

City of Sherwood, Oregon

Ordinance No. 98-1051

AN ORDINANCE APPROVING AN AMENDMENT TO THE COMMUNITY DEVELOPMENT PLAN, PART 3, REGARDING THE REMOVAL AND ADDITION OF CERTAIN USES TO THE LIGHT INDUSTRIAL (LI) AND GENERAL INDUSTRIAL (GI) ZONES WITHIN THE CITY OF SHERWOOD.

WHEREAS, the Sherwood City Council has determined that the current list of permitted uses as well as conditional uses in the Light Industrial (LI) and General Industrial (GI) zones includes certain uses which are inconsistent and incompatible with the overall purpose of the industrial zones; and

WHEREAS, the proposed text amendment would revise the current list of industrial uses to allow the General Commercial uses which are compatible with the industrial zones; and

WHEREAS, the City Planning Commission recommended adoption of proposed Plan Amendment regarding the removal and addition of certain uses to the Light Industrial and General Industrial zones.

NOW, THEREFORE, THE CITY ORDAINS AS FOLLOWS:

Section 1. Amendments. Chapter 2 of the Comprehensive Plan, Part 3, Zoning and Community Development Code are hereby amended per 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 12th day of May 1998.

Approved by the Mayor this 12th day of May 1998.



Bill Boyle, Mayor

Attest:



Jon Bormet, City Manager/Recorder

	AYE	NAY
Turner	<u>✓</u>	___
Boyle	<u>✓</u>	___
Cottle	<u>✓</u>	___
Krause	<u>✓</u>	___

Section 2.111 of the Sherwood Comprehensive Plan, Part 3, Zoning and Community Development Code is amended as follows:

2.111 LIGHT INDUSTRIAL (LI)

2.111.02 Permitted Uses

- A. Veterinarians offices and animal hospitals.
- B. Contractor's offices, and other offices associated with a use permitted in the LI zone.
- C. Public and private utilities, including but not limited to telephone exchanges, electric substations, gas regulator stations, sewage treatment plants, water wells and public work yards.
- D. Glass installation and sales.
- E. Government offices, including but not limited to postal stations, administrative offices, police and fire stations.
- F. Automobile, boat, trailer, and recreational vehicle storage.
- G. Laboratories for testing and medical, dental, photographic, or motion picture processing, except as prohibited by Section 2.111.04E.
- H. Industrial hand tool and supply sales, primarily wholesaled to other industrial firms or industrial workers.
- I. Other similar light industrial uses subject to Section 4.600.
- ~~J. Uses permitted outright in the GC zone, Section 2.109.02, except for adult entertainment businesses which are prohibited.~~
- K. Dwelling unit for one (1) security person employed on the premises, and their immediate family.
- L. PUDs, new and existing, subject to the provisions of Section 2.202. New PUDs may mix uses which are permitted in other underlying zoning within the boundaries of the PUD. Approved PUD's may elect to establish uses which were permitted or conditionally permitted under the base zone text applicable at the time of final approval of the PUD.
- M. Temporary uses, including but not limited to construction and real estate sales offices, subject to Section 4.500.

- N. Wireless communication antennas co-located on an existing tower or an on existing building or structure not exceeding the roof of the structure provided the applicant can demonstrate to the satisfaction of the City that the location of the antenna on City-owned property would be unfeasible.
- O. Business and professional office.
- P. Tool and equipment rental.
- Q. Blueprinting, printing, publishing, or other reproduction services.
- R. Daycares and preschools.
- S. Farm and garden supply stores and retail plant nurseries, but excluding wholesale plant nurseries, and commercial farm equipment and vehicle sales which are prohibited.
- T. Medical, dental, and similar laboratories.

2.111.03 Conditional Uses

- A. Manufacture, compounding, processing, assembling, packaging, treatment, fabrication, wholesaling, warehousing or storage of the following articles or products:
 - 1. Food products, including but not limited to candy, dairy products, beverages, coffee, canned goods and baked goods, and meat and poultry, except as prohibited by Section 2.111.04.
 - 2. Appliances, including but not limited to, refrigerators, freezers, washing machines, dryers, small electronic motors and generators, heating and cooling equipment, lawn mowers, rototillers, and chain saws, vending machines, and similar products and associated small parts.
 - 3. Cosmetics, drugs, pharmaceuticals, toiletries, chemicals and similar products, except as prohibited by Section 2.111.04.
 - 4. Electrical, radio, television, optical, scientific, hearing aids, electronic, computer, communications and similar instruments, components, appliances and systems, and similar products and associated small parts.
 - 5. Building components and household fixtures, including but not limited to furniture, cabinets, and upholstery, ladders, mattresses, doors and windows, signs and display structures, and similar products and associated small parts.
 - 6. Recreational vehicles and equipment, including but not limited to bicycles, recreational watercraft, exercise equipment, and similar products and associated

small parts, but excluding motorized equipment unless otherwise permitted by Section 2.111.02 or 2.111.03.

