

City of Sherwood, Oregon

Ordinance No. 98-1052

AN ORDINANCE APPROVING AN AMENDMENT TO THE COMMUNITY DEVELOPMENT PLAN, PART 3, REGARDING THE REMOVAL AND ADDITION OF CERTAIN USES TO ALLOW SPECIAL CARE FACILITIES AS PERMITTED USES WITHIN THE HIGH DENSITY RESIDENTIAL (HDR) ZONE AND AS A CONDITIONAL USE IN THE RETAIL COMMERCIAL (RC) ZONE WITHIN THE CITY OF SHERWOOD.

WHEREAS, the Sherwood City Council has determined that demographics for the City of Sherwood reflect the need for added housing and care for the elderly of the City; and

WHEREAS, the proposed text amendment would remove some of the current obstacles in regards to special care facilities in the High Density Residential and Retail Commercial zones of the City; and

WHEREAS, the City Planning Commission recommended adoption of proposed Plan Amendment regarding the permitting of special care facilities in the High Density Residential zones and as a conditional use in the Retail Commercial zone.

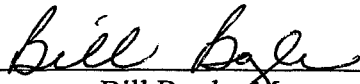
NOW, THEREFORE, THE CITY ORDAINS AS FOLLOWS:

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.

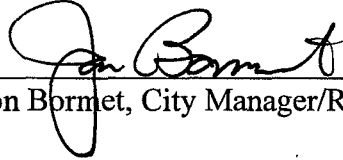
Duly passed by the City Council this 26th day of May 1998.

Approved by the Mayor this 26th day of May 1998.



Bill Boyle, Mayor

Attest:



Jon Bormet, City Manager/Recorder

	AYE	NAY
Turner	<input checked="" type="checkbox"/>	_____
Boyle	<input checked="" type="checkbox"/>	_____
Cottle	<input checked="" type="checkbox"/>	_____
Krause	<input checked="" type="checkbox"/>	_____
Heironimus	<input checked="" type="checkbox"/>	_____

Section 2.105 of the Sherwood Comprehensive Plan, Part 3, Zoning and Community Development Code is proposed to be amended to include a new permitted use and to revise a conditional use as follows:

2.105 High Density Residential (HDR)

2.105.02 Permitted Uses

L. Special Care Facilities including but not limited to convalescent homes, nursing homes, specialized living facilities and assisted living facilities.

2.105.03 Conditional Uses

~~G. Special care facilities, including but not limited to Hospitals, and sanitariums, convalescent homes, and correctional institutions.~~

Section 2.109 of the Sherwood Comprehensive Plan, Part 3, Zoning and Community Development Code is proposed to be amended to include a new conditional use and to revise a prohibited use as follows:

2.109 Retail Commercial (RC)

2.109.03 Conditional Uses

R. Special care facilities, including but not limited to hospitals, sanitariums, convalescent homes, nursing homes, specialized living facilities and assisted living facilities.

2.109.04 Prohibited Uses

~~G. Special care facilities, including but not limited to hospitals, sanitariums, convalescent homes, and Correctional institutions.~~

Section 1.200 of the Sherwood Comprehensive Plan, Part 3, Zoning and Community Development Code is proposed to be amended to include new definitions as follows:

1.200 Definitions

1.202 Specifically

Assisted Living Facilities - A program approach, within a physical structure, which provides or coordinates a range of services, available on a 24-hour basis, for support of resident independence in a residential setting.

Convalescent Homes - see Nursing Home in Development Code

Sanitariums - An institution for the treatment of chronic diseases or for medically supervised recuperation.

Special Care Facility - A facility licensed by the State of Oregon, defined in OAR, and not otherwise defined in this Code. Uses wholly contained within the facility and not independently accessible to the non-resident public which are either essential or incidental to the primary use shall be permitted. Where such facility contains uses which are otherwise listed as conditional uses in the base zone then those uses must be subjected to the conditional use process if they are independently accessible to the non-resident public from the outside of the facility building(s).

Specialized Living Facility - Identifiable services designed to meet the needs of persons in specific target groups which exist as the result of a problem, condition or dysfunction resulting from a physical disability or a behavioral disorder and require more than basic services of other established programs.