

**CHAPTER 622
OXFORD/WEST NOB HILL OVERLAY ZONE**

- 622.001. Purpose
- 622.005. Oxford/West Nob Hill Overlay Zone Boundary
- 622.010. Uses
- 622.015. Development Standards

622.001. Purpose. The purpose of the Oxford/West Nob Hill Overlay Zone is to establish development standards that minimize the impacts of non-residential development on existing residential uses. (Ord No. 31-13)

622.005. Oxford/West Nob Hill Overlay Zone Boundary. The boundaries of the Oxford/West Nob Hill Overlay Zone are shown in Figure 622-1. (Ord No. 31-13)

622.010. Uses. 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 Oxford/West Nob Hill Overlay Zone. (Ord No. 31-13)

622.015. Development Standards. Change of use or development within the Oxford/West Nob Hill 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) Setbacks. Setbacks within the Oxford/West Nob Hill Overlay Zone shall be provided as set forth in Table 622-1.

**TABLE 622-1
SETBACKS**

Table 622-1: Setbacks		
Requirement	Standard	Limitations & Qualifications
ABUTTING STREET		
Buildings		
Uses other than Single Family and Two Family	Min. 12 ft., plus one foot for each one-foot of height over 12 ft.; provided, however, not more than 20 ft. is required.	Applicable abutting Commercial Street SE, Liberty Street SE, and Oxford Street SE.
	Min. 20 ft.	Applicable abutting West Nob Hill Street SE.
Accessory Structures		
Accessory to uses other than Single Family and Two Family	Min. 12 ft., plus one foot for each one-foot of height over 12 ft.; provided, however, not more than 20 ft. is required.	Applicable abutting Commercial Street SE, Liberty Street SE, and Oxford Street SE.
	Min. 20 ft.	Applicable abutting West Nob Hill Street SE.

Table 622-1: Setbacks		
Requirement	Standard	Limitations & Qualifications
Vehicle Use Areas		
Uses other than Single Family and Two Family	Min. 12 ft.	

(b) **Height.** Buildings and accessory structures within the Oxford/West Nob Hill Overlay Zone shall conform to the height standards set forth in Table 622-2.

TABLE 622-2

HEIGHT

Table 622-2: 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.	

(c) **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 622-3, and the number of required plant units set forth in Table 622-4.

(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 622-3

PLANT UNIT VALUES

Table 622-3: 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 622-4
REQUIRED PLANT UNITS**

Table 622-4: 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.

(d) 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 (c) 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 4-foot high sight-obscuring fence, wall, or hedge. Screening shall conform to the vision clearance requirements set forth in SRC Chapter 805.

(e) Access. Access to properties within the Oxford/West Nob Hill Overlay Zone shall be limited as follows:

(1) Not more than one driveway approach may be provided onto West Nob Hill Street SE.

(2) Not more than one driveway approach may be provided onto Oxford Street SE.

(3) Driveway approaches shall not be allowed onto Commercial Street SE.

(f) Trees. Trees with a dbh of 10 inches or greater shall be preserved wherever possible.

(g) 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 622-1
OXFORD/WEST NOB HILL OVERLAY ZONE**

