



P.O. Box 167  
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## PUBLIC NOTICE

The Sherwood Planning Commission will meet on Thursday, March 21, 1985 at 7:30 p.m. in the School District Board Room, 400 N. Sherwood Blvd.

Agenda items will include:

- A) Approval of Minutes - February 21, 1985
- B) Consideration of Design Standards of the Special Industrial District.

The public is invited to attend.

Polly Blankenbaker  
Recorder

March 13, 1985

TO: City of Sherwood Planning Commission  
FROM: Sally Rose, Consulting City Planner  
SUBJECT: Work Session - March 21, 1985

As you requested last week, enclosed you will find the following:

- Washington County's S.I.D.
- Sherwood's Industrial P.D. standards relating to design.
- Sherwood's Community Design standards for landscaping.

There is also enclosed information obtained by Dave Crowell.

SPECIAL INDUSTRIAL OVERLAY DISTRICT

WASHINGTON COUNTY  
COMMUNITY DEVELOPMENT  
CODE  
11-141

377-1 Purpose and Intent

377-1.1 The purpose of the Special Industrial Overlay District is:

- A. To protect and enhance development opportunities for industrial uses which may require large sites in a planned campus industrial park setting;
- B. To provide the opportunity for small and medium size industrial uses to locate in proximity to large single user industrial uses;
- C. To provide an opportunity for the market place to demonstrate actual development through the industrial lot size requirements demanded by industrial uses.
- D. To preserve large lots for single major industrial uses until such a time as there is no demonstrated demand or need for such large lots.

377-1.2 The intent of the Special Industrial Overlay District is to recognize the need to provide large lots for single major industrial uses while recognizing that small and medium sized industrial uses may require siting in proximity to large uses in order to service such large uses. Additionally, the Special Industrial Overlay District recognizes the potential employment growth opportunities of small and medium industrial uses and provides a stable planned campus industrial park atmosphere which may accommodate such firms as employment and site size requirements change through time.

377-1.3 For the above reasons, development in the Special Industrial Overlay District is limited to the following categories of mutually compatible uses which require a park-like setting:

- A. High technology, light manufacturing, research and development, processing, storage and distribution;
- B. Freestanding offices, under Sections 377-5.2 and 377-5.3 only;
- C. Planned industrial parks containing light manufacturing uses and related service and trade activities.

377-2 Terms and Definitions

For the purposes of this Overlay District, the following definitions shall apply:

## 377-2.1 Special Industrial Overlay District

An overlay district which may be applied in addition to the industrial designation in which additional provisions apply for the purpose of creating a unique setting.

## 377-2.2 SID Process

The procedure, as codified in the Special Industrial Overlay District Section, whereby tiers are established within the overlay district. "SID" is the abbreviation for "Special Industrial Overlay District."

## 377-2.3 Committed Development

A. An arms length transfer of ownership, or a lease or build-to-lease agreement between two (2) legal entities based upon fair market value, including term of payment, and not for the purposes of circumventing the requirements of this Code.

(1) Fair market value will be based on demonstration by the applicant of the value of three comparable planned and designated industrial sites, comparable in size, services and natural features. The fair market value of the applicant's site must prove to be within twenty-five (25) percent of the average value of the three comparable sites; or

(2) For ground-lease arrangements or the transfer of ownership on lots of thirty (30) acres or greater, committed development may be demonstrated based upon the appraisal of real property. The appraisal shall be performed within the following conditions:

(a) Washington County shall make available to the applicant a list of three (3) M.A.S. certified appraisers;

(b) The applicant shall select one (1) from the list provided;

- (c) Washington County shall contract the appraiser for the purposes of demonstrating compliance with the terms of Committed Development;
- (d) The applicant shall reimburse Washington County for costs incurred on the appraisal.

(3) Approval of a Building Siting and Architectural Design application under the requirements of Section 406 of this Code that demonstrates full commitment of the subject area to complete urban development consistent with the provisions of the SID such that no further parcelization is or will be required.

B. The applicant may prove committed development, by demonstrating that the area has been physically improved, by providing copies of building permits for allowed buildings where such buildings demonstrate full commitment of the subject area to complete urban development consistent with the provisions of the SID such that no further parcelization is or will be required.

377-2.4 Tier

An area of land within a Special Industrial Overlay District delineated in the Master Plan-Site Analysis process and designated for a certain level of development activity according to prescribed conditions within the overlay district.

377-2.5 Industrial Park

A planned industrial development designed as a coordinated environment for a variety and mix of industrial and industrial support uses, having a comprehensive development plan which ensures compatibility among uses and with adjacent properties, which occurs on a parcel or adjacent parcels under single ownership or development control.

377-2.6 Gross Area

The total land area within the SID boundary, including development which existed prior to the establishment of the district, expressed in acres or fractions thereof.

