

**City of Sherwood, Oregon
Ordinance No. 2002-1128**

AN ORDINANCE APPROVING A PLAN MAP DESIGNATION AND TEXT AMENDMENT TO THE OLD TOWN OVERLAY DISTRICT, ESTABLISHING DESIGN STANDARDS FOR BUILDINGS AND STREETS, EXPANDING THE OVERLAY DISTRICT, AND CHANGES TO USE DESIGNATIONS IN THE DISTRICT

WHEREAS, the City initiated the land use application PA 01-04 Plan Map Amendment to amend the boundary of the existing Old Town Overlay District, establish design and street standards for new principal commercial, institutional and mixed-use structures in the Old Town Design Overlay zone, and add new use designations in the district; and,

WHEREAS, the plan map and text amendment changes the zoning of the area to further both the goals of the Urban Renewal Plan and values of historic preservation; and,

WHEREAS, the proposed amendments will result in better pedestrian access and traffic management in Old Town; and,

NOW, THEREFORE, THE CITY ORDAINS AS FOLLOWS:

Section 1. Commission & Council Review. The City Council finds that the application for a Plan Map and Text Amendment of the Old town Overlay District was subject to full and proper review, and a public hearing was held before the Planning Commission on May 7, 2002. After due and legal notice, the City Council held a public hearing on the application on May 28, 2002.

Section 2. Findings. After full and due consideration of the City Staff Report for PA 01-04, the record and Staff findings of fact, the Council adopts the findings and reasoning contained in the staff reports dated May 7, 2002 (to Planning Commission), May 28 and June 25, 2002 (to City Council), and further finds that the proposed plan map and text amendments are consistent with the Statewide Planning Goals, City's Comprehensive Plan and in conformance with the requirements of the Community Development Code Section 4.203.02 (Section 16.56.030B of the City of Sherwood Municipal Code).

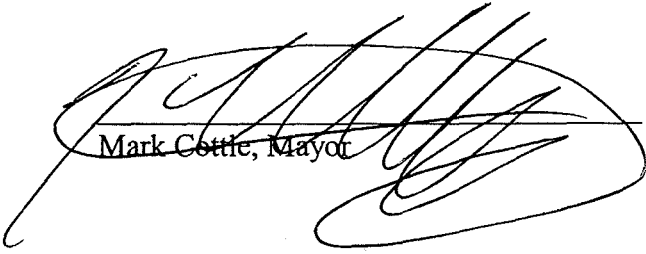
Section 3. Decision. The Ordinance is approved and the Old Town Overlay District is hereby amended per: ordinance language, Attachment A; map of the Overlay District, including 'Smockville' and 'Old Cannery' areas, Attachment B; and street designations for the old Town District, per Attachment D. Furthermore, the Sherwood Construction Standards and Drawings, adopted by ordinance are hereby amended per the Downtown Street Design Standards, per Attachment C.

Section 4. Manager Authorized. The City Manager is directed to take such action as may be necessary to document these amendments, including producing a certified modification to the official City Plan/Zone Map.

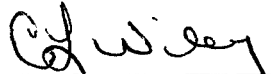
Section 4. Effective Date and Emergency Clause. This Ordinance being necessary for the immediate preservation of the public peace, health and safety, an emergency is declared to exist and this Ordinance shall take effect immediately upon passage by the City Council and approval by the mayor.

Duly passed by the City Council this 25th day of June, 2002.

Approved by the Mayor this 25th day of June, 2002.


Mark Cottle, Mayor

Attest:



C.L. Wiley, City Recorder

	AYE	NAY
Heironimus	<input checked="" type="checkbox"/>	_____
Durrell	<input checked="" type="checkbox"/>	_____
Claus	<input checked="" type="checkbox"/>	_____
Weeks	<input checked="" type="checkbox"/>	_____
Mays	<input checked="" type="checkbox"/>	_____
Fox	<input checked="" type="checkbox"/>	_____
Cottle	<input checked="" type="checkbox"/>	_____

Attached:

Attachment A: Old Town District Overlay Ordinance

Attachment B: Old Town District Overlay Map

Attachment C: Downtown Street Design Standards

Attachment D: Downtown Street Designations

ATTACHMENT

A

CHAPTER 9

HISTORIC RESOURCES

9.100 PURPOSE

Chapter 9 is intended to protect, preserve, and otherwise properly manage the City's historic and cultural resources for the benefit and education of the general public, to retain and strengthen the community's historic heritage and unique identity, and to establish performance standards allowing the City to properly and uniformly assess the impact of residential, commercial, industrial, and institutional development and activities on the quality of the City's historic and cultural resources.

9.200 SPECIAL RESOURCE ZONES

9.201 GENERALLY

Special resource zones are established to provide for the preservation, protection, and management of unique historic and cultural resources in the City that are deemed to require additional standards beyond those contained elsewhere in this Code. Special resource zones may be implemented as underlying or overlay zones depending on patterns of property ownership and the nature of the resource. A property or properties may be within more than one (1) resource zone. In addition, the City may identify special resource areas and apply a PUD overlay zone in advance of any development in order to further protect said resources.

9.202 OLD TOWN (OT) OVERLAY DISTRICT

9.202.01 Purpose

The Old Town (OT) Overlay District is intended to establish objectives and define a set of development standards to guide physical development in the historic downtown of the City consistent with the Community Development Plan and this Code.

The OT zoning district is an overlay district generally applied to property identified on the Old Town Overlay District map, in the Smockville Subdivision and surrounding residential and commercial properties, generally known as Old Town. The OT overlay zone recognizes the unique and significant characteristics of Old Town, and is intended to provide development flexibility with respect to uses, site size, setbacks, heights, and site design elements, in order to preserve and enhance the area's commercial viability and historic character. The OT overlay zone is designated a historic district as per Sections 9.400 and 9.500. Furthermore, the OT District is divided into two distinct areas, the "Smockville" and the "Old Cannery Area" which have specific criteria or standards related to height and off-street parking.

9.202.02 Objectives

Land use applications within the Old Town Overlay District must demonstrate substantial conformance with the standards and criteria below:

- A. Encourage development that is compatible with the existing natural and manmade environment, existing community activity patterns, and community identity.
- B. Minimize or eliminate adverse visual, aesthetic or environmental effects caused by the design and location of new development, including but not limited to effects from:
 - 1. The scale, mass, height, areas, appearance and architectural design of buildings and other development structures and features.
 - 2. Vehicular and pedestrian ways and parking areas.
 - 3. Existing or proposed alteration of natural topographic features, vegetation and water-ways.

9.202.03 Permitted Uses

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

- A. Uses permitted outright in the RC zone, Section 2.109.02; the HDR zone, Section 2.105.02; and the MDRL zone, Section 2.103.02; provided, that uses permitted outright on any given property are limited to those permitted in the underlying zoning district, unless otherwise specified by Sections 9.202.02 through 9.202.04.
- B. In addition to the home occupations permitted under Section 2.203.02, antique and curio shops, cabinet making, arts and crafts galleries, artists cooperatives, and bookshops, are permitted subject to the standards of Sections 2.203 and 9.202, in either the underlying RC or MDRL zones.
- C. Boarding and rooming houses, bed and breakfast inns, and similar accommodations, containing not more than five (5) guest rooms, in either the underlying RC, HDR or MDRL zones.
- D. Motels and hotels, in the underlying RC Zone only.
- E. Residential apartments when located on upper or basement floors, to the rear of, or otherwise clearly secondary to commercial buildings, in the underlying RC Zone only.
- F. Other similar commercial uses or similar home occupations, subject to Section 4.600.

- G. Offices of architects, artists, attorneys, dentists, engineers, physicians, accountants, consultants and similar professional services.
- H. Uses permitted outright in the RC Zone are allowed within the HDR zone when limited to the first floor, adjacent to and within 100 feet of, Columbia Street within the Old Town Overlay District.