7. Musical instruments, toys and novelties.
 8. Pottery and ceramics, limited to products using previously pulverized clay.
 9. Textiles and fiber products.
 10. Other small products and tools manufactured from previously prepared or semi-finished materials, including but not limited to bone, fur, leather, feathers, textiles, plastics, glass, wood products, metals, tobacco, rubber, and precious or semi-precious stones.
- B. Laundry, dry cleaning, dyeing or rug cleaning plants.
- C. Light metal fabrication, machining, welding and electroplating and casting or molding of semi-finished or finished metals.
- D. Offices associates with a use conditionally permitted in the LI zone.
- E. Sawmills.
- F. Radio, television and similar communication stations, including transmitters and wireless communication towers, except for towers located within 1,000 feet of the Old Town District which are prohibited.
- G. Restaurants without drive-thru.
- H. Hospitals and emergency care facilities.
- I. Automotive, recreational vehicle, motorcycle, truck, manufactured home, boat, farm and other equipment repair or service.
- J. Commercial trade schools.
- K. Special care facilities, including but not limited to assisted living facilities.
- L. Building material sales, lumberyards, contractors storage and equipment yards, building maintenance services, and similar uses.

2.111.04 Prohibited Uses

- A. Adult entertainment businesses.

- B. Any use permitted or conditionally permitted under Section 2.112 that is not specifically listed in this Section, and any use listed in Section 2.112.04.
- C. Auto wrecking and junk or salvage yards.
- D. Distillation of oil, coal, wood or tar compounds and the creosote treatment of any products.
- E. Manufacture, compounding, processing, assembling, packaging, treatment, fabrication, wholesale, warehousing, or storage of the following products or substances, except for any incidental business, service, process, storage, or display that is essential to and customarily associated, in the City's determination, with any otherwise permitted or conditionally permitted use:
 - 1. Abrasives, acids, disinfectants, dyes and paints, bleaching powder and soaps and similar products.
 - 2. Ammonia, chlorine, sodium compounds, toxins, and similar chemicals.
 - 3. Celluloid or pyroxylin.
 - 4. Cement, lime, gypsum, plaster of Paris, clay, creosote, coal and coke, tar and tar-based roofing and waterproofing materials and similar substances.
 - 5. Explosives and radioactive materials.
 - 6. Fertilizer, herbicides and insect poison.
 - 7. Other similar products or compounds which are determined to be detrimental to the health, safety and welfare of the community.
- F. Metal rolling and extraction mills, forge plants, smelters and blast furnaces.
- G. Pulp mills and paper mills.
- H. Slaughter of livestock or poultry, the manufacture of animal by-products or fat rendering.
- I. Leather tanneries.
- J. General purpose solid waste landfills, incinerators, and other solid waste facilities.

Section 2.112 of the Sherwood Comprehensive Plan, Part 3, Zoning and Community Development Code is amended as follows:

2.112 GENERAL INDUSTRIAL (GI)

2.112.02 Permitted Uses

- A. Contracting and building material and equipment storage yards, cold storage facilities, equipment rental and sales, building materials sales, and building maintenance services yard, except as prohibited by Section 2.112.04.
- B. Public and private utilities, including but not limited to telephone exchanges, electric substations, gas regulator stations, sewage treatment plants, water wells, and public works yards.
- C. Laboratories for testing and medical, dental, photographic, or motion picture processing, except as prohibited by Section 2.112.04E.
- D. Manufacture, compounding, processing, assembling, packaging, treatment, fabrication, wholesaling, warehousing, or storage of the following articles or products, except as prohibited in Section 2.112.04E:
 - 1. Drugs, pharmaceuticals, toiletries, cosmetics, chemicals and similar products, except as prohibited in Section 2.112.04D.
 - 2. Electrical, radio, television, optical, scientific, hearing aids, electronic, computer, communication and similar instruments, components appliances and systems, and similar products and associated small parts.
 - 3. Food products, including but not limited to candy, dairy products, beverages, coffee, canned goods, baked goods, and meat and poultry, except as per Section 2.112.04H.
 - 4. Furniture, cabinetry, upholstery, and signs and display structures.
 - 5. Glass and ceramics.
 - 6. Iron, steel, sheetmetal, other metal products, hand tools, including machining, welding, electroplating, and casting and molding of semi-finished and finished metals, except as prohibited by Section 2.112.04F.
 - 7. Leather products, except as per Section 2.112.04I.
 - 8. Musical instruments, toys, and novelties.