377-2.7 Net Buildable Area

The total land area within the SID, excluding present and future rights-of-way, restricted hazard areas, public open space, flood plain, bodies of water, and restricted resource protection areas, expressed in or portions thereof.

377-3 Designation of Special Industrial Overlay District

The Special Industrial Overlay District shall be designated on community plan maps through the community planning process, through the plan update process or through a plan amendment, in accordance with the policies and criteria set forth in the Comprehensive Framework Plan.

377-4 Standards

These standards apply in addition to the general provisions of the Industrial District.

377-4.1 Within the Industrial District, a contiguous area of largely undeveloped land of fifty (50) or more acres may be designated "Special Industrial Overlay District" (SID) on the community plan map through line application of the overlay. Areas are considered contiguous even if separated by streets, roads, easements and natural features. Areas designated SID should have adequate and convenient access to an arterial and should have relatively few separate ownerships to facilitate consolidation.

377-4.2 Prior to the issuance of any development permit, the Master Plan-Site Analysis must be processed and approved for the entire SID. The Master Plan-Site Analysis shall be considered a schematic commitment of three (3) tiers to certain levels of use and minimum lot size. It does not require the legal partitioning of the three tiers into three (3) lots, nor does it require the division of lots with the tiers until such a time as development occurs.

A. This does not, however, preclude an applicant from submitting a Master Plan-Site Analysis for the entire SID which would include all possible tiers. Where a Plan is submitted and approved, all remaining tiers shall be processed under a Type I procedure as long as the subsequent application is consistent with the Plan initially approved. If an application is determined to be inconsistent with the initial plan approval, a Type II procedure shall be followed.

- B. The Master Plan, once approved, is binding on the property and development may occur only under the conditions of the SID provisions, regardless of ownership.
- C. All variances under Section 435 (Variances and Hardship Relief) are specifically prohibited in this district.

377-4.3 Within the SID, development shall conform to the following requirements regardless of ownership pattern. Development within the SID may occur under only one (1) of the following two (2) options:

A. Option A - Thirty (30) Acre Minimum Lot Size:

Through the Master Plan-Site Analysis processed as a Type II procedure, lots may be partitioned or subdivided to a thirty (30) acre minimum lot size for the use of a single major industrial user, a user which requires or will ultimately require a total of at least thirty (30) acres for its operation. Uses permitted on such parcels are those listed in Sections 377-5.1 through 377-5.2. Industrial Parks are not permitted.

B. Option B - SID Process:

Under the utilization of this option, a Master Plan-Site Analysis shall be submitted for the entire area covered by the SID which shall be processed through a Type III procedure without the flexibility permitted under that process but instead with the flexibility permitted herein. The Master Plan-Site Analysis shall designate three (3) tiers as described in "C" below.

C. Descriptions:

(1) Tier I

A maximum twenty (20) percent of the initial gross acreage of the SID as delineated on the community plan map with a two (2) acre minimum lot size and uses permitted as listed in Sections 377-5.1, 377-5.2 and 377-5.3.

(2) Tier II:

A maximum twenty (20) percent of the SID gross acreage with a minimum lot size of ten (10) acres and uses permitted as listed in Sections 377-5.1, 377-5.2 and 377-5.3.

## (3) Tier III

A minimum sixty (60) percent of the SID with a thirty (30) acre minimum lot size and uses permitted as listed in Sections 377-5.1 and 377-5.2.

377-4.4 Under Option B, SID Process (Section 377-4.3B), the following development conditions shall be available at the initiation of an applicant, once prescribed conditions have been met:

## A. Committed Development Adjustment:

## (1) Tier I

- (a) Following the development of sixty-seven (67) percent of the net acreage in Tier I, an applicant may initiate a petition to permit land division down to a fifty (5) acre minimum lot size in Tier II. Uses permitted shall continue as prescribed for Tier II.
- (b) The application shall be a Master Plan-Site Analysis application and shall be processed through a Type II procedure with the applicant demonstrating that the sixty-seven (67) percent development condition has been met and is in compliance with other applicable standards of this Code.

## (2) Tier II

Following the development of sixty-seven (67) percent of the combined net acreage in Tier I and Tier II of the first SID, an applicant may petition for a second SID on any vacant area of fifty (50) acres or greater in Tier II. Such an application shall be made as a Master Plan-Site Analysis application and shall be processed through a Type II procedure unless previously approved under Section 377-4.2. If not, then it shall be processed as a Type I. The burden of demonstrating that sixty-seven (67) percent development of Tier I and II has been met and is in compliance with the applicable standards of this Code rests on the applicant.



