

CHAPTER 630
SOUTH GATEWAY OVERLAY ZONE

- 630.001. Purpose
- 630.005. South Gateway Overlay Zone Boundary
- 630.010. Uses
- 630.015. Development Standards

630.001. Purpose. The purpose of the South Gateway Overlay Zone is to identify allowed uses and to establish development standards to enhance the area's role as the southern gateway into the City. (Ord No. 31-13)

630.005. South Gateway Overlay Zone Boundary. The boundaries of the South Gateway Overlay Zone are shown in Figure 630-1. The requirements set forth in this Chapter shall apply only to development on lots within the boundaries of the South Gateway Overlay Zone that are adjacent to Commercial Street SE, or that have access to Commercial Street SE through one or more lots adjacent to Commercial Street SE. (Ord No. 31-13)

630.010. 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 South Gateway Overlay Zone.

(a) **Continued Uses.** Uses existing within the South Gateway Overlay Zone that were allowed as permitted, special, or conditional uses on December 16, 2002, but which would otherwise be made non-conforming uses by this Chapter, are hereby deemed continued uses. The owner shall have the burden to demonstrate continued use status under this subsection.

(1) A continued use may be intensified, and buildings or structures housing a continued use may be enlarged, rebuilt, or the exterior altered, provided such intensification, enlargement, rebuilding, or exterior alteration complies with all applicable standards in this Chapter and with all applicable standards of the UDC.

(2) A continued use may be extended onto any contiguous vacant land under the same ownership if such land was held under the same ownership on December 16, 2002, and has been maintained under the same ownership continuously thereafter. The extension of a continued use onto any contiguous vacant land under the same ownership must comply with all applicable standards in this Chapter and with all applicable standards of the UDC.

(3) A continued use may be changed to any use that is allowed in the South Gateway Overlay Zone. Such change of use shall terminate the continued use status conferred by this subsection and the property must thereafter only be used for uses allowed in the South Gateway Overlay Zone.

(4) A determination by the Building Official that a building or structure housing a continued use is derelict or dangerous, as defined in SRC 50.600 and SRC 56.230, shall terminate the continued use status conferred by this subsection and the property may thereafter only be used for uses allowed in the South Gateway Overlay Zone.

(b) **Additional Conditional Uses.**

(1) The uses set forth in Table 630-1, when allowed in the underlying zone, shall be additional conditional (C) uses within the South Gateway Overlay Zone.

**TABLE 630-1
ADDITIONAL CONDITIONAL USES**

Table 630-1: Additional Conditional Uses		
Use	Status	Limitations & Qualifications
Motor Vehicle, Trailer, and Manufactured Dwelling Sales and Service		
Motor Vehicle Services	C	
Commercial Parking	C	
Park-and-Ride Facilities	C	
Heavy Vehicle and Trailer Service and Storage	C	

(2) In addition to the uses set forth in Table 630-1, any permitted, special, or conditional use within the South Gateway Overlay Zone shall be a conditional use within the overlay zone if developed with the following:

(A) Outside storage and parking for professional and commercial equipment.

(c) **Additional Prohibited Uses.** In addition to the prohibited uses in the underlying zone, the uses set forth in Table 630-2 are additional prohibited (N) uses in the South Gateway Overlay Zone. (Ord No. 31-13)

**TABLE 630-2
ADDITIONAL PROHIBITED USES**

Table 630-2: Additional Prohibited Uses		
Use	Status	Limitations & Qualifications
Motor Vehicle, Trailer, and Manufactured Dwelling Sales and Service		
Motor Vehicle and Manufactured Dwelling and Trailer Sales	N	

630.015. Development Standards. Development within the South Gateway 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) **Continued Development.** Buildings and structures existing within the South Gateway Overlay Zone that conformed to the development standards existing on December 16, 2002, but which would otherwise be made non-conforming development by this Chapter, are hereby deemed continued development. The owner shall have the burden to demonstrate continued development status under this subsection.

(1) Continued development may be enlarged, rebuilt, or the exterior altered, provided such enlargement, rebuilding, or exterior alteration complies with all applicable standards in this Chapter and with all applicable standards of the UDC.

(2) Continued development may be extended onto any contiguous vacant land under the same ownership if such land was held under the same ownership on December 16, 2002, and has been maintained under the same ownership continuously thereafter. The extension of continued development onto contiguous vacant land under the same ownership must comply with all applicable standards in this Chapter and with all applicable standards of the UDC.

(3) A determination by the Building Official that a continued development is derelict or dangerous, as defined in SRC 50.600 and SRC 56.230, shall terminate the continued

development status conferred by this subsection and the building or structure shall thereafter be deemed non-conforming development.

(b) Outdoor Display and Storage of Merchandise. Outdoor display and storage of merchandise shall not be located within 50 feet of the right-of-way of Commercial Street SE. (Ord No. 31-13)

**FIGURE 630-1
SOUTH GATEWAY OVERLAY ZONE**