9. Paper, wood, lumber and similar products, except as prohibited by Section 2.112.04G.
 10. Plastics and plastic products.
 11. Recreational vehicles, and other motor vehicles, manufactured homes, trailers, boats and farm equipment and greenhouses.
 12. Boxes and containers made from paper, wood, metal and other materials.
 13. Textile and fiber products.
 14. Appliances, including but not limited to refrigerators, freezers, washing machines, dryers, small electric motors and generators, heating and cooling equipment, lawn mowers, rototillers, and chain saws, vending machines, and similar products and associated small parts.
 15. Other small products and tools composed of previously prepared or semi-finished materials, building components and household fixtures, including but not limited to furniture, cabinets, and upholstery, ladders, mattresses, doors and windows, signs and display structures, and similar products and associated small parts.
- E. Wholesale plumbing supplies and service.
- F. Blueprinting, printing, publishing or other reproduction services.
- G. Laundry, dry cleaning, dyeing, or rug cleaning plants.
- H. Truck and bus yards and terminals.
- I. Wholesale trade, warehousing, commercial storage, and mini-warehousing, except as prohibited in Section 2.112.04E.
- J. Other similar general industrial uses, subject to Section 4.600.
- K. Dwelling unit for one (1) security person employed on the premises and their immediate family.
- L. PUDs, new and existing, subject to the provisions of Section 2.202. New PUDs may mix uses which are permitted in other underlying zoning within the boundaries of the PUD. Approved PUD's may elect to establish uses which were permitted or conditionally permitted under the base zone text applicable at the time of final approval of the PUD.

- M. Temporary uses, including but not limited to construction and real estate sales offices, subject to Section 4.500.
- N. Other uses permitted outright in the ~~GC zone, Section 2.109.02~~ and LI zone, Section 2.111.02 except for those uses listed as a conditional use in the GI zone and, except for adult entertainment businesses which are prohibited.
- O. Wireless communication antennas co-located on an existing tower or on an existing building or structure not exceeding the roof of the structure provided the applicant can demonstrate to the satisfaction of the City that the location of the antenna on City-owned property would be unfeasible.
- P. Business and professional offices.
- Q. Tool and equipment rental.
- R. Building material sales, lumberyards, contractors storage and equipment yards, building maintenance services, and similar uses.
- S. Farm and garden supply stores and retail plant nurseries, but excluding wholesale plant nurseries, and commercial farm equipment and vehicle sales which are prohibited.
- T. Medical, dental, and similar laboratories.

2.112.03 Conditional Uses

- A. Government offices, including but not limited to postal stations, administrative offices, police and fire stations.
- B. Sand and gravel pits, rock crushers, concrete and asphalt mixing plants, and other mineral and aggregate extraction subject to Section 2.112.04 and Section 8.302.
- C. Radio, television and similar communication stations, including transmitters and wireless communication towers except for towers located within 1,000 feet of the Old Town District which are prohibited.
- D. Hospitals and emergency care facilities.
- E. Automotive, recreational vehicle, motorcycle, truck, manufactured home, boat, farm and other equipment repair or service.
- F. Power stations serving a permitted use.
- G. Restaurants without drive-thru.

H. Daycares and preschools.

I. Solid waste transfer stations.

J. Commercial Trade Schools.

2.112.04 Prohibited Uses

- A. All uses permitted in residential or commercial zones not otherwise specifically permitted by Sections 2.112.02 and 2.112.03.
- B. Auto wrecking and junk or salvage yards.
- C. Distillation of oil, coal, wood or tar compounds and the creosote treatment of any products.
- D. Manufacture, compounding, processing, assembling, packaging, treatment, fabrication, wholesale, warehousing, or storage of the following products or substances, except for any incidental business, service, process, storage, or display that is essential to and customarily associated, in the City's determination, with any otherwise permitted or conditionally permitted use:
 - 1. Abrasives, acids, disinfectants, dyes and paints, bleaching powder and soaps and similar products.
 - 2. Ammonia, chlorine, sodium compounds, toxins, and similar chemicals.
 - 3. Celluloid or pyroxylin.
 - 4. Cement, lime, gypsum, plaster of Paris, clay, creosote, coal and coke, tar and tar-based roofing and waterproofing materials and similar substances.
 - 5. Explosives and radioactive materials.
 - 6. Fertilizer, herbicides and insect poison.
 - 7. Other similar products or compounds which are determined to be detrimental to the health, safety and welfare of the community.
- E. Metal rolling and extraction mills, forge plants, smelters and blast furnaces.
- F. Saw mills and paper mills.
- G. Slaughter of livestock or poultry, the manufacture of animal by-products or fat rendering.

- H. Leather tanneries.
 - I. General purpose solid waste landfills, incinerators, and other solid waste facilities except as permitted per Section 2.112.03 and Section 8.303.
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