## B. Additional Tiers:

The total number of times the SID process of creating new tiers may be applied is determined by the formula below:

Formula:  $\frac{\text{Gross Acreage of SID}}{50 \text{ acres}} = \text{Maximum Number of times the SID Process may be applied.}$

Example:  $\frac{210 \text{ Gross Acres}}{50 \text{ acres}} = 4.2 \text{ Times}$

Result: The SID process may be applied 4 times in this Special Industrial District creating a potential total of 9 final tiers.

Note: If the formula results in a fraction 0.5 or above, an additional SID process may occur if the conditions in Section 377-4.4(C) can be met.

## C. Final SID:

When the SID has been legally applied, and when in subsequent applications, Tiers I and II have been sixty-seven (67) percent or more developed, and when the option of going through one additional SID process to create an additional set of tiers remains except the remaining acreage in Tier III is less than the fifty (50) acre minimum required for application of an SID, then any vacant buildable land remaining in Tiers I and II from previous tier phases may be added to Tier III to create a fifty (50) acre parcel for the application of an additional SID with the following limitations:

- (1) No more than a combined total of five (5) acres of vacant buildable land may be transferred from Tiers I and II of the previous phase for such purposes;
- (2) Land so transferred must be contiguous and incorporated into the overall design of the SID in a cohesive and comprehensive manner which lends itself to the orderly provision of services and creates compatible lotting patterns and uses of land; and
- (3) Such a transfer shall occur through a Type I lot line adjustment.

D. Expansion of Existing, Contiguous Industrial Development

- (1) When an existing, approved industrial use requires expansion to a contiguous area, when such expansion can only occur on the remaining thirty (30) acre parcel within SID as a result of other contiguous areas being fully committed to development, then the last remaining thirty (30) acre parcel within the SID for industrial expansion will be permitted under the following conditions:
  - (a) Expansion must be from a contiguous existing industrial development;
  - (b) The proposed expansion involves a user industrial use;
  - (c) The proposed expansion will require a minimum of five (5) acres;
  - (d) The proposed expansion will not create a remaining lot of less than five (5) acres in the last remaining thirty (30) acre parcel; and
  - (e) No further parcelization of the lot for expansion shall be permitted.
  - (f) The above described process shall occur through a Type II lot line adjustment. The expansion under these provisions shall not create a new, separate lot, but rather shall be an addition to the previous lot.
- (2) Once the entire SID, as designated by the Community Plan, has been developed to seventy-seven (67) percent of its potential and the (1) thirty (30) acre parcel in Tier III remains vacant and cannot meet the conditions set forth in 377-4.4 (C), the SID restriction on that (30) acre parcel and remaining buildable vacant land within the SID may be removed, with the exception of the use provisions of the SID, through the Plan Amendment process under the conditions of strategy under Policy #1 of the Comprehensive Framework Plan.

## 377-4.5 Special Conditions

## A. Pre-Existing Lots:

- (1) Pre-existing lots within the boundary of an SID shall be considered as a part of the appropriate Tier of the first SID based upon their lot size.
- (2) The lot size of any pre-existing lot shall be maintained until the Master Plan-Site Analysis for the entire SID is made, at which time it may be partitioned into lots which meet the minimum lot size permitted in the Tier in which it is included.
- (3) Development on pre-existing lots shall be preceded by a Master Plan-Site Analysis application for the entire SID.

B. Once the initial application of tiers within the SID process has occurred, that is, the Master Plan-Site Analysis has been approved, identifying the three (3) tiers, and once development occurs on any part of the SID under the approved Master Plan, the tiers become fixed and cannot be transferred or altered except as permitted by the provisions of the SID, with the following exceptions:

## (1) Trades

In the event a landowner has an opportunity to sell, lease or lease-to-build a vacant parcel or vacant parcels previously approved as part of Tier I, II or III, and the purchaser or lessee desires the parcel(s) to be located in a tier of SID not previously contemplated and approved for that lot size or location, the landowner may petition for a lot location trade within the SID. A parcel location trade shall involve only vacant buildable lands and such a trade shall involve equal amounts of land such that the net results of potential lot parcelization is exactly equal to what it would be both before and after such a trade. The adjustment shall be approved if the parcel locations resulting from the trade can be incorporated into the overall design of the SID in a cohesive manner which lends itself to orderly provision of services and creates acceptable patterns and uses of land. Parcel location trades will be processed as a Type I

procedure. Notwithstanding any other procedure, lot line adjustments shall be processed as a trade.

