

City of Sherwood, Oregon

ORDINANCE NO. 90-920

AN ORDINANCE ADOPTING A COMPREHENSIVE REVISION TO THE CITY ZONING MAP, AND DECLARING AN EMERGENCY.

---

WHEREAS, the City has undertaken a comprehensive review and revision of the City's Comprehensive Plan Policies, including the City's land use patterns and zoning map, as required by the "periodic review" provisions of State law, and

WHEREAS, in the process of this review the City staff, a citizen's advisory committee, the City Planning Commission, and City Council have considered the requirements of State law and the State Department of Land Conservation and Development (DLCD), conducted an analysis of the existing Plan, held public hearings on the results of these deliberations, made findings and recommendations with respect to Plan amendments, and approved and submitted a draft "periodic review" order to DLCD in April, 1990, and

WHEREAS, the City is currently making final revisions to the Comprehensive Plan consistent with DLCD's comments on the draft "periodic review" order for final submittal in March 1991, and

WHEREAS, one outcome of this effort has been a proposed comprehensive revision to the City's Zoning Map consistent with the new policies and standards that have been revised in the course of "periodic review", and

WHEREAS, the above-referenced revisions to the Zoning Map have been subject to further worksessions, debate, and public hearings before the Planning Commission and City Council since April 1990, and

WHEREAS, finalization of the Zoning Map at this time is in the best interest of the City, as a further delay of four to six months in Map adoption will only perpetuate confusion and uncertainty over land use and development in the City, and

WHEREAS, the Planning Commission held a final public hearing on the revised Zoning Map on November 6, 1990, and recommended the draft Map's adoption with only two amendments, and the Council has received a report and minutes of the Commission's actions, and

WHEREAS, a final staff review has identified the need to make technical boundary adjustments to the FP and LI zone, these changes being corrections of drafting errors.

NOW THEREFORE, THE CITY ORDAINS AS FOLLOWS:

Section 1. Findings: Based on the findings, recommendations, and draft periodic review order previously reviewed and adopted by this Council, the immediate adoption of a revised City Zoning Map is timely and appropriate.

Section 2. Map: The attached City Zoning Map (Exhibit A) is hereby adopted subject to the following:

1. The Floodplain (FP) zone is amended to include those areas as illustrated on the attached exhibit map, more specifically: the floodways of two side channels of Cedar Creek shown on Assessors Map 31C, another floodway of a side channel of Cedar Creek shown on Assessors Map 36D, the Rock Creek floodplain within Assessors Map 29A, and the Cedar Creek floodplain within Assessors Map 30D. All FP zones are intended to be schematic, actual FP zone boundaries are subject to survey at the time of development or dedication.
2. Tax Lots 500, 501, and 502:31CC are designated Low Density Residential (LDR).
3. Tax Lots 500, 402, 300, and 200:31B shown as Office Commercial (OC) on the attached display map shall remain OC.
4. Tax Lots 1600, 1700, and 1800:36D shall remain Medium Density Residential High (MDRH) and Tax Lots 200 and 1701:36D are designated MDRH.
5. Tax Lot 509:31D is designated Light Industrial (LI).

Section 3. Effective Date: As the City has determined that expediting the approval of the City Zoning Map will ameliorate confusion and provide for the orderly continuance of development activity and land use, an emergency is hereby declared to exist and this ordinance shall become effective as of January 9, 1991 after passage by the Council and approval by the Mayor.

Duly passed by the City Council this 9th Day of January, 1991.