9.202.04 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. Uses permitted as conditional uses in the RC zone, Section 2.108.03, HDR zone, Section 2.105.03, and the MDRL zone, Section 2.103.03, provided that uses permitted as conditional uses on any given property are limited to those permitted in the underlying zoning district, unless otherwise specified by Sections 9.202.02 through 9.202.04.

9.202.05 Prohibited Uses

The following uses are expressly prohibited in the OT overlay zone, notwithstanding whether such uses are permitted outright or conditionally in the underlying RC, HDR or MDRL zones:

- A. Adult entertainment businesses.
- B. Manufactured homes on individual lots.
- C. Manufactured home parks.
- D. Restaurants with drive-through.

9.202.06 Dimensional Standards

In the OT overlay zone, the dimensional standards of the underlying RC, HDR and MDRL zones shall apply, with the following exceptions:

- A. Lot Dimensions

Minimum lot area (RC zoned property only): Twenty-five hundred (2,500) square feet.

- B. Setbacks

Minimum yards (RC zoned property only): None, including structures adjoining a residential zone, provided that Uniform Building Code, Fire District regulations, and the site design standards of this Code, not otherwise varied by Section 9.202, are met.

C. Height

The purpose of this standard is to encourage taller buildings in the Old Town area consistent with a traditional mixed-use building type of ground floor active uses with housing or office uses above.

Except as provided in 9.202.08 Subsection C below, the maximum height of structures on RC zoned property shall be forty (40) feet in the "Smockville Area" and fifty-five (55) feet in the "Old Cannery Area." Limitations in the RC zone to the height of commercial structures adjoining residential zones, and allowances for additional building height as a conditional use, shall not apply in the OT overlay zone. Chimneys, solar and wind energy devices, radio and TV antennas, and similar devices may exceed height limitations in the OT overlay zone by ten (10) feet.

Minimum height: A principal building in the RC and HDR zones must be least sixteen (16) feet in height.

D. Coverage

Home occupations permitted as per Section 2.203 and 9.202.03 may occupy up to fifty percent (50%) of the entire floor area of all buildings on a lot.

9.202.07 Community Design

Standards relating to off-street parking and loading, environmental resources, landscaping, historic resources, access and egress, signs, parks and open space, on-site storage, and site design as per Chapters 5, 8 and 9 shall apply, in addition to the Old Town design standards, below:

A. Generally

In reviewing site plans, as required by Section 5.100, the City shall utilize the design standards of Section 9.202.08..

B. Landscaping for Residential Structures

1. Perimeter screening and buffering, as per Section 5.203.01, is not required for approved home occupations.
2. Minimum landscaped areas are not required for off-street parking for approved home occupations.

3. Landscaped strips, as per Sections 5.203.02 and 8.304.04A, may be a minimum of five (5) feet in width, except when adjoining alleys, where landscaped strips are not required.
4. Fencing and interior landscaping, as per Section 5.203.02, are not required.

C. Off-Street Parking

For all property and uses within the “Smockville Area” of the Old Town Overlay District off-street parking is not required. For all property and uses within the “Old Cannery Area” of the Old Town Overlay District, requirements for off-street automobile parking shall be no more than sixty-five percent (65%) of that normally required by Section 5.302.02. Shared parking agreements may be approved, subject to the standards of Section 5.301.03.

D. Off-Street Loading

1. Off-street loading spaces for commercial uses may be shared and aggregated in one or several locations in a single block, provided that the minimum area of all loading spaces in a block, when taken together, shall not be less than sixty-five percent (65%) of the minimum standard that is otherwise required by Section 5.303.01B.
2. For all property and uses within the “Smockville Area” of the Old Town Overlay District, off-street loading is not required.

E. Signs

In addition to signs otherwise permitted for home occupations, as per Section 2.203.01, one (1) exterior sign, up to a maximum of sixteen (16) square feet in surface area, may be permitted for each approved home occupation.

F. Non-conforming Uses

When a nonconforming lot, use, or structure within the OT overlay zone has been designated a landmark as per Section 9.400, or when a nonconforming lot within the OT overlay zone is vacant, and the proposed change will, in the City's determination, be fully consistent with the goals and standards of the OT overlay zone and other City guidelines to preserve, restore, and enhance historic resources, nonconforming use restrictions contained in Section 2.206 may be waived by the Commission.

G. Downtown Street Standards

All streets shall conform to the Downtown Street Designations and Street Standards in the City of Sherwood Street Cross-sections dated May 1999, and as hereafter amended. Streetscape improvements shall conform to the Construction

Standards and Specifications, adopted by Ordinance 98-1065, and as hereafter amended.

9.202.08 Standards for All Commercial, Institutional and Mixed Use Structures

The standards in this section apply to development of all new principal commercial, institutional and mixed-use structures in the Old Town Design Overlay zone. These standards also apply to exterior alterations in this zone, when the exterior alteration requires full compliance with the requirements of applicable building codes.

- A. Building Placement and the Street.** The purpose of this standard is to create an attractive area when commercial or mixed-use structures are set back from the property line. Landscaping, an arcade, or a hard-surfaced expansion of the pedestrian path must be provided between a structure and the street.

Structures built to the street lot line are exempt from the requirements of this subsection. Where there is more than one street lot line, only those frontages where the structure is built to the street lot line are exempt from the requirements of this paragraph. All street-facing elevations must comply with one of the following options:

1. **Option 1: Foundation landscaping.** All street-facing elevations must have landscaping along their foundation. This landscaping requirement does not apply to portions of the building façade that provide access for pedestrian or vehicles to the building. The foundation landscaping must meet the following standards:
 - a. The landscaped area must be at least thirty (30%) of the linear street frontage;
 - b. There must be at least one (1) three-gallon shrub for every 3 lineal feet of foundation in the landscaped area; and,
 - c. Ground cover plants must fully cover the remainder of the landscaped area.
2. **Option 2: Arcade.** All street-facing elevations must have an arcade as a part of the primary structure, meeting the following requirements:
 - a. The arcade must be at least three (3) feet deep between the front elevation and the parallel building wall;
 - b. The arcade must consist of one or a series of arched openings that are at least six (6) feet wide. The arcade, or combination of them, should cover a minimum of sixty (60%) of the street facing elevation;

- c. The arcade elevation facing a street must be at least fourteen (14) feet in height and at least twenty-five percent (25%) solid, but no more than fifty percent (50%) solid; and,
- d. The arcade must be open to the air on 3 sides; none of the arcade's street facing or end openings may be blocked with walls, glass, lattice, glass block or any other material; and,
- e. Each dwelling that occupies space adjacent to the arcade must have its main entrance opening into the arcade.

3. **Option 3: Hard-surface sidewalk extension.** The area between the building and the street lot line must be hard-surfaced for use by pedestrians as an extension of the sidewalk.

- a. The building walls may be set back no more than six (6) feet from the street lot line.
- b. For each one-hundred (100) square feet of hard-surface area between the building and the street lot line at least one of the following amenities must be provided.
 - (1) A bench or other seating.
 - (2) A tree.
 - (3) A landscape planter.
 - (4) A drinking fountain.
 - (5) A kiosk.

B. Reinforce the Corner. The purpose of this standard is to emphasize the corners of buildings at public street intersections as special places with high levels of pedestrian activity and visual interest. On structures with at least two frontages on the corner where two city walkways meet, the building must comply with at least **two** of these options.

- 1. **Option 1:** The primary structures on corner lots at the property lines must be at or within 6 feet of both street lot lines. Where a site has more than one corner, this requirement must be met on only one corner.
- 2. **Option 2:** The highest point of the building's street-facing elevations at a location must be within 25 feet of the corner.
- 3. **Option 3:** The location of a main building entrance must be on a street-facing wall and either at the corner, or within 25 feet of the corner.