C. Mortgage Lot in a Special Industrial District

The creation of a mortgage lot within the Special Industrial District may be considered through Type I procedure subject to the following city limitations:

- (1) The proposed mortgage lot shall be limited and located in Tier III of an approved Special Industrial District;
- (2) The parent lot, from which the mortgage lot to be created, shall be a lawfully created lot located in Tier III of an approved Special Industrial Overlay District;
- (3) The parent and mortgage lot shall both have legal access;
- (4) The proposed mortgage lot shall be a minimum of ten (10) acres in size;
- (5) An affidavit, approved as to form by County Counsel, shall be completed, signed, notarized and filed with the Director of Records and Elections for filing under Deeds Records stating that the applicant agrees
  - (a) That in the event of a sale or transfer, both lots will be sold simultaneously as a unit to the same buyer,
  - (b) That the mortgage lot and the balance of the parent lot will be consolidated as one (1) tax lot as soon as the applicant secures title to either, and in the event of foreclosure, the balance of the parent lot becomes unbuildable unless subject to the benefits accruing through a valid reiteration of a subsequent Special Industrial Overlay District approval.
- (6) A lawfully created lot in Tier III of an approved Special Industrial Overlay District shall be eligible for only one (1) mortgage lot at any point in time.

Uses Permitted:

The following lists of uses are uses which may be permitted under the review procedure indicated except when the particular use has been reviewed and approved through the Master Plan-Site Analysis process for a specific location within the SID, then the application for a development permit for the approved use shall be a Type I procedure unless the use has been changed in location, nature and size.

## 377-5.1 Uses Permitted Through a Type I Procedure:

- A. Accessory Use - Section 430-1
- B. Temporary Use - Section 430-135
- C. Bus Shelter - Section 430-23
- D. Recycle Drop Box - Section 430-113
- E. Uses which are exempt from the Public Facilities standards as specified in Section 501-2.1 of this Code.

## 377-5.2 Uses Permitted Through a Type II Procedure:

- A. Development, manufacture or assembly of:
  - (1) Communication equipment, electronic equipment and supplies;
  - (2) Scientific and precision instruments and equipment;
  - (3) Engineering laboratory, scientific and research instruments;
  - (4) Electro-medical apparatus, bio-medical, surgical and medical instruments, artificial limbs, hearing aids, dentures, ophthalmic goods, and other medical or dental devices.
- B. Research and Development:
  - (1) Research and development laboratories;
  - (2) Industrial trade or skill schools and training centers.

C. Processing and Storage of:

- (1) Photographic laboratories, blue printing, engraving, photocopying, printing, publishing and bookbinding, including on-site commercial service associated with said use;
- (2) Wholesale business, storage buildings and houses;
- (3) Storage and distribution.

D. Ancillary Uses:

- (1) Cafeteria, cafe, restaurant or auditorium for employees, contained within the same business premise, accessory and incidental to the permitted use;
- (2) Parcel delivery service;
- (3) Administrative, professional, and business office uses accessory to and associated with permitted industrial uses on the site;
- (4) Retail outlets for warehousing or manufacturing operations, limited to ten (10) percent of total floor area;
- (5) Recreation facilities solely for employees;
- (6) Government and special district facilities;
- (7) Temporary Uses as provided for in Section 430-135.1(C)1, 2, 3 and 4 only;
- (8) Day care for employees' families - Section 430-53.2;
- (9) Transit stations or park and ride lots - Sections 430-89 and 430-139;
- (10) Public utility - Section 430-105;
- (11) Heliport, helistop - Sections 430-59 and 430-139;
- (12) Solid Waste Transfer Station - Section 430-139.

377-5.3 Uses Which May be Permitted Within an Industrial Park

- A. Industrial parks may be established within the Special Industrial Overlay District on a minimum of 10 acres.

of ten (10) contiguous acres in Tier I or II under a Type III Master Plan-Primary Use Procedure with the flexibility of standards provided for in the Master Plan-Primary Uses provisions only. The application for the Industrial Park may be processed simultaneously with the application for establishing the tiers through the SID, as a Master Plan-Primary Use application.

- B. Specific uses may be approved through this process if the nature, size and location of the use is identified and the public facilities standards of Section 501 are met. If approved through the Master Plan application, such uses will be eligible for a development permit through a Type I procedure. Uses not approved in this manner or uses which are changed after approval of the Master Plan application shall be reviewed through a Type II Procedure prior to issuance of a development permit.
- C. All uses listed in Sections 377-5.1 and 377-5.2 may be permitted within industrial parks. Additional uses may also be permitted in industrial parks under the following conditions.
- (1) The minimum lot size shall conform to the appropriate tier, except each SID as defined by the Community Plan is permitted one (1), one (1) acre minimum lot size lot for one use listed in Section 377-5.2C(3) and one (1), one (1) acre minimum lot size lot for one use listed in Section 377-5.3C(7)(a).
  - (2) The building floor area shall be determined based on buildings in existence at the time of application together with buildings for uses approved through the application.
  - (3) The maximum ground floor building area shall in no case exceed the maximum allowed by computing the total permitted building floor area in the industrial park based on the lot coverage allowed.
  - (4) No more than fifteen (15) percent of the combined total ground floor building area within the industrial park may be utilized for the uses specified in (6) and (7) below to insure the primary character of the district remains industrial.