Polly Blankenbaker

Polly Blankenbaker,  
City Recorder

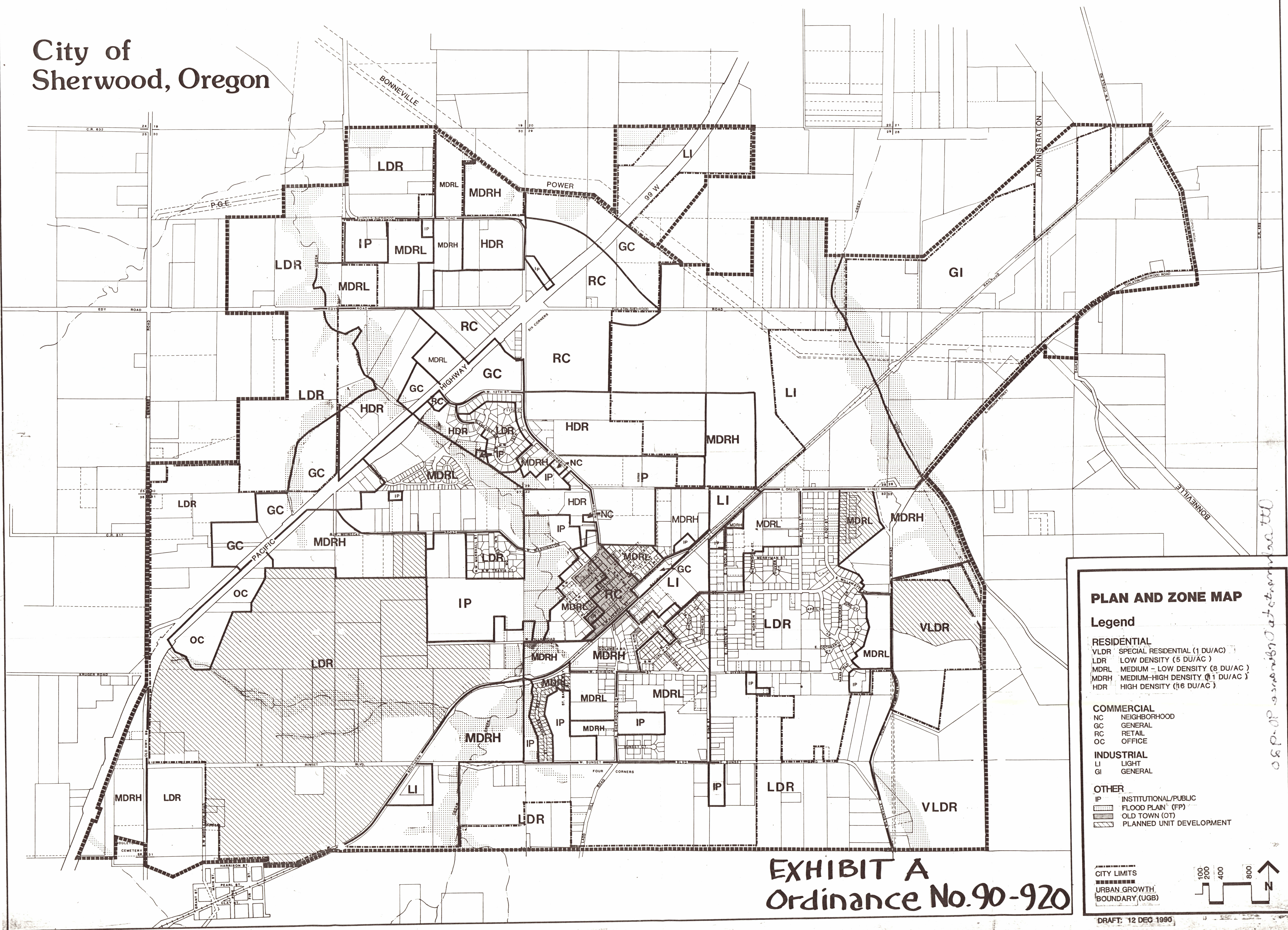
Approved by the Mayor this  
9 day of January 1991.

Rick A. Hohnbaum  
Rick A. Hohnbaum, Mayor

	<u>AYE</u>	<u>NAY</u>
Birchill	<u>absent</u>	_____
Kennedy	<u>✓</u>	_____
Hitchcock	<u>✓</u>	_____
Boyle	<u>✓</u>	_____
Hohnbaum	<u>✓</u>	_____



# City of Sherwood, Oregon



## PLAN AND ZONE MAP

### Legend

- RESIDENTIAL**  
VLDR SPECIAL RESIDENTIAL (1 DU/AC)  
LDR LOW DENSITY (5 DU/AC)  
MDRL MEDIUM - LOW DENSITY (8 DU/AC)  
MDRH MEDIUM-HIGH DENSITY (11 DU/AC)  
HDR HIGH DENSITY (16 DU/AC)
- COMMERCIAL**  
NC NEIGHBORHOOD  
GC GENERAL  
RC RETAIL  
OC OFFICE
- INDUSTRIAL**  
LI LIGHT  
GI GENERAL
- OTHER**  
IP INSTITUTIONAL/PUBLIC  
FLOOD PLAN (FP)  
OLD TOWN (OT)  
PLANNED UNIT DEVELOPMENT