4. **Option 4:** There is no on-site parking or access drives within 40 feet of the corner.
 5. **Option 5:** Buildings shall incorporate a recessed entrance(s) or open foyer(s), a minimum of 3 feet in depth to provide architectural variation to the façade. Such entrance(s) shall be a minimum of ten percent (10%) of the ground-floor linear street frontage.
- C. Residential Buffer.** The purpose of this standard is to provide a transition in scale where the Old Town Overlay District is adjacent to a lower density residential zone. Where a site in the Old Town Design Overlay District abuts or is across a street from a residential zone, the following is required.
1. On sites that directly abut a residential zone the following must be met:
 - a. In the portion of the site within 25 feet of the residential zone, the building height limits are those of the adjacent residential zone; and,
 - b. A 6-foot deep area landscaped to at least the **Section 5.203.02B** standard must be provided along the property line across the street from the lower density residential zone. Pedestrian and bicycle access is allowed, but may not be more than 6 feet wide.
- D. Main Entrance.** The purpose of this standard is to locate and design building entrances that are safe, accessible from the street, and have weather protection.
1. **Location of main entrance.** The main entrance of the principal structure must face a public street (or, where there is more than one street lot line, may face the corner). For residential developments these are the following exceptions:
 - a. For buildings that have more than one main entrance, only one entrance must meet this requirement.
 - b. Entrances that face a shared landscaped courtyard are exempt from this requirement.
 2. **Front porch design requirement.** There must be a front porch at the main entrance to residential portions of a mixed-use development, if the main entrance faces a street. If the porch projects out from the building it must have a roof. If the roof of a required porch is developed as a deck or balcony it may be flat, otherwise it must be articulated and pitched. If the main entrance is to a single dwelling unit, the covered area provided by the porch must be at least 6 feet wide and 4 feet deep. If the main entrance is to a porch that provides the entrance to two or more dwelling units, the

covered area provided by the porch must be at least 9 feet wide and 7 feet deep.

- F. Off-Street Parking and Loading Areas.** The purpose of this standard is to emphasize the traditional development pattern in Old Town where buildings connect to the street, and where off-street vehicular parking and loading areas are of secondary importance.
1. **Access to off-street parking areas and adjacent residential zones.** Access to off-street parking and loading areas must be located at least twenty (20) feet from any adjacent residential zone.
 2. **Parking lot coverage.** No more than fifty percent (50%) of the site may be used for off-street parking and loading areas.
 3. **Vehicle screening.** Where off-street parking and loading areas are across a local street from a residential zone, there must be a 6-foot wide landscaped area along the street lot line that meets the **Section 5.202** standard.
- G. Exterior Finish Materials.** The purpose of this standard is to encourage high quality materials that are complementary to the traditional materials used in Old Town.
1. Plain concrete block, plain concrete, corrugated metal, full-sheet plywood, synthetic stucco, and sheet pressboard are not allowed as exterior finish material, except as secondary finishes if they cover no more than ten percent (10%) of the surface area of each façade. Composite boards manufactured from wood or other products, such as hardboard or hardplank, may be used when the board product is less than six (6) inches wide. Foundation materials may be plain concrete block when the foundation material does not extend for more than an average of three (3) feet above the finished grade level adjacent to the foundation wall.
 2. Where there is an exterior alteration to an existing building, the exterior finish materials on the portion of the building being altered or added must visually match the appearance of those on the existing building. However, if the exterior finishes and materials on the existing building do not meet the standards of Paragraph G.1 above, any material that meets the standards of Paragraph G.1 may be used.
- H. Roof-Mounted Equipment.** The purpose of this standard is to minimize the visual impact of roof-mounted equipment. All roof-mounted equipment, including satellite dishes and other communications equipment, must be screened using **one** of the methods listed below. Solar heating panels are exempt from this standard.

1. A parapet as tall as the tallest part of the equipment.
2. A screen around the equipment that is as tall as the tallest part of the equipment.
3. The equipment is set back from the street-facing perimeters of the building 3 feet for each foot of height of the equipment.

I. Ground Floor Windows. The purpose of this standard is to encourage interested and active ground floor uses where activities within buildings have a positive connection to pedestrian in Old Town. All exterior walls on the ground level which face a street lot line, sidewalk, plaza or other public open space or right-of-way must meet the following standards.

1. Windows must be at least fifty percent (50%) of the length and twenty-five percent (25%) of the total ground-level wall area. Ground-level wall areas include all exterior wall areas up to nine (9) feet above the finished grade. This requirement does not apply to the walls of residential units or to parking structures when set back at least five (5) feet and landscaped to at least the Section 5.203.02C standard.
2. Required window areas must be either windows that allow views into working areas or lobbies, pedestrian entrances, or display windows set into the wall. The bottom of the windows must be no more than four (4) feet above the adjacent exterior grade.

J. Distinct Ground Floor. The purpose of this standard is to emphasize the traditional development pattern in Old Town where the ground floor of buildings is clearly defined. This standard applies to buildings that have any floor area in non-residential uses. The ground level of the primary structure must be visually distinct from upper stories. This separation may be provided by one or more of the following:

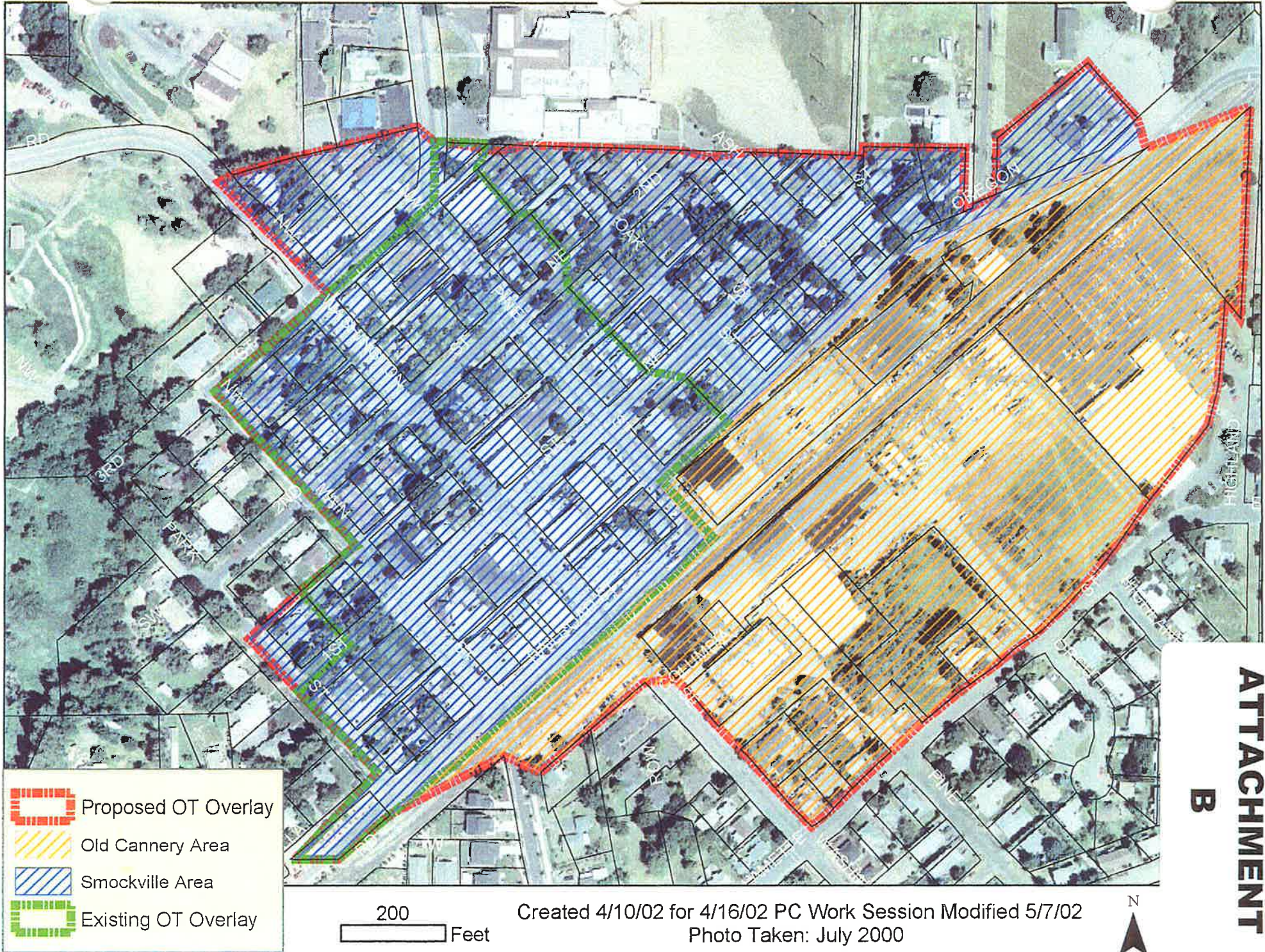
1. A cornice above the ground level;
2. An arcade;
3. Changes in material or texture; or
4. A row of clerestory windows on the building's street-facing elevation.