- (5) Such uses shall be limited to a scale to persons working in the Special Industrial Overlay District and only secondarily to residents in the area. Such uses are limited to a maximum building floor area size of thousand (5,000) square feet per business use.
- (6) Uses which may be permitted under the above conditions through a Type II procedure:
- (a) Restaurant, delicatessen or cafeteria primarily for employees if located on an interior street within the industrial park;
  - (b) Recreation facilities, indoor or outdoor exercise facilities, primarily for employees;
  - (c) Day care facilities primarily for employee families.
- (7) No more than twenty-five (25) percent of the combined total ground floor building area within the industrial park may be utilized for the following office uses in order to maintain the primarily industrial character of the district. These uses shall be supportive of or related to the permitted industrial uses in the SID. Free standing office buildings shall be occupied by a single tenant which utilizes at least twenty-five (25) percent of the building floor area. Uses which may be permitted under the above conditions through a Type II procedure:
- (a) Offices for financial institutions, banks, and credit unions.
  - (b) Professional offices for accounting, auditing and bookkeeping; architectural and engineering including surveying; mechanical and electrical; law; other professional uses.



### 3.07 PLANNED UNIT DEVELOPMENT - NON-RESIDENTIAL

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#### A. Purpose

It is the intent to promote creative and imaginative commercial and industrial development based on an approved Comprehensive Site Development Plan which is designed to achieve compatibility between commercial and industrial activities and the surrounding area; efficiency in the use of land, energy and natural resources; and the construction of attractive and functional buildings and landscaped sites.

#### B. Permitted Uses

Any commercial or industrial or related use permitted in the primary planning designation area in which the PD district is to be established, may be permitted in a non-residential PD subject to the performance standards contained in Section 4.02 of this Chapter. A conditional use permitted in the primary planning designation area may be considered as a part of the PD upon payment of the required fee.

#### C. Density

##### 1. Commercial PD

The gross ground floor area of principal buildings, accessory buildings and future additions shall not exceed 60% of the buildable portion of the site. Where multifamily dwellings are to be provided the area devoted to such dwellings shall include the proportion of useable open space required by Section 4.04 of this Chapter.

##### 2. Industrial PD

The gross ground floor area of principal buildings, accessory buildings and future additions shall not exceed 60% of the total buildable portion of the site.

b. Industrial PD

The minimum site area for an industrial planned development shall be 20 acres.

3. Site and Structural Standards

Yard setback, lot frontage, width and use restrictions contained in other sections of this ordinance may be waived for PD districts provided that the intent and objectives of the PD ordinance are complied with in the General Development Plan as determined by the Design Review Board. Building separation shall be maintained in accordance with the requirements of the fire code and good design principles.

4. Perimeter Requirements

If topographical or other barriers within the development do not provide reasonable privacy for existing uses adjacent to the development, the Design Review Board shall impose either of the following requirements or both:

a. Structures located on the perimeter of the development must be setback in accordance with the provisions of the primary planning designation area within which the development is situated and/or

b. Structures located on the perimeter of the development must be well screened in a manner approved by the Design Review Board.

5. Height Regulations

a. Commercial PD

Unlimited as per the Oregon State Building Code and with the installation of a sprinkler system in all buildings over 2 stories. However building height within 100 feet of a single family residential district shall be limited to 1 story.

b. Industrial PD

Same as in the primary planning designation area.

6. Community Design Standards

Standards relating to off street parking and loading, access and egress, signs, and site design in Section 9.00 of this Chapter must be met in the PD district except as modified and approved by the Design Review Board in the Final Site Plan.

9.02 E. Time Limit on Design Review Approval

A site development plan approved by the Design Review Board shall remain valid for a period of one year following the date of its approval. If at the end of that time construction has not begun, then the site plan approval shall lapse and shall be in effect only if resubmitted to the Board and again approved. All construction and development under any building permit shall be in accordance with the approved site development plan. Any departure from such plan shall be a cause for revocation of a building permit or a denial of an occupancy permit. Any proposed changes in an approved plan shall be submitted to the Design Review Board for review and approval. Site development shall be completed before issuance of occupancy permits, unless an extension of not longer than six months is granted by the Board.

9.03 COMMUNITY DESIGN STANDARDS AND CRITERIA

In addition to the other requirements of the Planning District Standards and other applicable City ordinances, a proposed development shall comply with the criteria and standards of this section. Specific standards contained in this Section are intended to be guidelines for the design of sites and structures within the City. The Board may increase, decrease, or otherwise modify the standards contained in this section in cases where it is found that such modifications will meet the intent of the standard to be varied and will otherwise conform to the objectives listed in Section 9.01 of this Chapter.

