the plant unit (PU) values set forth in Table 624-3, and the number of required plant units set forth in Table 624-4.

(C) The required plant units within the 12-foot-wide landscape strip shall be distributed at a density of not less than 3 plant units per each 20 linear feet of boundary or lot line.

(D) Landscaping shall conform to the vision clearance requirements set forth in SRC Chapter 805.

**TABLE 624-3
PLANT UNIT VALUES**

Table 624-3: Plant Unit Values	
Plant Material	Plant Unit (PU) Value
1 Canopy Tree	1 PU
1 Understory Tree	1 PU
1 Evergreen /Conifer Tree	1 PU
1 Shrub	1 PU

**TABLE 624-4
REQUIRED PLANT UNITS**

Table 624-4: Required Plant Units	
Plant Material	Required Plant Units (PU)
Canopy Trees	Min. 2 PU per 100 linear feet of boundary or lot line.
Understory Trees	Min. 6 PU per 100 linear feet of boundary or lot line.
Evergreen /Conifer Trees	Min. 6 PU per 100 linear feet of boundary or lot line.
Shrubs	Min. 9 PU per 100 linear feet of boundary or lot line.

(f) Screening.

(1) Screening Abutting West Nob Hill Street. A 4-foot high sight-obscuring fence, wall, or berm shall be provided abutting West Nob Hill Street SE as follows:

(A) The sight-obscuring fence or wall shall be setback 12 feet from West Nob Hill Street.

(B) The sight-obscuring berm shall be located within the landscape strip required under subsection (e) of this section.

(C) The sight-obscuring fence, wall, or berm shall conform to the vision clearance requirements set forth in SRC Chapter 805.

(2) Parking and Loading Areas. Parking and loading areas shall be screened from adjacent residential uses by a sight-obscuring fence, wall, or berm, in combination with living plant material. Screening shall conform to the vision clearance requirements set forth in SRC Chapter 805.

(g) Access. Access to properties within the Hoyt/McGilchrist Overlay Zone shall be limited as follows:

(1) All properties with frontage on Commercial Street SE shall be allowed one driveway approach onto Commercial Street SE.

(2) No new driveway approaches shall be allowed onto West Nob Hill Street SE.

(h) Location of Off-Street Parking. Off-street parking serving uses within the overlay zone shall not be located outside of the overlay zone. (Ord No. 31-13)

**FIGURE 624-1
HOYT/MCGILCHRIST OVERLAY ZONE**