K. Roof. The purpose of this standard is to encourage traditional roof forms consistent with existing development patterns in Old Town. Roofs should have significant pitch, or if flat, be designed with a cornice or parapet. Buildings must have either:

1. A sloped roof with a pitch no flatter than 6/12; or

2. A roof with a pitch of less than 6/12 and a cornice or parapet that meets the following:
 - a. There must be two parts to the cornice or parapet. The top part must project at least six (6) inches from the face of the building and be at least two (2) inches further from the face of the building than the bottom part of the cornice or parapet.
 - b. The height of the cornice or parapet is based on the height of the building as follows:
 - (1) Buildings sixteen (16) to twenty (20) feet in height must have a cornice or parapet at least twelve (12) inches high.
 - (2) Buildings greater than twenty (20) feet and less than thirty (30) feet in height must have a cornice or parapet at least eighteen (18) inches high.
 - (3) Buildings thirty (30) feet or greater in height must have a cornice or parapet at least twenty-four (24) inches high.

L. Base of Buildings. Buildings must have a base on all street-facing elevations. The base must be at least two (2) feet above grade and be distinguished from the rest of the building by a different color and material.



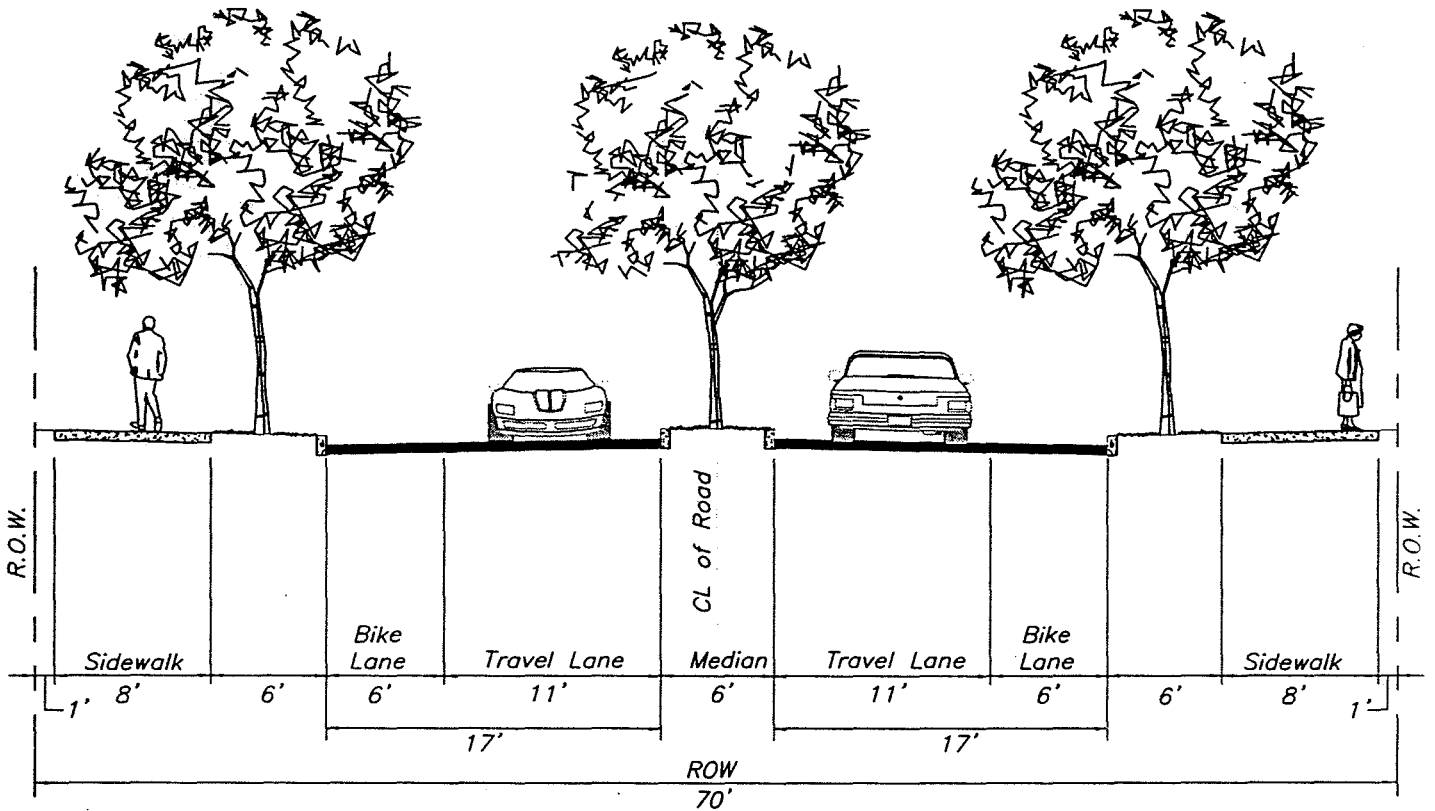
- Proposed OT Overlay
- Old Cannery Area
- Smockville Area
- Existing OT Overlay

200 Feet

Created 4/10/02 for 4/16/02 PC Work Session Modified 5/7/02
Photo Taken: July 2000




