



ORDINANCE 2018-007

AMENDING SECTIONS OF THE SHERWOOD ZONING AND COMMUNITY DEVELOPMENT CODE INCLUDING DIVISIONS I, II, III, and IV

WHEREAS, it is necessary for the City to periodically update the development code to ensure that is clear, consistent, and current; and

WHEREAS, the attached amendments seek to correct errors, increase consistency, clarify code language, and bring the code in line with changes in state law; and

WHEREAS, at its meeting on August 28, 2018, the Planning Commission conducted a public hearing, considered the proposed amendments, and recommended that the City Council adopt the proposed amendments; and

WHEREAS, the City Council held public hearings on the proposed amendments on September 18, 2018 and October 2, 2018;

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

Section 1. Findings After full and due consideration of the application, the Planning Commission recommendation, the record, and evidence presented at the public hearings, the City Council adopts the findings of fact contained in the Planning Commission recommendation, which is included as Attachment 1 to the staff report for this Ordinance, finding that the text of the SZCDC shall be amended to read as documented in Exhibit 1, attached to this Ordinance.

Section 2. Approval The proposed amendments to the Sherwood Zoning and Community Code including Divisions I, II, and III, and IV as identified in Exhibit 1, attached to this Ordinance, are hereby **APPROVED**.

Section 3. Planning Department Authorized The Planning Department is hereby directed to take such action as may be necessary to document the amendments, including notice of adoption to the Department of Land Conservation and Development (DLCD) and necessary updates to Chapter 16 of the Municipal Code in accordance with City ordinances and regulations.

Section 4. Applicability The amendments to the City of Sherwood Zoning and Community Development Code adopted by this Ordinance apply to all land use applications submitted beginning on the effective date of this Ordinance.

Section 5. Effective Date This ordinance shall become effective the 30th day after its enactment by the City Council and approval by the Mayor.

Duly passed by the City Council this 2nd day of October 2018.



Keith Mays, Mayor

Attest:



Sylvia Murphy, MMC, City Recorder

	<u>AYE</u>	<u>NAY</u>
Rosener	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Griffin	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Brouse	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Young	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Kuiper	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Garland	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Mays	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Exhibit 1

#	Code Section	Recommended Amendment
1	16.118.020.A	A. Installation of utilities shall be provided in public utility easements and shall be sized, constructed, located and installed consistent with this Code, and applicable utility company and City standards.
2	16.58.010.B	See page 2. Amended Clear Vision Diagram
3	16.70.030.C.1.j	C. Content **** j. A traffic study, if required by other sections of this code, k. Other special studies or reports that may be identified by the City Manager or his or her designee to address unique issues identified in the pre-application meeting or during project review including but not limited to: 1) Wetland assessment and delineation 2) Geotechnical report 3) Traffic study 4) Verification of compliance with other agency standards such as CWS, DSL, Army Corps of Engineers, ODOT, PGE, BPA, Washington County. l. Plan sets must have:.....
4	16.106.060.B	B. Design Standards 1. Arterial and Collector Streets Arterial and collector streets shall have minimum <i>six (6) or eight (8) foot wide sidewalks/multi-use path</i> , located as required by this Code. <i>Residential areas shall have a minimum of a six (6) foot wide sidewalk and commercial industrial areas shall have a minimum of eight (8) foot wide sidewalk.</i>
5	16.10.020	Family Day Care Provider: A day care provider which accommodates not more than sixteen (16) children in the provider's home.
6	16.12.030.C	See page 3 and 4
7	16.94.020. B. Table 2 and Table 3	See page 5 and 6
8	16.50	16.50.070 In Ground Pools A. In-ground pools/spas less than 3 feet in height that are not temporary or seasonal may be sited 5 feet from the side and 10 feet from the rear property lines. In-ground pools shall not be placed within the required front or street side setback.
9	16.102.030.A	16.102.030 - Temporary Sign Regulations A. The following regulations apply to all temporary signs as defined in Section 16.100.015
10	16.100.030.C.1.a	16.100.030.C 1. Free Standing Signs a. Industrial zoned properties that have an approved PUD and approval for permitted commercial uses, shall apply requirements in Section 16.100.030.8.1-4.

