

CITY OF SHERWOOD, OREGON

ORDINANCE NO. 86-834

AN ORDINANCE AMENDING THE COMMUNITY DEVELOPMENT CODE BY CREATING A NEW PLANNING DESIGNATION AREA, INSTITUTIONAL AND PUBLIC (IP), ADDING APPLICABLE CROSS REFERENCES IN OTHER SECTIONS OF THE CODE, AND ESTABLISHING AN EFFECTIVE DATE.

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WHEREAS, the City is in the process of adopting a new format for the City's Planning Designation Area Map, in the interests of clarifying the City's land use regulations.

WHEREAS, the present Planning Designation Area Map designates properties as "Public", however, there is no equivalent text for this land use in the Community Development Code.

WHEREAS, such an inconsistency provides no clear guidelines or expectations for existing and future land uses in certain areas for the community, neighboring properties and property owners.

NOW, THEREFORE, THE CITY OF SHERWOOD ORDAINS AS FOLLOWS:

Section 1: NEW SECTION CREATED. A new section, Section 2.18, Chapter 2 of the Community Development Code, titled Institutional and Public Planning Designation Area (IP), is hereby created and shall read:

2.18 INSTITUTIONAL AND PUBLIC PLANNING DESIGNATION AREA (IP)

A. PURPOSE

This designation area is intended to provide for major institutional and governmental activities such as schools, public parks, churches, government offices, utility structures, hospitals, correctional facilities and other similar uses. Institutional and public uses may be permitted in other planning designation areas subject to conditional use permit.

## B. CONDITIONAL USES

In an IP designation area the following uses are conditionally permitted subject to the environmental performance standards contained in Section 4.02 of this Chapter and the provisions of Section 6.00 of this Chapter.

1. Government offices, such as postal stations, administrative offices, police and fire stations.
2. Public use buildings, such as libraries, museums, community centers and senior centers.
3. Churches, parsonages and cemeteries.
4. Public recreational facilities, such as parks, playfields, golf courses and racquet courts.
5. Special care facilities, such as hospitals, sanitariums, convalescent homes and correctional institutions.
6. Public and private schools providing education at the preschool level or higher.
7. Public and private utilities, such as telephone exchanges, electric substations, sewage treatment plants, water wells and public works maintenance yards.
8. Public radio, television and similar communications stations.

## C. PROHIBITED USES

In an IP designation area the following uses are prohibited:

1. Lodges, fraternal organizations, private golf courses and private clubs.
2. Radio, television and similar communication stations, except when publicly owned.
3. Residential uses, except for watchman's quarters or other forms of residence normally associated with a permitted or conditional use.

D. DIMENSIONAL STANDARDS

1. Lot Dimensions

Except as otherwise provided, no minimum lot dimensions are required.

2. Setback Requirements

Except as otherwise provided, the building setbacks in the IP designation area shall be as follows:

a. No front yard is required except that when the area abuts a residential zone or public park property, the setback shall be a minimum of 20 feet.

b. No side yard setback is required except that when the area abuts a residential zone or public park property, the setback shall be a minimum of 20 feet.

c. No rear yard setback is required except that when the area abuts a residential zone or public park property, the setback shall be a minimum of 20 feet.

3. Height of Structures

Except as otherwise provided, the maximum height of buildings in the IP designation area shall be 50 feet except that structures within 50 feet of a residential zone shall be limited to the height requirement of that residential zone.

E. COMMUNITY DESIGN STANDARDS

For standards relating to off-street parking and loading, access and egress, signs and site design, refer to Section 9.03 of this Chapter.

F. FLOOD PLAIN DISTRICT/PARK AND OPEN SPACE STANDARDS.

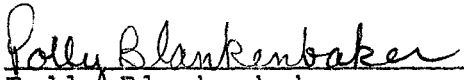
See Sections 4.03 and 4.04 of this Chapter.

Section 2. Existing Sections Amended. In order to provide proper cross reference to new Section 2.18 created by this Ordinance, the following existing sections of the Community Development Code are hereby amended:

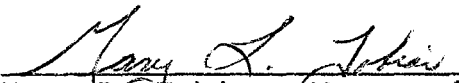
- a. Chapter 2, Section 2.01 shall include a new planning designation area, "Institutional and Public" and a new abbreviated designation, "IP".

Section 3. Effective Date. This Ordinance shall be effective thirty (30) days after passage and approval.

Passed by unanimous vote of the City Council this 26th day of February, 1986.

  
Polly Blankenbaker  
City Recorder

Approved by the Mayor this 26 day of February, 1986.

  
Mary L. Tobias, Mayor of  
the City of Sherwood

	Aye	Nay	Abstain
Tobias	<u>X</u>	_____	_____
Oyler	<u>X</u>	_____	_____
<u>VACANT</u>	_____	_____	_____
Manderfeld	<u>X</u>	_____	_____
Sasse	<u>X</u>	_____	_____

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