ATTACHMENT C

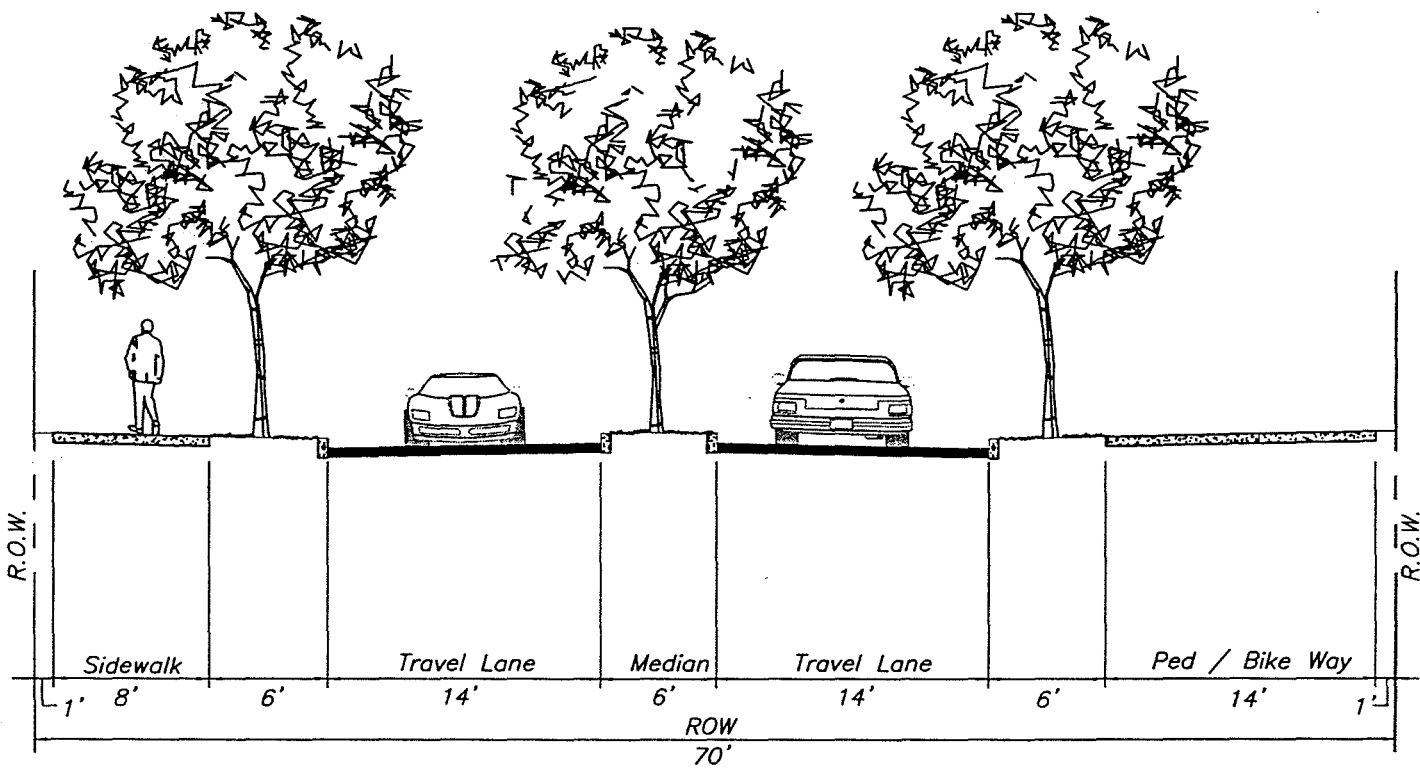


NOTES:

1. ON STREET BIKE LANES
2. NO PARKING

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 <p>City of Sherwood Oregon</p>	STANDARD DRAWING TITLE		DRAWING NUMBER
	Downtown Street Stds - Boulevard with bike lanes		ST-X
	Any alteration of this drawing may not be associated in any way with the City of Sherwood Standard Drawings.	SCALE	DATE
N.T.S.		4-25-02	

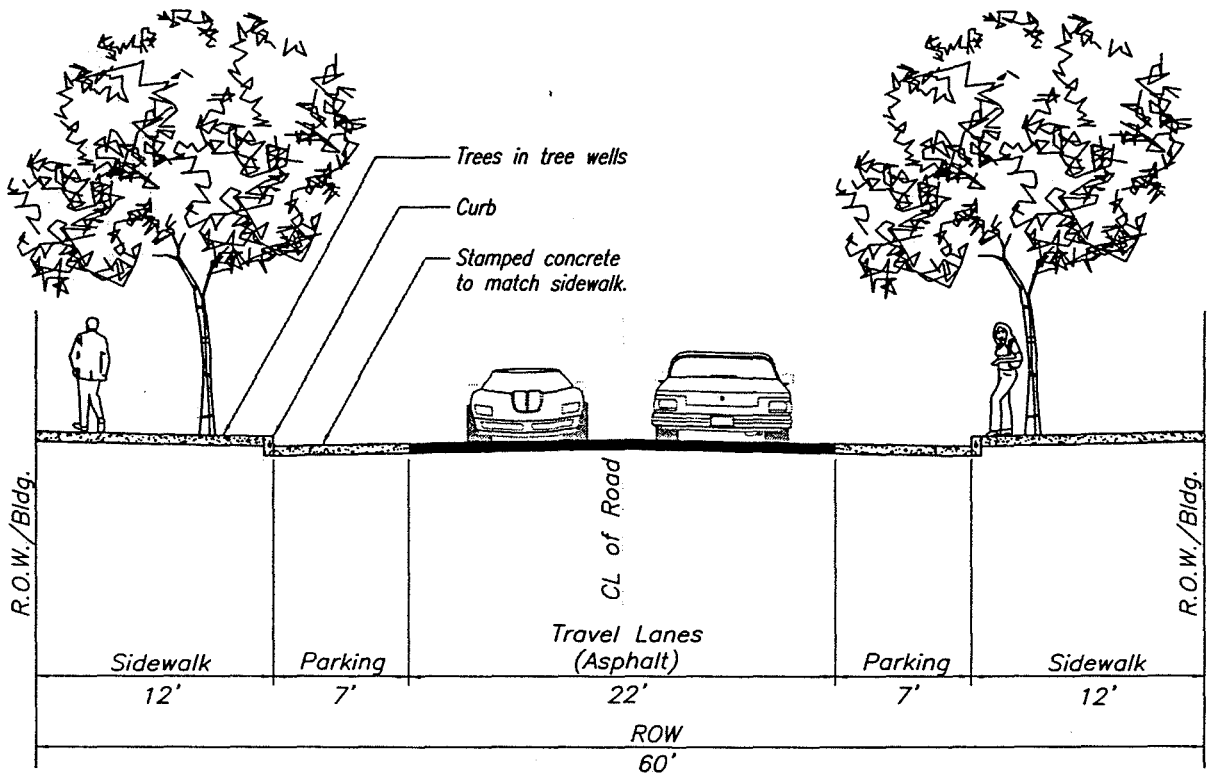


NOTES:

1. SEPARATE PED/BIKE PATH WAY.
2. NO PARKING

DRAFT


	STANDARD DRAWING TITLE		DRAWING NUMBER
	Downtown Street Stds - Boulevard with bike/ped path		ST-X
	Any alteration of this drawing may not be associated in any way with the City of Sherwood Standard Drawings.		SCALE
N.T.S.			4-25-02

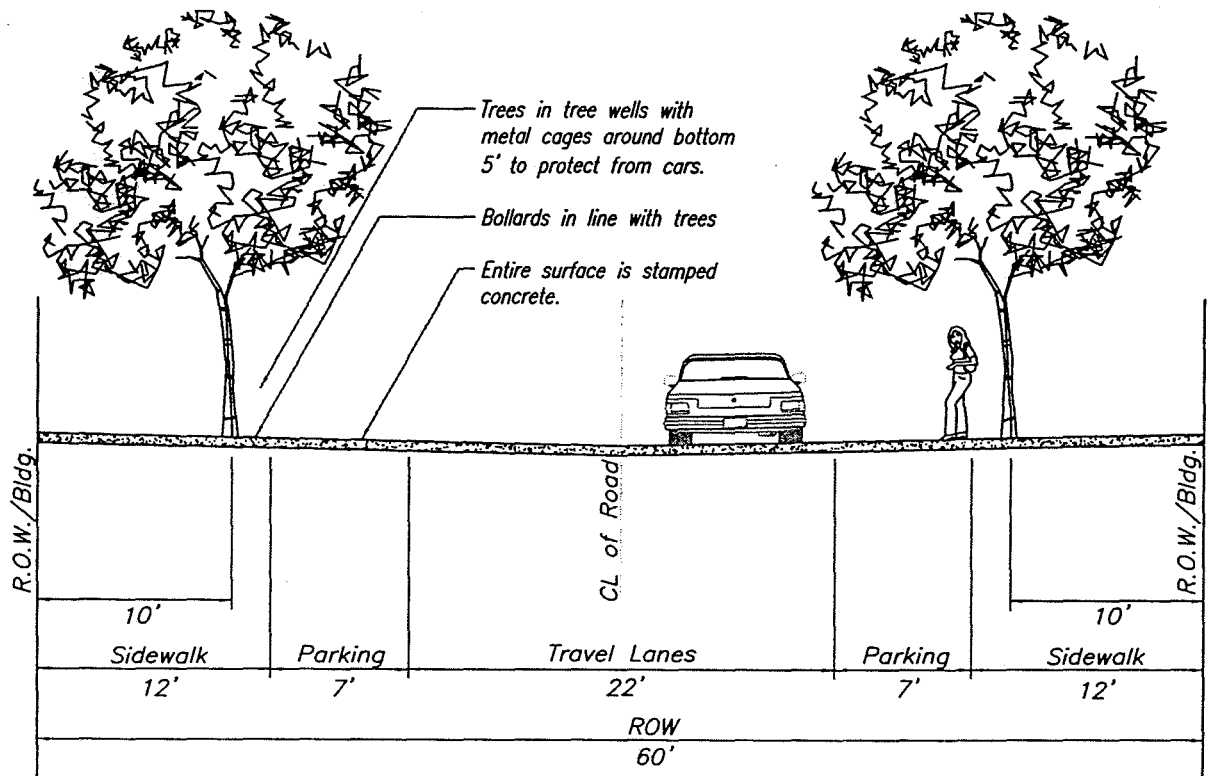


NOTES:

1. ON STREET PARKING, EXCEPT AT INTERSECTIONS.
2. NO BIKE LANES.

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	STANDARD DRAWING TITLE		DRAWING NUMBER
	Downtown Street Stds - Avenues		ST-X
	Any alteration of this drawing may not be associated in any way with the City of Sherwood Standard Drawings.	SCALE	DATE
		N.T.S.	4-25-02

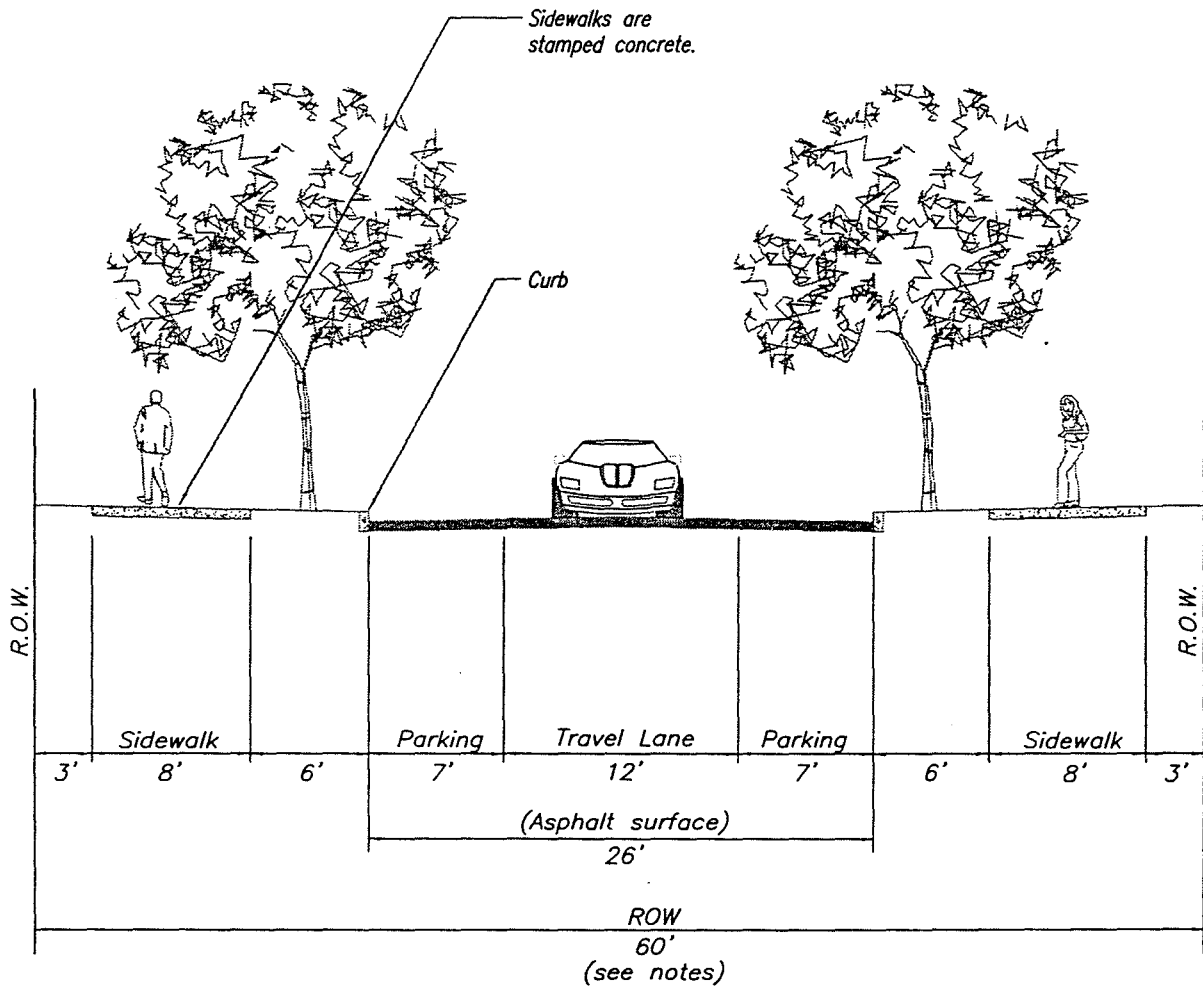


NOTES:

1. NO CURBS.
2. NO BIKE LANES.
3. ON-STREET PARKING, EXCEPT AT INTERSECTIONS.
4. STREETS CAN BE CLOSED FOR FESTIVALS.

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	STANDARD DRAWING TITLE		DRAWING NUMBER
	Downtown Street Stds - Pedestrian Streets		ST-X
	Any alteration of this drawing may not be associated in any way with the City of Sherwood Standard Drawings.		SCALE
N.T.S.			4-25-02

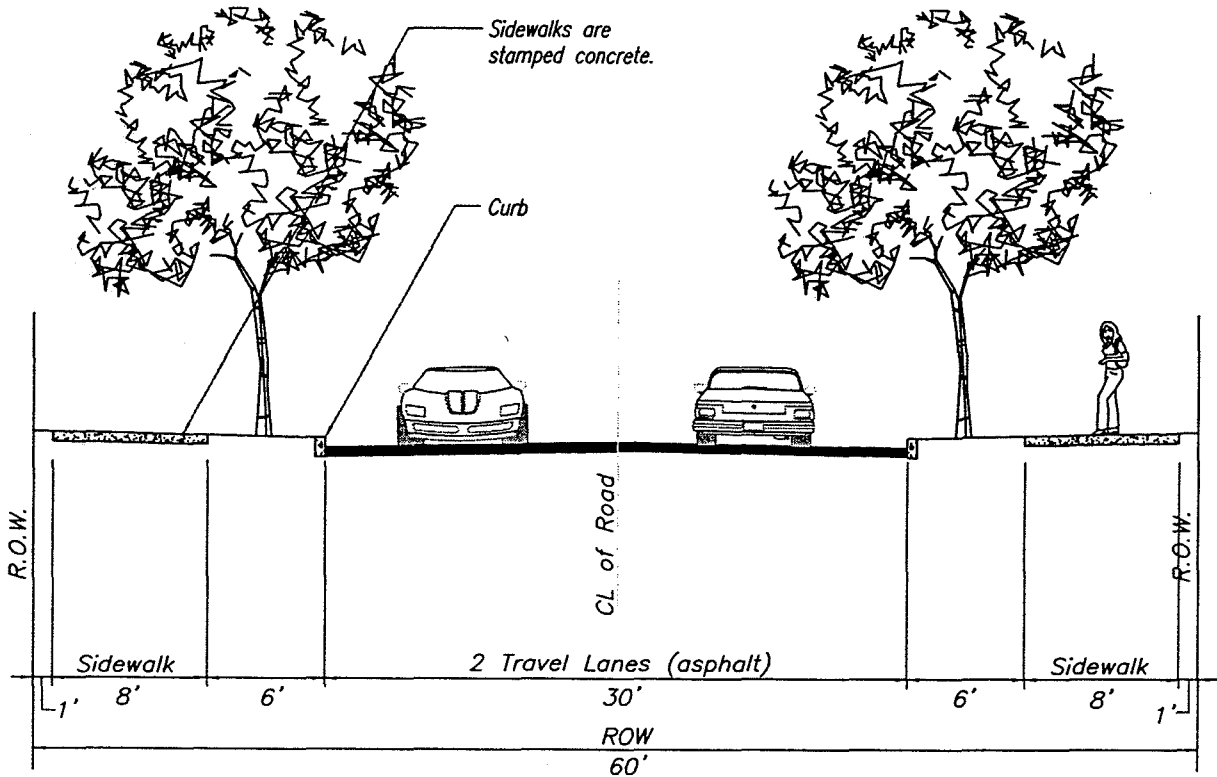


NOTES:

1. ON-STREET PARKING
2. NO BIKE LANES
3. HANDLES NEIGHBORHOOD TRAFFIC ONLY.
4. DISTANCES BETWEEN INTERSECTIONS CANNOT EXCEED 250 FEET.
5. FOR NEW STREETS, ROW CAN BE 54 FEET WITH NO SEPARATION BETWEEN SIDEWALK AND ROW LINE.