A. Landscaping

1. Landscaping Plan Required

All proposed developments for which a final site plan pursuant to this section is required shall submit a landscaping plan which demonstrates compliance with the standards of this subsection and which meets the application requirements of Chapter 1 Section 4.04.

9.03 A. 2. Area Required To Be Landscaped

All areas not occupied by structures, paved roadways, walkways or patios shall be landscaped or maintained according to an approved site plan.

3. Soil Preparation

Specifications shall be submitted with the landscaping plan showing that adequate preparation of the topsoil and subsoil will be undertaken prior to the setting of any specified planting materials to support such plantings in a healthy condition over a long period of time.

4. Plant Materials

a. Varieties

Required landscaped areas shall include an appropriate combination of evergreen or deciduous trees and shrubs, evergreen ground cover, and perennial flowers. Trees to be planted in or adjacent to the public right of way shall meet the requirements of subsection A.9.

b. Establishment of Healthy Growth and Size

Required landscaping materials shall be established in a healthy condition and of a size sufficient to meet the intent of the approved landscaping plan.

5. Non-vegetive Landscaping Features

Landscaped areas as required by this Section may include such architectural features as sculptures, benches, masonry or stone walls, fences, rock groupings, bark dust, decorative hard paving and gravel areas, interspersed with planted areas. Artificial plants are prohibited in any required landscaped area.

6. Preservation of Existing Vegetation

All landscaping plans submitted shall show evidence of an attempt to preserve significant existing vegetation to a maximum feasible extent. For the purposes of this subsection "significant vegetation" shall include all trees 4 or more inches in diameter, and any other existing plant materials which the Board determined to be worthy of preservation as a landscape feature or for the control of erosion and maintenance of a natural drainageway. Significant vegetation as herein defined shall not be removed unless specifically authorized in a landscaping plan approved by the Board.

7. Standards for Landscaping Features

✓ a. Perimeter Screening and Buffering

A minimum of a 6 foot sight obscuring wooden fence, decorative masonry wall or evergreen screen shall be required along a property line separating a single family designation area from a two family or multifamily use and along a property line separating a residential designation area and a commercial or industrial use. In addition, plantings and other landscaping features may be required by the Board in locations and sizes necessary to protect the privacy of residents and buffer the environmental effects of adjoining uses.

✓ b. Landscaping and Buffering of Parking and Loading Areas

bl. Area Required to Be Landscaped

A minimum of 10% of the lot area used for the display or parking of vehicles shall be landscaped in accordance with this subsection.

✓ b2. Required Landscaping Adjacent to Public Rights-of-Way

A strip of land at least 10 feet in width located between the abutting right-of-way and the off-street parking or loading area or vehicle use area which is exposed to an abutting right-of-way shall be landscaped, such landscaping to include any combination of evergreen hedges, dense vegetation, earth berm, change in grade, or wall which will form a permanent year round screen between the off-street parking, loading, or other vehicle use area and the public right-of-way, except in required vision clearance areas as provided in Section 10-826 (3)(d).

✓ b3. Perimeter Landscaping Relating to Abutting Properties

On the site of a building or structure or open lot use providing an off-street parking or loading area or other vehicular use area, where such areas will not be entirely screened visually by an intervening building or structure from abutting property, a 10 foot landscaped strip between the common lot line and the off-street parking or loading or other vehicular use area exposed to abutting property shall be established and a sight obscuring fence or planting a minimum of 6 feet in height shall be provided.

✓ b4. Parking Area Interior Landscaping

A minimum of 1/2 of the required parking area landscaping shall be situated within the interior of said parking area. Such landscaped areas shall be distributed to break up large expanses of pavement, improve the appearance and climate of the site, improve safety, and delineate pedestrian walkways and traffic lanes. At a minimum: A required landscaped area shall be no less than 64 square feet; and a landscaped interruption shall be placed after the 15th parking stall to occur in a row.

b5. Sight Distance for Landscaping at Points of Access

When an accessway intersects a public right-of-way or when the subject property abuts the intersection of two or more public rights-of-way a sight distance shall be maintained pursuant to Section 5.01 E.

8. Installation and Maintenance

a. Installation and Performance Bond

Landscaping shall be installed prior to issuance of occupancy permits, unless security equal to the cost of the landscaping as determined by the board is filed with the City, assuring such installation within six months after occupancy. "Security" may consist of a faithful performance bond payable to the City, cash, certified check, or such other assurance of completion approved by the city attorney. If the installation of the landscaping is not completed within the six-month period, the security may be used by the City to complete the installation.

b. Maintenance of Landscaped Areas

All landscaping shall be continually maintained in a substantially similar manner as originally approved by the Design Review Board, unless altered with Board approval. Failure to maintain landscaped areas shall result in the revocation of occupancy permits and/or the business license of the use involved.

