

**CHAPTER 621  
SUPERIOR/RURAL OVERLAY ZONE**

- 621.001. Purpose
- 621.005. Superior/Rural Overlay Zone Boundary
- 621.010. Uses
- 621.015. Development Standards

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

**621.005. Superior/Rural Overlay Zone Boundary.** The boundaries of the Superior/Rural Overlay Zone are shown in Figure 621-1. (Ord No. 31-13)

**621.010. 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 Superior/Rural Overlay Zone. (Ord No. 31-13)

**621.015. Development Standards.** Change of use or development within the Superior/Rural 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 Superior/Rural Overlay Zone shall be provided as set forth in Table 621-1.

**TABLE 621-1  
SETBACKS**

<b>Table 621-1: Setbacks</b>		
<b>Requirement</b>	<b>Standard</b>	<b>Limitations &amp; Qualifications</b>
<b>ABUTTING STREET</b>		
<b>Buildings</b>		
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.	
<b>Accessory Structures</b>		
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.	
<b>Vehicle Use Areas</b>		
Uses other than Single Family and Two Family	Min. 12 ft.	

Table 621-1: Setbacks		
Requirement	Standard	Limitations & Qualifications
<b>ABUTTING ALLEY</b>		
<b>Buildings</b>		
Uses other than Single Family and Two Family	Min. 38 ft.	
<b>Accessory Structures</b>		
Accessory to uses other than Single Family and Two Family	Min. 38 ft.	
<b>Vehicle Use Areas</b>		
Uses other than Single Family and Two Family	Min. 10 ft.	

(b) **Height.** Buildings and accessory structures within the Superior/Rural Overlay Zone shall conform to the height standards set forth in Table 621-2.

**TABLE 621-2  
HEIGHT**

Table 621-2: Height		
Requirements	Standards	Limitations & Qualifications
<b>HEIGHT</b>		
<b>Buildings</b>		
Uses other than Single Family and Two Family	Max. 35 ft.	
<b>Accessory Structures</b>		
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 Alley.**

(A) A minimum 10-foot-wide landscape strip shall be provided abutting the alley.

(B) Plant materials within the 10-foot-wide landscape strip shall conform to the plant unit (PU) values set forth in Table 621-3, and the number of required plant units set forth in Table 621-4.

(C) The required plant units within the 10-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 621-3  
PLANT UNIT VALUES**

<b>Table 621-3: Plant Unit Values</b>	
<b>Plant Material</b>	<b>Plant Unit (PU) Value</b>
1 Canopy Tree	1 PU
1 Understory Tree	1 PU
1 Evergreen /Conifer Tree	1 PU
1 Shrub	1 PU

**TABLE 621-4  
REQUIRED PLANT UNITS**

<b>Table 621-4: Required Plant Units</b>	
<b>Plant Material</b>	<b>Required Plant Units (PU)</b>
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.** Screening shall be provided for uses other than Single Family and Two Family as set forth in this subsection.

**(1) Screening Abutting Alley.** A 4-foot high sight-obscuring fence, wall, or berm shall be provided abutting the alley. The sight-obscuring fence, wall, or berm shall stop 25 feet from either end of the alley. Screening 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 and from abutting streets by a sight-obscuring fence, wall, or berm. Screening shall conform to the vision clearance requirements set forth in SRC Chapter 805.

**(e) Access.** Access to properties within the Superior/Rural Overlay Zone shall be limited as follows:

**(1)** Not more than 3 permanent driveway approaches may be provided onto Commercial Street SE. The specific locations of the driveway approaches shall be approved by the Director as properties develop.

**(2)** Not more than one permanent driveway approach may be provided onto Superior Street SE, and not more than one permanent driveway approach may be provided onto Rural Street SE. The driveway approaches shall be located no closer than 100 feet west of Commercial Street SE.

**(3)** Driveways serving uses other than Single Family and Two Family shall not be allowed onto the alley between Rural Street SE and Superior Street SE.

**(4)** If lots are developed individually, temporary access from Commercial Street SE to the individually developed lots may be provided until the permanent driveway approaches allowed under paragraphs (1) and (2) of this subsection are developed.

**(5)** As development or change of use of property occurs, reciprocal and irrevocable easements for access shall be provided by the appropriate property owners to

accommodate joint access from each property to a public street. The easements shall be recorded with the County.

- (f) **Trees.** Trees with a dbh of 10 inches or greater shall be preserved wherever possible.
- (g) **Existing buildings.** Existing residential buildings shall be maintained wherever possible and, if converted to non-residential use, shall maintain their residential character.
- (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 621-1  
SUPERIOR/RURAL OVERLAY ZONE**