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	STANDARD DRAWING TITLE		DRAWING NUMBER
	Downtown Street Stds - Downtown Residential Streets		ST-X
	Any alteration of this drawing may not be associated in any way with the City of Sherwood Standard Drawings.		SCALE
N.T.S.			4-25-02

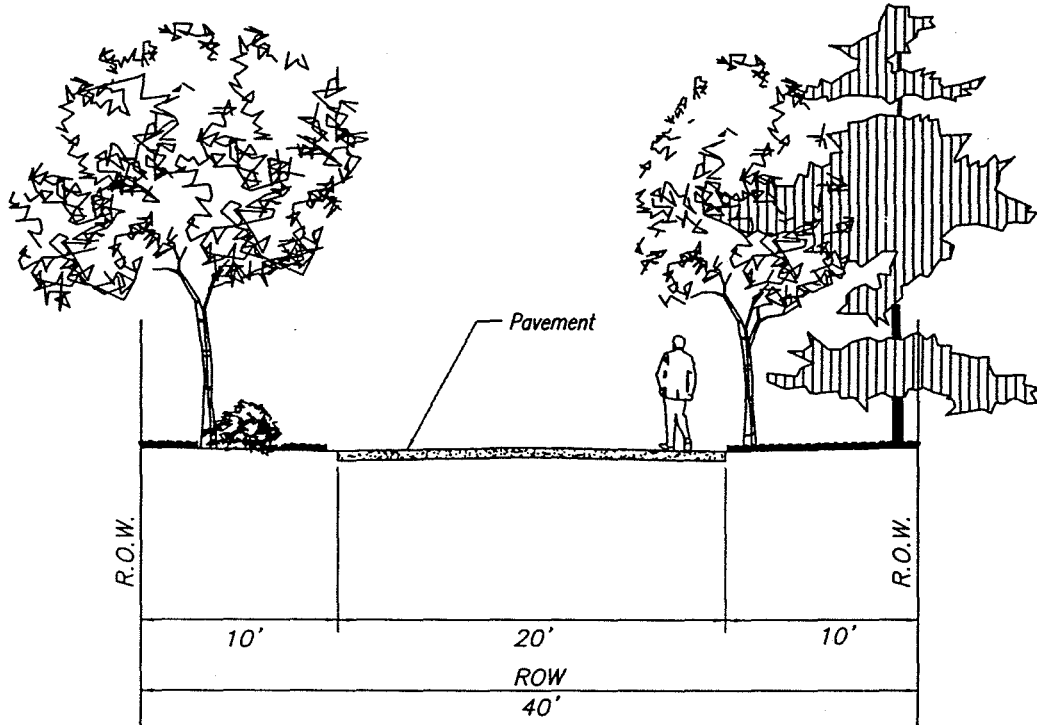


NOTES:

1. ON-STREET PARKING
2. NO BIKE LANES (ALTHOUGH 15' WIDE LANES ALLOW ROOM FOR CYCLISTS)

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 <p>City of Sherwood Oregon</p>	STANDARD DRAWING TITLE		DRAWING NUMBER
	Downtown Street Stds - Residential Collector		ST-X
	Any alteration of this drawing may not be associated in any way with the City of Sherwood Standard Drawings.		SCALE
N.T.S.			4-25-02

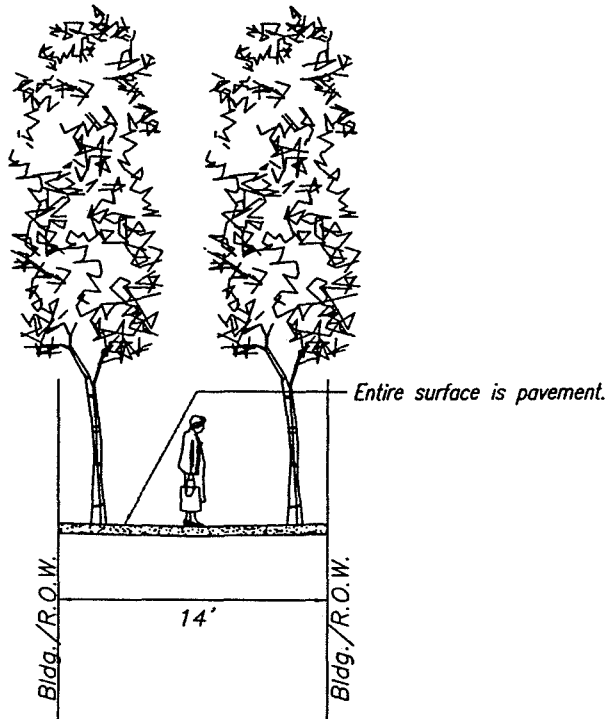


NOTES:

1. BIKES ALLOWED.
2. NO VEHICLES.
3. TO BE USED FOR OREGON ST., EAST OF PINE
4. PAVEMENT SHALL BE SMOOTH ENOUGH FOR CYCLISTS TO RIDE COMFORTABLY.

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	STANDARD DRAWING TITLE		DRAWING NUMBER
	Downtown Street Standards - Bike/Pedestrian Lane		ST-X
	Any alteration of this drawing may not be associated in any way with the City of Sherwood Standard Drawings.	SCALE	DATE
		N.T.S.	4-25-02