CITY LIMITS  
URBAN GROWTH  
BOUNDARY (UGB)

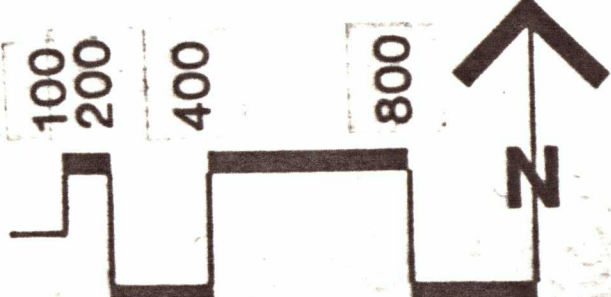
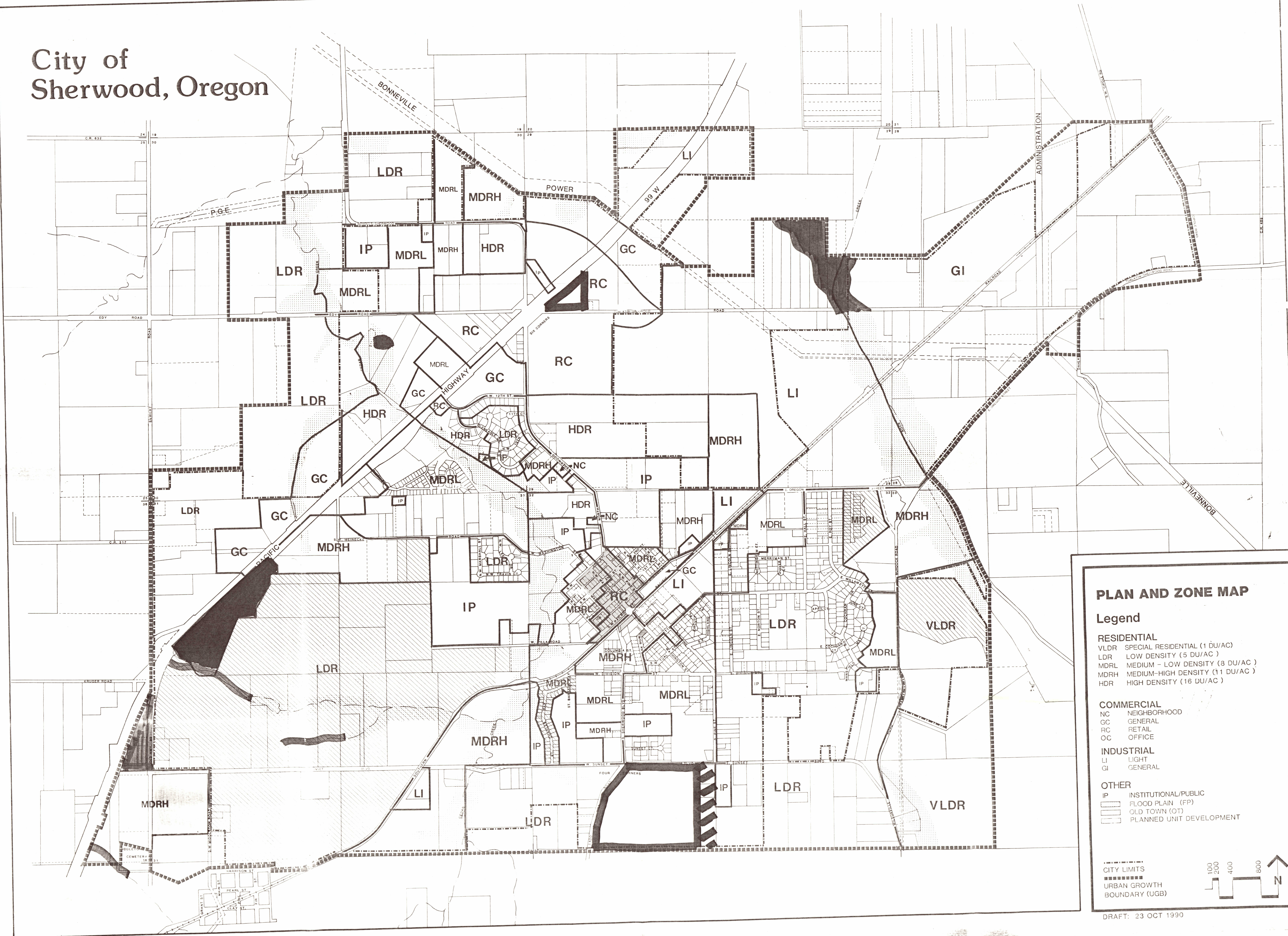


