

CITY OF SHERWOOD

ORDINANCE NO. 2002-1126

**AN ORDINANCE AMENDING THE SHERWOOD ZONING
& COMMUNITY DEVELOPMENT CODE SECTION 2.204;
(CASE NO. PA 01-02;
TOWNHOME DESIGN STANDARDS);
DECLARING AN EMERGENCY**

WHEREAS, the Sherwood Planning Commission has recommended to the Sherwood City Council amendments to the Sherwood Zoning & Community Development Code to make minor revisions to the Townhome Design Standards portion of the zoning code; and

WHEREAS, the City Council has held a public hearing on this matter and considered the testimony given and the recommendation of the Sherwood Planning Commission; and

WHEREAS, the Sherwood City Council has determined that it is necessary and appropriate to amend the Sherwood Zoning & Community Development Code as set forth herein; and

WHEREAS, the Council finds that the City should respond immediately to the issues raised by staff and the Planning Commission to facilitate the development of owner-occupied, affordable housing of this type in the passage of this ordinance; and

NOW, THEREFORE, THE CITY OF SHERWOOD ORDAINS AS FOLLOWS:

Section 1.

FINDINGS. The Sherwood City Council hereby finds that such amendments meet the criteria set forth in state law and the Sherwood Zoning & Community Development Code and the Sherwood Comprehensive Plan. The findings set forth in

the staff report dated February 26, 2002 are incorporated herein as if fully set forth.

Section 2.

AMENDMENT TO THE SHERWOOD ZONING & COMMUNITY DEVELOPMENT CODE. The Sherwood Zoning & Community Development Code is hereby amended by the adoption of revisions to the Townhome Design Standards at Section 2.204 as set forth in Attachment "A" attached hereto, and by this reference incorporated herein.

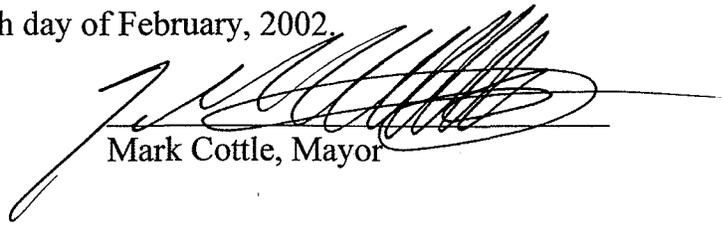
Section 3.

SEVERABILITY. If any section, subsection, sentence, clause, phrase, or portion of this Ordinance is for any reason held invalid, unconstitutional, or is denied acknowledgment by any court or board of competent jurisdiction, including, but not limited to the Land Use Board of Appeals, the Land Conservation and Development Commission and the Department of Land Conservation and Development, then such portion shall be deemed a separate, distinct, and independent provision and such holdings shall not affect the validity of the remaining portions hereof.

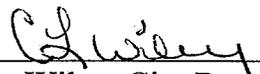
Section 4.

EMERGENCY CLAUSE. This Ordinance being necessary for the immediate preservation of the public peace, health and safety, an emergency is declared to exist and this Ordinance shall take effect immediately upon passage by the City Council and approval by the Mayor.

Duly passed by the City Council this 26th day of February, 2002.


Mark Cottle, Mayor

ATTEST:


C.L. Wiley, City Recorder

	<u>Aye</u>	<u>Nay</u>
Heironimus	<input checked="" type="checkbox"/>	___
Durrell	<input checked="" type="checkbox"/>	___
Claus	<input checked="" type="checkbox"/>	___
Weeks	<u>absent</u>	___
Mays	<input checked="" type="checkbox"/>	___
Fox	<input checked="" type="checkbox"/>	___
Cottle	<input checked="" type="checkbox"/>	___

Attachment "A"

TOWNHOME DESIGN STANDARDS

1.200 DEFINITIONS

1.202.164: Townhome: A single-family dwelling unit which is attached on one or both sides to a similar adjacent unit(s) on similar lot(s). The attachment is made along one or more common walls which are jointly owned. The units may either be on individual platted lots or may be located on a single lot as individual condominium units.

2.204 Townhomes

2.204.01 Townhome Standards

A. Generally

A townhome may be located on property zoned MDRH or HDR, or in other zones as specified in an approved Planned Unit Development, provided that the townhome meets the standards contained below, and other applicable standards of Chapter 5 Community Design. Such developments that propose townhomes shall do so in groups known as "townhome blocks", which consist of groups no less than two attached single-family dwellings, that meet the general criteria of 2.204.01B below, and specific design and development criteria of this Chapter.

B. Standards

1. Each townhome shall have a minimum dwelling area of twelve-hundred (1,200) square feet in the MDRH zone, and one-thousand (1,000) square feet in the HDR zone. Garage area is not included within the minimum dwelling area.
2. Lot sizes shall average a minimum of two-thousand five-hundred (2,500) square feet in the MDRH zone, and one-thousand eight-hundred (1,800) square feet in the HDR zone, unless the property qualifies as "infill", and meets the criteria of 2.204.01D below. Lots shall be platted with a width of no less than twenty (20) feet, and depth no less than seventy (70) feet.
3. The townhome shall be placed on a perimeter foundation, the units must meet the front yard, street-side yard, and rear yard setbacks of the underlying zone, if abutting a residential zone designated for, or built as, single-family detached housing.