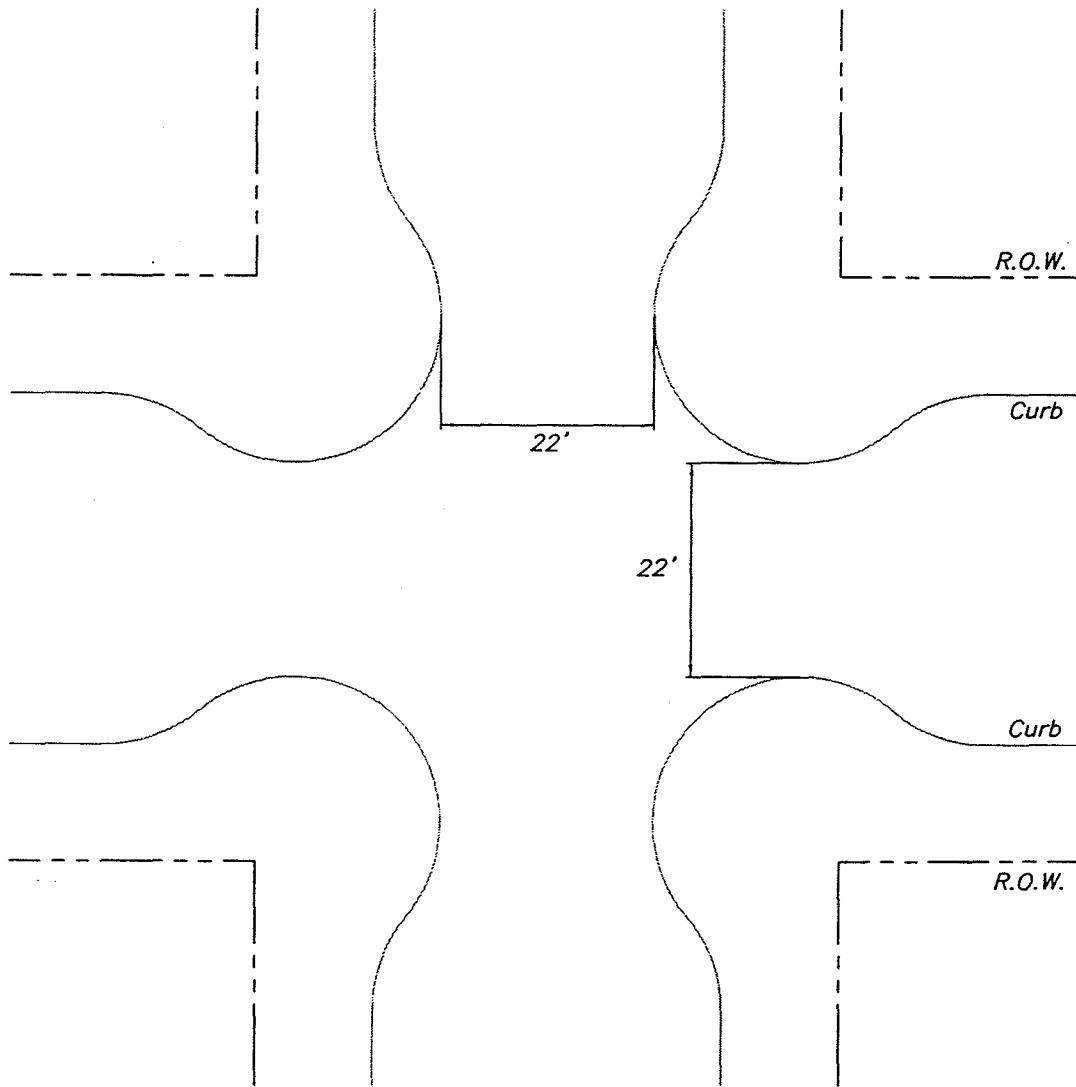


NOTES:

1. BIKES ALLOWED.
2. TREES WITH NARROW CANOPIES USED.
3. TREES IN TREE WELLS.
4. PAVEMENT SHALL BE SMOOTH ENOUGH FOR CYCLISTS TO RIDE COMFORTABLY.

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	STANDARD DRAWING TITLE		DRAWING NUMBER
	Downtown Street Stds - Bike/Pedstrian Alley		ST-X
	Any alteration of this drawing may not be associated in any way with the City of Sherwood Standard Drawings.	SCALE	DATE
		N.T.S.	4-25-02

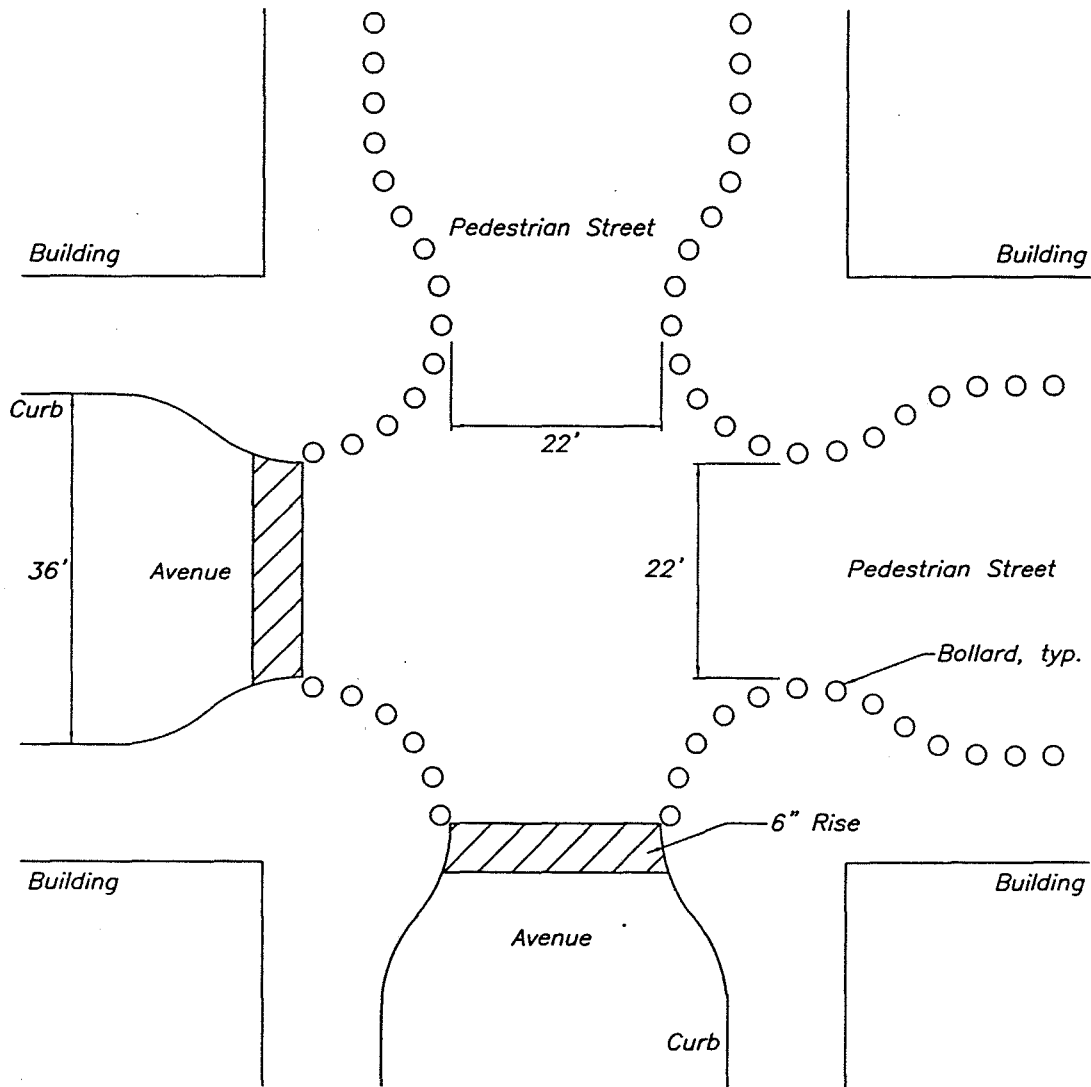


NOTES:

1. 22' (TWENTY-TWO FOOT) THROAT FOR EACH STREET.
2. 15' (FIFTEEN FOOT) RADIUS ON CORNERS.

DRAFT


	STANDARD DRAWING TITLE		DRAWING NUMBER
	Downtown Street Stds - Bulb-out Intersections		ST-X
	Any alteration of this drawing may not be associated in any way with the City of Sherwood Standard Drawings.	SCALE	DATE
N.T.S.		4-25-02	



NOTES:

1. 22' (TWENTY-TWO FOOT) THROAT FOR EACH STREET.
2. 15' (FIFTEEN FOOT) RADIUS ON CORNERS.
3. INTERSECTIONS LEVEL WITH SIDEWALK.
4. INTERSECTION AND SIDEWALK SAME MATERIAL - STAMPED CONCRETE.
5. 6" (SIX INCH) RISE FOR AVENUES ENTERING INTERSECTION TO SLOW TRAFFIC.
6. BOLLARDS, RATHER THAN CURBS USED AT CORNERS.

DRAFT

	STANDARD DRAWING TITLE		DRAWING NUMBER
	Downtown Street Stds - Raised Intersections		ST-X
	Any alteration of this drawing may not be associated in any way with the City of Sherwood Standard Drawings.	SCALE	DATE
		N.T.S.	4-25-02

Downtown Street Designations

Legend

-  Boulevard
-  Avenues
-  Pedestrian Streets
-  Ped / Bikeway
-  Dtn. Residential St.
-  Residential Collector
-  Raised Intersections
-  Bulb-out Intersect'ns

By: Terry Keyes
4-12-02 (Ver. Cx)

DRAFT