EXHIBIT A  
Ordinance No. 90-920

DRAFT: 12 DEC 1990



# City of Sherwood, Oregon



## PLAN AND ZONE MAP

### Legend

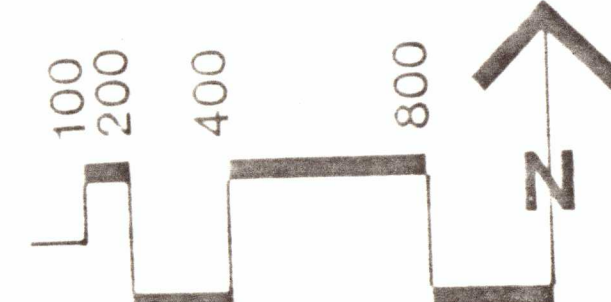
**RESIDENTIAL**  
VLDR SPECIAL RESIDENTIAL (1 DU/AC)  
LDR LOW DENSITY (5 DU/AC)  
MDRL MEDIUM - LOW DENSITY (8 DU/AC)  
MDRH MEDIUM-HIGH DENSITY (11 DU/AC)  
HDR HIGH DENSITY (16 DU/AC)

**COMMERCIAL**  
NC NEIGHBORHOOD  
GC GENERAL  
RC RETAIL  
OC OFFICE

**INDUSTRIAL**  
LI LIGHT  
GI GENERAL

**OTHER**  
IP INSTITUTIONAL/PUBLIC  
FP FLOOD PLAIN (FP)  
OT OLD TOWN (OT)  
PUD PLANNED UNIT DEVELOPMENT

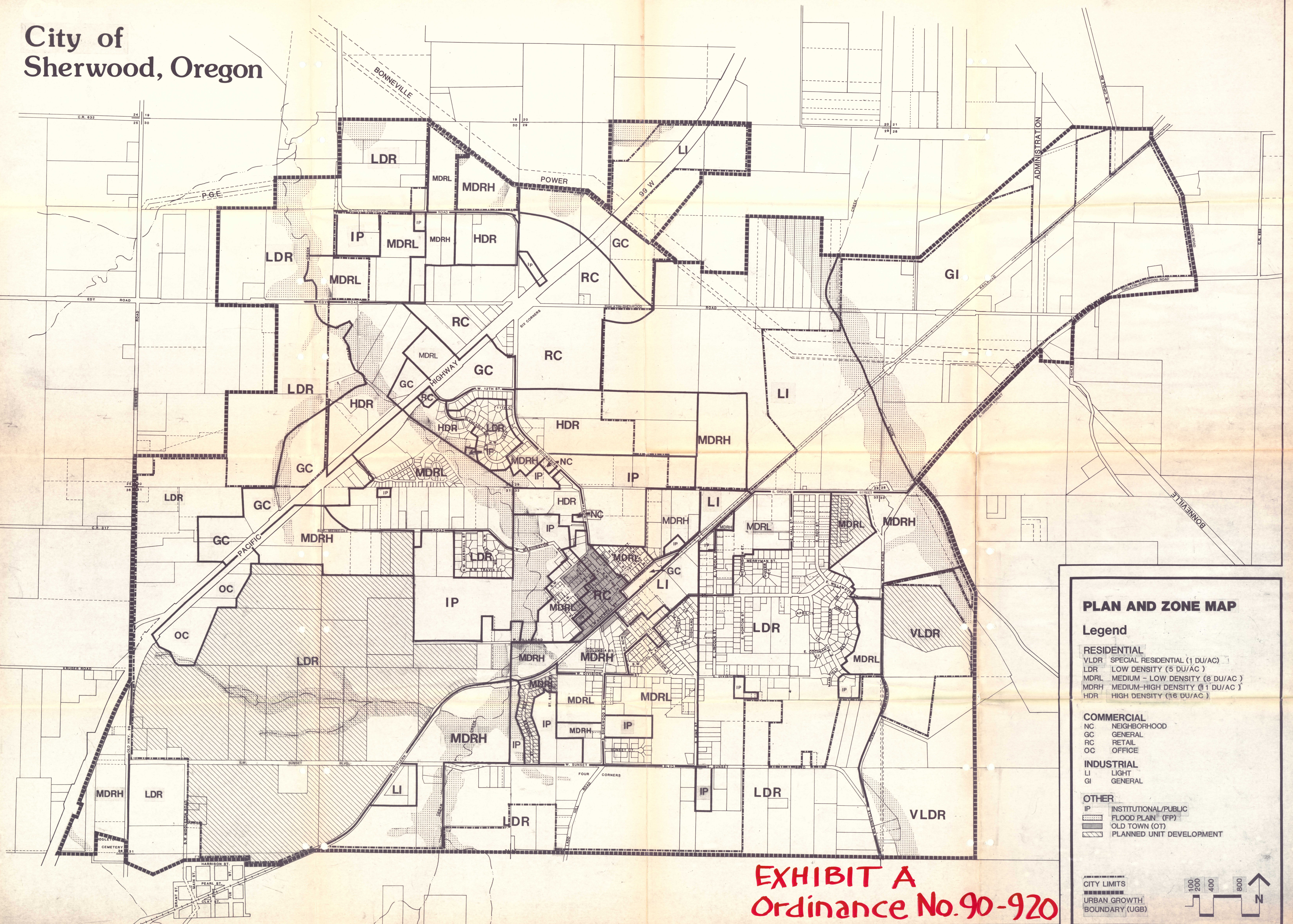
CITY LIMITS  
URBAN GROWTH  
BOUNDARY (UGB)



