

ORDINANCE NO. 635  
CITY OF SHERWOOD, OREGON

AN ORDINANCE AMENDING ORDINANCE #588, "THE CITY OF SHERWOOD ZONING ORDINANCE", WITH RESPECT TO OVERTIGHT USES AND CONDITIONAL USES PROVIDED FOR IN SECTION 3.05 LIMITED COMMERCIAL ZONE - C-1,1, AMENDING SECTION 3.02, 4. d. (1) AS TO MAXIMUM BUILDING HEIGHT, AND DECLARING AN EMERGENCY

THE CITY OF SHERWOOD DOES ORDAIN AS FOLLOWS:

Section 1: That Section 3.05, Article 3, of Ordinance #588, City of Sherwood Zoning Ordinance, is hereby amended to read as follows:

"3.05 LIMITED COMMERCIAL ZONE - C-1. No buildings, structure, or land shall be used and no building shall be hereafter erected, enlarged or altered in the C-1 zone except for the following uses:

(1) Permitted Uses:

- a. doctor, dentist, optometrist, lawyer, architect, or accountant and other professional offices or clinics.
- b. general offices
- c. convalescent homes and homes for aged
- d. public and private schools and educational institutions (excluding kindergarten, preschools, or nursery schools), provided structures are set back 50 feet from the side lot lines and 100 feet from front property lines
- e. hospitals; not including animal hospitals, nor hospitals for contagious or infectious diseases.
- f. tourist homes, including motels and hotels, but not including mobile home, travel trailer, or travel home parks or facilities
- g. libraries, provided the structure is set back 20 feet from the side lot lines, 50 feet from the front lot lines and development plans are approved by the Planning Commission
- h. boarding and rooming houses
- i. dwellings subject to requirements for R-1
- j. public parks and public recreational grounds, provided that buildings or structures incidental to the operation of the parks and recreational grounds are not located closer than 100 feet to the nearest lot line
- k. accessory uses of the foregoing permitted uses.

(2) Conditional Uses: In the C-1 zone the following uses and their accessory uses are permitted as conditional uses when a conditional use permit is applied for and granted in accordance with Article 6 Conditional Uses, and Article 10 Administrative Provisions of the zoning ordinance:

- (a) two family and multiple family dwellings subject to the requirements of their respective zones
- (b) automotive service and filling stations
- (c) fire stations
- (d) police stations
- (e) telephone exchange
- (f) kindergartens, preschool, or nursery school; there shall be provided not less than 25 square feet of floor area and 50 square feet of defined outdoor play area per child. The play area shall be fenced. The petitioner or applicant for this use shall be required to secure the consent of property owners to a distance of 200 feet to the rear and on both sides of the subject in the form of a petition to be presented by the applicant to the Planning Commission prior to the hearing on the matter.

(g) radio and television stations and towers, provided a lot width and depth equal to height of tower is provided.

(h) water reservoirs, water storage tanks, water pumping stations and sewer lift stations. In each instance, the applicant shall provide plot plans showing the proposed installation and its relationship to any nearby residential property. The Commission may prescribe conditions as to setbacks, etc., for each installation, so as to protect the adjacent properties.

(i) electric substations and gas regulator stations, conditioned on the following:

- (1) For each electric substation where transformers are exposed, there shall be an enclosing wall or fence at least six feet high.
- (2) A side yard of not less than five feet.
- (3) A front yard of not less than 30 feet.
- (4) A rear yard of not less than 30 feet.
- (5) The height requirement may be exceeded, provided that for each additional one foot of height, an additional one foot of front, rear and side yard shall be required.
- (6) The area requirements may be reduced, provided, there is no damage to adjacent properties.

(j) Cemetery

(k) Farming, gardening and cultivation of land

(l) any outright permitted use in the C-2 General Commercial zone, subject to the regulations of the C-2 zone.

(m) Church or parish house

(3) Lot Requirements:

- a. If the C-1 zone abuts a residential zone, the same yard shall be rezoned as in the abutting residential zone.
- b. Front yard setback - 5 feet, except as specified in "a" above.
- c. Side yard - none, except as specified in "a" above.
- d. Rear yard - none, except as specified in "a" above.
- e. Maximum height of structures - 35 feet or 2- $\frac{1}{2}$  stories, whichever is less.

(4) Sign Regulations. See Article IV

(5) Off-Street Parking, Loading and Unloading Requirements.  
See Article V

Section 2: That Section 3.02, 4. d. (1) be amended to read as follows:

Principal building 30 feet or 2- $\frac{1}{2}$  stories, whichever is less.

Section 3. Inasmuch as it is necessary for the health and safety of the people of Sherwood that these amendments to the Zoning Code of the City of Sherwood take effect without delay, an emergency is hereby declared to exist and this ordinance is to take effect on the first day of the calendar month next following its passage by the Council and approval by the Mayor.

PASSED: By the Council, by unanimous vote of all Council members present after being read by caption three times and in body once, this 8th day of August 1973.

*Margorie Stewart*  
Recorder - City of Sherwood

APPROVED: By the Mayor, this 8th day of August 1973.

*Jack O. Hays*  
Mayor - City of Sherwood