

City of Sherwood, Oregon  
Ordinance No. 97-1022

**AN ORDINANCE APPROVING AN AMENDMENT TO THE COMMUNITY DEVELOPMENT PLAN, PART 3, REGARDING THE ENCROACHMENT OF DECKS INTO THE REAR YARD SETBACK IN RESIDENTIAL ZONES WITHIN THE CITY OF SHERWOOD.**

WHEREAS, the Sherwood Planning Commission has determined that the current regulations contained in the Comprehensive Plan, Part 3, Zoning and Community Development Code regarding deck setbacks is inadequate; and

WHEREAS, the proposed Plan Text Amendment will allow decks to encroach into the rear yard setback while maintaining the privacy of adjacent property owners; and

WHEREAS, the Sherwood Planning Commission recommended adoption of proposed Plan Amendment within the Comprehensive Plan, Part 3, Zoning and Community Development Code.

**NOW, THEREFORE, THE CITY ORDAINS AS FOLLOWS:**

Section 1. Amendments. Add the following section to Chapter 2 of the Comprehensive Plan, Part 3, Zoning and Community Development Code as follows:

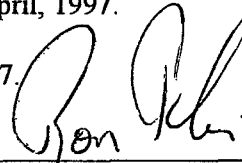
**2.305.05      Decks**

Uncovered decks which are no more than 30 inches above grade may project into the required rear yard, but shall not be closer than five feet from the property line. If the ground slopes away from the edge of the deck, the deck height shall be measured at a point five feet away from the edge of the deck. Decks shall not be allowed in the required front or side yard setbacks.

Section 2. Effective Date. This ordinance shall become effective thirty (30) days after passage and approval.

Duly passed by the City Council this 8<sup>th</sup> day of April, 1997.

Approved by the Mayor this 8<sup>th</sup> day of April, 1997.



Ron Tobias, Mayor

Attest:



Jon Barnett, City Manager/Recorder

	AYE	NAY		AYE	NAY
Aamold	<u>✓</u>	___	Krause	<u>✓</u>	___
Boyle	<u>✓</u>	___	Tobias	<u>✓</u>	___
Cottle	<u>✓</u>	___			