

**CHAPTER 625
SAGINAW STREET OVERLAY ZONE**

- 625.001. Purpose
- 625.005. Saginaw Street Overlay Zone Boundary
- 625.010. Uses
- 625.015. Development Standards

625.001. Purpose. The purpose of the Saginaw Street Overlay Zone is to establish development standards that minimize impacts on residential uses. (Ord No. 31-13)

625.005. Saginaw Street Overlay Zone Boundary. The boundaries of the Saginaw Street Overlay Zone are shown in Figure 625-1. (Ord No. 31-13)

625.010. 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 Saginaw Street Overlay Zone. (Ord No. 31-13)

625.015. Development Standards. Change of use or development within the Saginaw Street 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 Saginaw Street Overlay Zone shall be provided as set forth in Table 625-1.

**TABLE 625-1
SETBACKS**

Table 625-1: Setbacks		
Requirements	Standards	Limitations & Qualifications
ABUTTING STREET		
Buildings		
All uses	Min. 30 ft.	
Accessory Structures		
Accessory to all uses	Min. 30 ft.	
Vehicle Use Areas		
All uses	Min. 5 ft.	Applicable abutting Kearney Street SE and Bush Street SE.
	Min. 12 ft.	Applicable abutting all other streets.
ABUTTING ALLEY		
Buildings		
All uses	None	
Accessory Structures		
Accessory to all uses	None	
Vehicle Use Areas		
All uses	None	

(b) **Height.** Buildings and accessory structures within the Saginaw Street Overlay Zone shall conform to the height standards set forth in Table 625-2.

**TABLE 625-2
HEIGHT**

Table 625-2: Height		
Requirements	Standards	Limitations & Qualifications
HEIGHT		
Buildings		
All uses	Max. 35 ft.	
Accessory Structures		
Accessory to all uses	Max. 35 ft.	

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

(d) **Screening.**

(1) Non-residential uses shall be screened along Saginaw Street by a minimum 6-foot high sight-obscuring hedge. The sight-obscuring hedge shall be of a species capable of attaining a height of 8 feet within 2 years after planting. The sight-obscuring hedge shall conform to the vision clearance requirements set forth in SRC Chapter 805.

(2) Non-residential uses shall be screened from abutting residentially zoned lots, and residential uses on abutting lots, by a minimum 6-foot high sight-obscuring hedge. The sight-obscuring hedge shall be of a species capable of attaining a height of 8 feet within 2 years after planting.

(e) **Access.**

(1) Access may be provided directly from an alley.

(2) No driveway serving a non-residential use shall be permitted onto Saginaw Street.

(3) No driveway serving a non-residential use shall be permitted onto Bush Street if alley access to serve the non-residential use is available.

(4) No driveway approach serving a non-residential use shall be located within 100 feet of the intersection of Bush Street and Saginaw Street.

(5) No driveway approach serving a non-residential use shall be located within 100 feet of the intersection of Kearney Street and Saginaw Street.

(f) **Trees.** Trees with a dbh of 10 inches or greater shall be preserved wherever possible. (Ord No. 31-13)

FIGURE 625-1
SAGINAW STREET OVERLAY ZONE