4. All townhomes shall include at least two (2) off-street parking spaces in the HDR zone, and two and one-half (2-1/2) spaces in the MDRH zone; garages and/or designated parking spaces may be included in this calculation. The City Engineer may permit diagonal or angle-in parking on public streets within a townhome development, provided that adequate lane width is maintained. All townhome developments shall include a parking plan, to be reviewed and approved with the Site Plan application.
5. All townhomes shall have exterior siding and roofing which is similar in color, material and appearance to siding and roofing commonly used on residential dwellings within the City, or otherwise consistent with the design criteria of Chapter 2.204.01E, Design Standards.
6. All townhomes in the MDRH zone shall have an attached or detached garage.
7. All other community design standards contained in Chapters 5, 8 and 9 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 site design that are not specifically varied by Section 2, shall apply to townhome blocks.
8. Developments over two (2) acres shall accommodate an open space area no less than five percent (5%) of the total subject parcel. Parking areas may not be counted toward this five percent (5%) requirement.
9. Side yard setbacks shall be based on the length of the townhome block; a minimum setback to the property line* on the end of each "townhome block" shall be provided relative to the size of the block, as follows:

• Greater than 140 feet	10 feet minimum
• 121 feet to 140 feet	8 feet minimum
• 100 feet to 120 feet	6 feet minimum
• Less than 100 feet	5 feet minimum

*In the case of condominium projects where no property line may exist at the end of each townhome block, the setback shall be applied as a minimum area of separation, as applied to *each* townhome block.

C. Occupancy

1. No occupancy permit for any townhome shall be issued by the City until the requirements of site plan review and the conditions of the approved final site plan are met. Substantial alteration from the approved plan must be resubmitted to the City for review and approval, and may require additional site plan review.
2. The owner(s) of the townhomes, or duly authorized management agent, shall be held responsible for all alterations and additions to a townhome block or to individual homes within the block, and shall ensure that all necessary permits and inspections are obtained from the City or other applicable authority prior to the alterations or additions being made.

D. Infill Standard

The minimum lot size required for single-family, attached dwellings (townhomes) may be reduced by a maximum of 15% if the subject property is one (1) acre (43,560 sf ft) or less, and the subject property is surrounded by properties developed at or in excess of minimum density for the underlying zone.

E. Design Standards

Each townhome block development shall require the approval of a site plan, under the provisions of Chapter 5.102, and in compliance with the standards listed below. The site plan shall indicate all areas of townhome units, landscaping, off-street parking, street and driveway or alley locations, and utility access easements. The site plan shall also include a building elevation plan, which show building design, materials, and architectural profiles of all structures proposed for the site.

1. **Building Mass:** The maximum number and width of consecutively attached townhomes shall not exceed eight (8) units or one-hundred eighty (180) feet from end-wall to end-wall.
2. **Designation of Access/Alleys:** Townhomes shall receive vehicle access only from the front or rear lot line exclusively, not both. If alleys are used for access they shall be created at the time of subdivision approval.
3. **Street Access:** Townhomes receiving access directly from a public or private street shall comply with all of the following standards, in order to minimize interruption of adjacent sidewalks by driveway entrances, slow traffic, improve appearance of the

streets, and minimize paved surfaces for better stormwater management.

- a. When garages face the street, the garage doors shall be recessed behind the front elevation (living area, covered porch, or other architectural feature) by a minimum of one (1) foot.
- b. The maximum allowable driveway width facing the street is two (2) feet greater than the width of the garage door. The maximum garage door width per unit is sixty percent (60%) of the total building width. For example, a 20-foot wide unit may have one 12-foot wide recessed garage door and a 14-foot wide driveway. A 24-foot wide unit may have a 14-foot, 4-inch wide garage door with a 16-foot, 4-inch wide driveway.

4. Building Design: The intent of the following standards is to make each housing unit distinctive and to prevent garages and blank walls from being a dominant visual feature.

- a. The front façade of a townhome may not include more than forty percent (40%) of garage door area.
- b. The roofs of each attached townhome must be distinct from the other through either separation of roof pitches or direction, variation in roof design, or architectural feature. Hipped, gambrel or gabled roofs are required. Flat roofs are not permitted.
- c. A minimum of fifty percent (50%) of the residential units within a block's frontage shall have a front porch in the MDRH zone. Front porches may encroach six (6) feet beyond the perimeter foundation into front yard and street-side yard setbacks, and are not subject to lot coverage limitations, in both the MDRH and HDR zones. Porches may not encroach into the clear vision area, as defined in Section 2.301.
- d. Window trim shall not be flush with exterior wall treatment for all windows facing public right-of-ways. Windows shall be provided with architectural surround at the jamb, head and sill.
- e. All building elevations visible from the street shall provide doors, porches, balconies, windows, or architectural features to provide variety in façade. A minimum of fifty

percent (50%) of front street-facing elevations, and a minimum of twenty percent (20%) of side and rear street-facing building elevations, as applicable, shall meet this standard. The standard applies to each full and partial building story.

- f. The maximum height of all townhomes shall be that of the underlying zoning district standard, except that: twenty-five percent (25%) of townhomes in the MDRH zone may be 3-stories, or a maximum of forty (40) feet in height if located more than one-hundred fifty (150) feet from adjacent properties in single-family (detached) residential use.
 - g. Townhome developments which propose alley-loaded garages shall provide a mix of street-access garages, unless impractical due to lot depth, the proximity or function of local streets, or other factors identified in the parking plan.
5. **Vehicular Circulation:** All streets shall be constructed in accordance with applicable City standards and shall be curbed. The minimum paved street improvement width shall be:
- a. Thirty-six (36) feet, with parking allowed on two (2) sides.
 - b. Any street within the townhome block that, due to volumes of traffic or street location, as determined by the City, functions as a minor collector or higher functional classification roadway, shall be constructed to full City public improvement standards.