✓ 9. Visual Corridors

New developments shall be required to establish landscaped visual corridors along Highway 99W arterial and collector streets consistent with the Recreation Master Plan Map (Part 2 Section V) and the provisions of Section 4.04 D. of this Part.

B. Off-Street Parking and Loading

1. General Provisions

a. Responsibility to Establish and Maintain Off-Street Parking and Loading Areas



March 14, 1985

Dear Fellow Planning Commission Members:

I have great concern that there are not specific enough rules to make sure that the Special Industrial District lives up to the promise that this area will be attractive and will not have a negative impact on the livability of the surrounding areas. Rules for the area stress that the Special Industrial District is to limit development of the area to certain uses requiring a "park-like setting". However, when we get to examining the minimum setbacks, minimum landscaping strip widths, permitted maximum building heights, and the percent of land to be covered by buildings in the existing Sherwood and County rules, I find that these limitations will not give us the desired "park-like setting".

I am therefore submitting some changes to our rules which we can use as a springboard for discussion. The changes try to address the following problems with industrial usages from the residential neighbor's point of view:

1. Industrial building may be unattractive.
2. There is usually bright lighting at night either for security or for night work.
3. Noise
4. Unsightly loading areas.

The solutions to these problems are

1. Have a landscaped or heavily planted perimeter to hide unsightliness and unwanted light.
2. Have buildings as far away as possible

Subsection of proposed new Section 2.17

Peripheral Setbacks

In general the Special Industrial District shall be laid out so that the buildings shall be as far as possible from surrounding uses other than industrial. There shall be a landscaped or wooded area around the outside periphery which is at least 50 feet wide. Next in order shall be the parking areas. Next is a landscaped area averaging at least 20 feet wide around the building(s). If parking is not needed the setback of the building from the outside periphery shall be at least 100 feet. In the center shall be the buildings which shall surround, as much as possible, loading areas and necessary unsightly items such as storage tanks and their piping.

Subsection of proposed new Section 2.17

Community Design Standards

Except as provided in this section, parking, loading, access, and egress, signs, landscaping and site design shall conform to standards contained in Chapter 2, Section 9.00 of this Part. The strip of land to be landscaped in Section 9.03 A 7 b2 and b3 shall be 50 feet in width. This area shall provide a park-like setting for buildings which are attractive. For buildings that are simply utilitarian, trees in this area shall include enough evergreens to form an obscuring screen and must be of types that will grow at least as tall as the elevations of the tops of the industrial buildings. Loading areas, storage tanks, etc. shall be surrounded as much as possible by buildings so as not to be visible from adjacent areas or from the parking areas.

Addition to Section 3.07

3.07 Planned Unit Development--Non-Residential

C. Density

2a. Special Industrial District

The gross ground floor area of principal buildings, accessory buildings, and future additions shall not exceed 30% of the total buildable portion of the site.

*Paul Crowell*

# **APPROVED MINUTES**

Planning Commission Meeting  
Minutes  
March 21, 1985

The meeting of the Sherwood Planning Commission was called to order by the Chairman, Dwight Minthorne at 7:40 p.m. Planning Commission members, Sally Howard, David Crowell and Gene Birchill were also present. Sally Rose, Consulting Planner of Benkendorf & Associates was also present.

Mr. Minthorne asked for any corrections or additions to the minutes of February 21, 1985. There being none the minutes of February 21, 1985 were approved as submitted.

Sally Rose stated that as a result of the meeting of March 7, 1985 at which the Planning Commission recommended that the City Council adopt a special industrial planning designation area. Mr. Crowell was able to give some history of the whole issue and suggested that some design standards be recommended. There are three standards for consideration this evening; Washington County's special industrial district, some excerpt from the City's own code which has landscape standards, parking lot standards, etc. and some suggested amendments or additions to the special industrial zone that were prepared by David Crowell. Sally Rose stated that she had no strong feelings regarding which would be the best language. The City Manager felt it was important to have standards to carry out intent but you do not want them to result in vacant land. Mr. Crowell's suggestions take into account that there are residential areas that deserve a certain amount of protection as does the industrial land itself. Sally Rose stated that anything that they can forward to the council will be helpful.

Mr. Minthorne stated that the purpose of the meeting is to come up with something to give to the council.

Sally Howard stated that they had spent a lot of time in the past going through the county's plan and there was concern in the area that it not become like what is along Tualatin/Sherwood Road. She was concerned that a man did some illegal building and the City did nothing about that. She was concerned that this would happen again if there are not strict rules.

Mr. Gene Birchill felt that by maintaining larger setbacks they are not going to get high tech industry.

