

**City of Sherwood, Oregon  
Ordinance No. 98-1035**

**AN ORDINANCE APPROVING AN AMENDMENT TO THE COMMUNITY DEVELOPMENT PLAN, PART 3, TO CREATE A NEW COMMERCIAL DISTRICT DESIGNATED AS OFFICE RETAIL (OR).**

**WHEREAS**, the Sherwood City Council has determined that the proposed Office Retail district will generate the potential for mixed use areas within the City of Sherwood; and

**WHEREAS**, the proposed Plan Text Amendment brings the City in alignment with certain aspects of Metro's Functional Plan; and

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

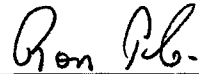
**NOW, THEREFORE, THE CITY ORDAINS AS FOLLOWS:**

Section 1. Amendments. Amend Chapters 1 and 2 of the Comprehensive Plan, Part 3, Zoning and Community Development Code as specified in Attachment A.

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

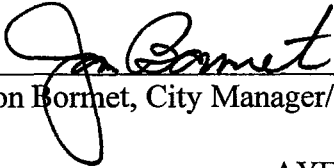
Duly passed by the City Council this 27<sup>th</sup> day of January, 1998.

Approved by the Mayor this 27<sup>th</sup> day of January, 1998.



\_\_\_\_\_  
Ron Tobias, Mayor

Attest:



\_\_\_\_\_  
Jon Bornet, City Manager/Recorder

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

**Section 1.102.01 of the Sherwood Comprehensive Plan, Part 3, Zoning and Community Development Code is amended as follows:**

**1.102 ESTABLISHMENT OF ZONING DISTRICTS**

**1.102.01 Districts**

For the purpose of this Code, the City is hereby divided into the following zoning districts:

Office Retail

OR

**Section 2.107 of the Sherwood Comprehensive Plan, Part 3, Zoning and Community Development Code is amended with a new Office Retail (OR) zoning district as follows:**

**2.107 OFFICE RETAIL (OR)**

**2.107.01 Purpose**

The OR zoning district provides areas for business and professional offices and related uses in locations that are adjacent to housing and supported by an adequate road system.

**2.107.02 Permitted Uses**

The following uses are permitted outright, provided such uses meet the applicable environmental performance standards contained in Chapter 8:

- A. Offices of architects, artists, attorneys, dentists, engineers, physicians and other similar professional services.
- B. Small animal clinic veterinarians with indoor kennels for small animal patient use only.
- C. Business and professional offices including educational, financial, governmental, non-profit, real estate, research, or other similar service organizations.
- D. Other similar office uses, subject to Section 4.600.
- E. PUDs, subject to Section 2.202.
- F. Temporary uses, including but not limited to portable construction and real estate sales offices, subject to Section 4.500 and not to exceed one year.

- G. General retail trade, not exceeding 10,000 square feet of gross square footage.
- H. Other business services including but not limited to duplicating, photocopying, mailing services, fax and computer facilities, employment agencies, business management services, office and communication equipment services and real estate offices.
- I. Other personal services including but not limited to day cares, preschools, and kindergartens, when clearly secondary to a commercial use.

**2.107.03 Conditional Uses**

The following uses are permitted as conditional uses, provided such uses meet the applicable environmental performance standards contained in Chapter 8, and are approved in accordance with section 4.300:

- A. Hotels and motels.
- B. Multi-family residential, including apartments, condominiums and townhouses when located on the upper floors, in the rear of, or otherwise clearly secondary to a commercial building.
- C. Hospitals.
- D. Restaurants without drive thru when located greater than 100 feet from any residential property.
- E. Taverns or lounges when clearly secondary to the primary use.
- F. Health clubs.

**2.107.04 Prohibited Uses**

The following uses are expressly prohibited:

- A. Adult entertainment businesses.
- B. Restaurants, taverns, and lounges with drive-thru.
- C. Wholesale trade, warehousing, commercial storage, and mini-warehousing.
- D. All automotive and equipment repair and service, unless clearly incidental and secondary to and customarily associated with a use permitted outright.

- E. Farm and garden supply stores, plant nurseries, and other agricultural uses, excluding florist shops which are permitted outright.
- F. Automobile, recreational vehicle, motorcycle, truck, manufactured home, boat, farm, and other equipment sales, parts sales, repairs, rentals or service including automobile service stations.
- G. Motion pictures and live theaters.
- H. Radio, television, and similar communication stations, including transmitters.
- I. Junkyards and salvage yards.
- J. Contractors storage and equipment yards.
- K. Building material sales and lumberyards.
- L. Churches and parsonages.
- M. Cemeteries and crematory mausoleums.
- N. Convenience stores.
- O. Pawn shops.
- P. Public and private utility buildings, including but not limited to telephone exchanges, electric substations, gas regulator stations, treatment plants, water wells, and public work yards.
- Q. Kennels.
- R. Grocery stores.

#### **2.107.05 Dimensional Standards**

No lot area, setback, yard, landscaped area, open space, off-street parking or loading area, or other site dimension or requirement, existing on, or after, the effective date of this Code shall be reduced below the minimum required by this Code. Nor shall the conveyance of any portion of a lot, for other than a public use or right-of-way, leave a lot or structure on the remainder of said lot with less than minimum Code dimensions, area, setbacks or other requirements, except as permitted by Section 4.400.

**A. Lot Dimensions**

Except as otherwise provided, required minimum lot areas and dimensions shall be:

1. Lot area: 10,000 square feet
2. Lot width at property line: 85 feet
3. Lot width at building line: 100 feet

**B. Setbacks**

Except as otherwise provided, required minimum setbacks shall be:

1. Front yard: None
2. Side yards: None, except thirty (30) feet when abutting a residential zone or public park.
3. Rear yard: None, except thirty (30) feet when abutting a residential zone or public park.
4. Existing residential uses shall maintain minimum setbacks specified in Section 2.105.04.

**C. Height**

Except as otherwise provided the maximum height of structures shall be three (3) stories or 45 feet, whichever is less - except that for every two (2) feet of increased setback the maximum height may be increased one (1) foot. Chimneys, solar and wind energy devices, radio and TV aerials, and similar structures attached to residential dwellings and accessory buildings, may exceed this height limitation by up to twenty (20) feet.

**2.107.06 Special Criteria**

- A. Retail uses shall be limited to 60,000 square feet of gross leasable area per building or business.
- B. Uses shall be conducted entirely within enclosed buildings, except for:

1. Exterior sales, display and storage for horticultural and food merchandise provided said exterior area does not exceed five percent (5%) of the gross floor area of each individual business establishment.
  2. Circumstances where the nature of the permitted or conditional use clearly makes total enclosure impracticable provided that the exterior area shall be the minimum necessary to effectively conduct the use, as determined by the Commission.
- C. No more than four (4) permitted or conditional uses may be established within any single OR zoning property.
- D. Permitted and conditional uses may operate only between the hours of 6:30 AM and 11:00 PM.

**2.107.07 Community Design**

For standards relating to off-street parking and loading, energy conservation, historic resources, environmental resources, landscaping, access and egress, signs, parks and open space, on-site storage, and design, see Chapters 5, 8 and 9.

**2.107.08 Flood Plain**

Except as otherwise provided, Section 8.202 shall apply.