DRAFT: 23 OCT 1990



# City of Sherwood, Oregon



**PLAN AND ZONE MAP**

**Legend**

**RESIDENTIAL**  
 VLDR SPECIAL RESIDENTIAL (1 DU/AC)  
 LDR LOW DENSITY (5 DU/AC)  
 MDRL MEDIUM - LOW DENSITY (8 DU/AC)  
 MDRH MEDIUM-HIGH DENSITY (11 DU/AC)  
 HDR HIGH DENSITY (16 DU/AC)

**COMMERCIAL**  
 NC NEIGHBORHOOD  
 GC GENERAL  
 RC RETAIL  
 OC OFFICE

**INDUSTRIAL**  
 LI LIGHT  
 GI GENERAL

**OTHER**  
 IP INSTITUTIONAL/PUBLIC  
 FP FLOOD PLAIN (FP)  
 OT OLD TOWN (OT)  
 PUD PLANNED UNIT DEVELOPMENT

**CITY LIMITS**  
 URBAN GROWTH  
 BOUNDARY (UGB)





**EXHIBIT A**  
**Ordinance No. 90-920**

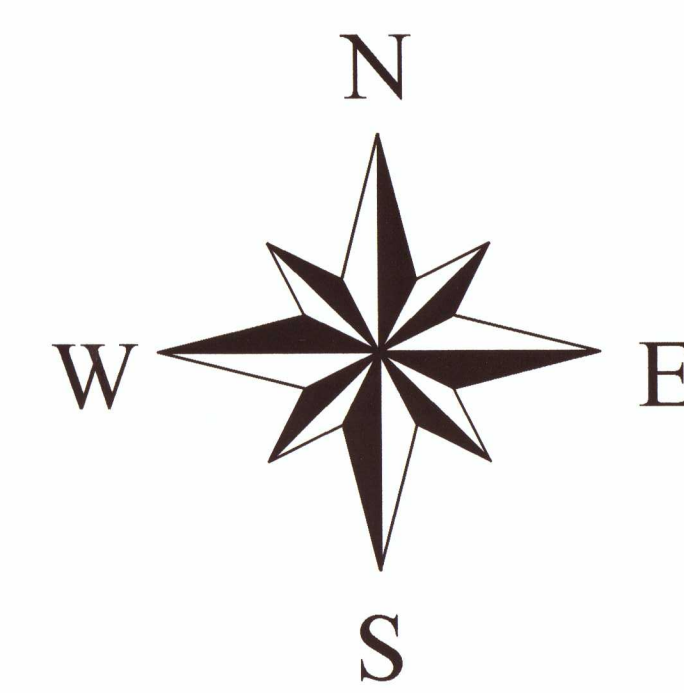
DRAFT: 12 DEC 1990





# CITY OF SHERWOOD

-  CITY LIMITS
-  URBAN GROWTH BOUNDARY
-  STREAMS
-  FLOODPLAIN



0 5000 10000 Feet