Exhibit 1

SZCDC 16.58 Proposed Clear Vision Diagram

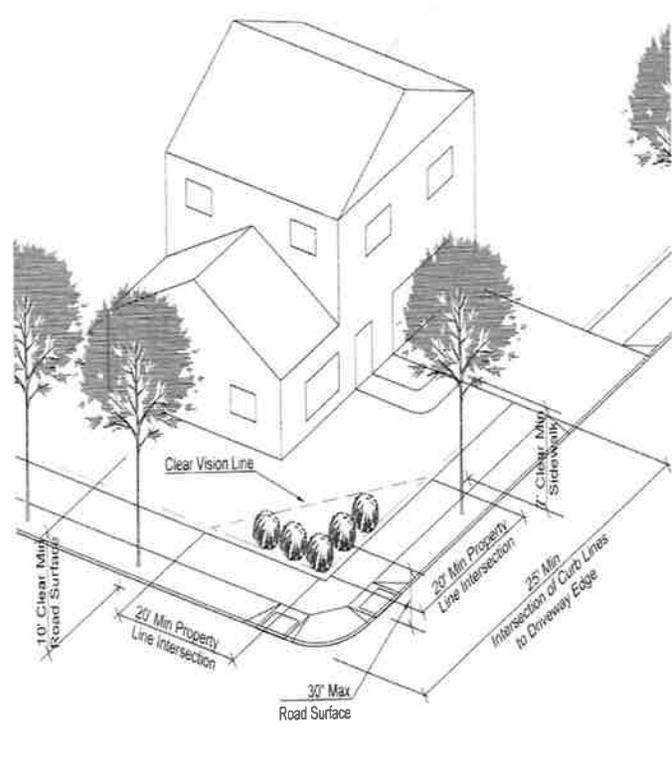


Exhibit 1

Proposed Section §16.12.030.C (see footnote in table below)

Development Standard by Residential Zone-	VLDR	VLDR-PUD	LDR	MDRL	MDRH	HDR
Minimum Lot areas:(in square ft.)						
• Single-Family Detached	40,000	10,000	7,000	5,000	5,000	5,000
• Single Family Attached	40,000	10,000	7,000	5,000	4,000	4,000
• Two or Multi-Family: for the first 2 units	X	X	X	10,000	8,000	8,000
• Multi-Family: each additional unit after first 2	X	X	X	X	3,200	1,500
Minimum Lot width at front property line: (in feet)	25	25	25	25	25	25
Minimum Lot width at building line ¹³: (in feet)						
• Single-Family	None	None	60	50	50	50
• Two-Family	X	X	X	60	60	60
• Multi-family	X	X	X	X	60	60
Lot Depth	None	None	80	80	80	80
Maximum Height ¹² (in feet)	30 or 2 stories	35 or 2.5 stories	40 or 3 stories			
• Amateur Radio Tower	70	70	70	70	70	70
• Chimneys, Solar or Wind Devices, Radio and TV aerials ¹⁴	50	50	50	50	55	60
Setbacks (in feet)						

Exhibit 1

• Front yard ¹⁶	20	20	20	14	14	14
• Face of garage	20	20	20	20	20	20
• Interior side yard						
• Single-Family Detached	5	5	5	5	5	5
• Single-Family Attached	20	20	20	10	5	5
• Two Family	X	X	X	5	5	5
• Multi-Family						
• 18 ft. or less in height	X	X	X	X	5	5
• Between 18-24 ft. in height	X	X	X	X	7	7
• If over 24 ft. in height	X	X	X	X	\$ 16.68 Infill	\$ 16.68 Infill
• Corner lot street side						
• Single Family or Two Family	20	20	20	15	15	15
• Multi-Family	X	X	X	X	20	30
• Rear yard	20	20	20	20	20	20
Footnote: If the lot is an irregular shape see definition for Lot Line, Rear, Section 16.10 Definitions						

Exhibit 1

Table 2: Minimum Parking Dimension Requirements
One-Way Driving Aisle (Dimensions in Feet)

A	B	C	D	E	F	G	H	J
45°	8.0	16.5	13.0	11.3	46.0	3.0	2.5	51.0
	9.0	18.5	12.0	12.7	49.0	3.0	2.5	54.0
60°	8.0	17.0	18.0	9.2	52.0	3.0	2.5	57.0
	9.0	19.5	16.0	10.4	55.0	3.0	2.5	60.0
75°	8.0	16.5	26.0	8.3	59.0	3.0	3.0	65.0
	9.0	19.0	23.0	9.3	61.0	3.0	3.0	67.0
90°	8.0	18.0	26.0	8.0	56.0	3.0	3.0	62.0
	9.0	20.0	24.0	9.0	58.0	3.0	3.0	64.0

Exhibit 1

Table 3: Two-Way Driving Aisle
(Dimensions in Feet)

A	B	C	D	E	F	G	H	J
45°	8.0	16.5	24.0	11.3	57.0	3.0	2.5	62.0
	9.0	18.5	24.0	12.7	61.0	3.0	2.5	66.0
60°	8.0	17.0	24.0	9.2	58.0	3.0	2.5	63.0
	9.0	19.5	24.0	10.4	63.0	3.0	2.5	68.0
75°	8.0	16.5	26.0	8.3	59.0	3.0	3.0	65.0
	9.0	19.0	24.0	9.3	62.0	3.0	3.0	68.0
90°	8.0	18.0	26.0	8.0	56.0	3.0	3.0	62.0
	9.0	20.0	24.0	9.0	58.0	3.0	3.0	64.0