Dave Crowell reviewed his suggestions with the Planning Commission members. He felt that Intel and Tektronix were good areas to consider. He felt that 50' was a good width. He stated that the thirty percent figure with regard to coverage of land was probably a high figure for a campus like setting and maybe should be closer to twenty-five percent. The 60% in a non-residential PUD would be too high. His main concern was having buildings removed from residential and to have a place between the street which would have good shielding and beyond that the parking and then the building.

Mr. Rick Givens was concerned that the perimeter was not tied just to abutting residential areas. He felt that they should be tied to the residential areas. A 50' buffer would be the best approach to take.

Mr. Crowell felt that this would mean that if it is up against anything except industrial this language would apply. He stated that some of these things were in the design standards already. He felt that all planting was needed to hide the buildings. There was discussion as to whether a height restriction was needed for the area.

Mr. Birchill was concerned as to what would be the noisiest use that would be allowed in the area. Mr. Crowell felt that noise was taken care of in the code and the biggest concern was visual. Sally Howard then reviewed the county's setback requirements.

Mr. Crowell felt that they needed to answer several questions and come up with something specific to give to the council. They need to consider that the county rules require a master plan for the whole SID before any development can be made, is that reasonable? Do they want to have a campus like setting and what needs to be done to get it that way? Rules need to be set up to go through a planned unit development or should we use the county rules? A mechanism is needed to get smaller users in there and do we want the same uses that the county lists? Sally Howard stated that when this zone was changed the county stated that there was a large need for this type of area. The Planning Commission members then discussed what questions they needed to answer.

The Commission then reviewed the proposal submitted by Mr. Rick Givens. It was the consensus of the Planning Commission to go with Mr. Givens language under "Purpose" with the addition of wording which would state "a planned campus industrial park setting" at the end of the second to the last sentence of 2.17 A.

Under "Uses permitted by right", Mr. Burchill questioned the storage allowed in Item 3 and whether there would be percentage restrictions. Mr. Givens felt that this would allow warehousing. After discussion it was the consensus of the Planning Commission to allow storage buildings in ancilliary uses under 4 m and under C 3 A 4 and to eliminate Item B 3 b.

The Commission then reviewed the Ancilliary Uses, B 4. It was the consensus to delete 4 l. After discussion as to what a public utility would be it was the consensus of the Planning Commission to change Item 4 j to state, "Public utility specifically associated with development of the site". In 4 k add, "associated with the primary user, not as a separate business".

The Planning Commission then discussed the Planned Unit Development Combining District, Item C. Discussion was held as to whether the Master Plan should be put in and where it might be included. Sally Rose explained how the Master Plan

would work. It would have to include at least thirty acres. There was a consensus to change the wording in Item C 1 b to "contiguous parcel" instead of "lot".

Discussion was then held as to limiting conditional uses to twenty-five percent. Sally Rose stated that this was in her memo which had been previously discussed and approved.

Discussion was held as to the meaning of ancilliary use. It was the consensus of the Planning Commission to add the following definition to Item 4, "Ancilliary Uses - An ancilliary use is a use which is an accessory and incidental to a permitted use as established in Section 1, 2 and 3 and such use shall not be more than twenty-five percent of the floor space."

In Item C 2 there was agreement to eliminate the letter and make this one continuous paragraph. The same would be done in Item C 3.

Discussion was held as to what uses should be allowed in a Planned Unit Development. Sally Rose advised that at the last meeting the Planning Commission members limited the uses in C 3 and C 4 to twenty-five percent of the gross floor area. It was agreed to move the wording of 4 d up to Item 4 so that it states a limit of twenty-five percent of commercial uses.

It was the consensus to change C 3 to read as follows:

C 3. Supporting industrial uses permitted, limited to twenty-five percent of the PUD:

- a. The following additional industrial uses which are supportive of the large scale uses permitted under subsection B of this section:
  - 1) metal working
  - 2) wood working
  - 3) storage and warehousing
  - 4) wholesale business

In 4 d eliminate the twenty-five percent statement.

There was consensus to leave Item D as is.

There was discussion as to whether Items E and F could be combined. It was decided to add No. 2 to Item E, as follows:

2. There will be no parking in the setbacks.

After discussion it was decided to use the following language for Item G:

There shall be a landscaped or wooded area around the outside periphery abutting a residential area which is at least fifty feet wide.

After discussion it was decided to change Item E 1 to state:

1. There would be no setback except in such cases where the yard abuts on non-industrially zoned property.

The Planning Commission stated that they would like Sally to advise the Council that they would be willing to look at variables with regard to landscaping. The Planning Commission members asked to look at variable standards of other areas for setbacks and landscaping at their meeting of April 4, 1985. Sally stated that she would get this information to them.

There was some discussion as to height restrictions in conjunction with setback requirements. It was agreed that a 35' high building would need a 50' setback and a 50' building would need a 100' setback near any non-industrial area.

Meeting adjourned at 11:30 p.m.

  
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Mary L. Holland, Minutes Secretary