



ORDINANCE 2021-008

AMENDING SECTIONS OF THE SHERWOOD ZONING AND COMMUNITY DEVELOPMENT CODE TO MODIFY STANDARDS FOR RESIDENTIAL USES IN COMMERCIAL LAND USE DISTRICTS

WHEREAS, under the current Sherwood Zoning and Community Development Code, all commercial land use districts allow for residential uses within certain parameters; and

WHEREAS, at a work session on April 27, 2021, both the Planning Commission and City Council found the current code language vague and problematic; and

WHEREAS, there was consensus that the standards in this section need to be clear and objective and ensure that commercial uses are provided for and protected; and

WHEREAS, at its meeting on July 27, 2021, the Planning Commission conducted a public hearing, considered proposed amendments to modify the standards for residential uses in commercial land use districts, and recommended that the City Council adopt the proposed amendments; and

WHEREAS, the City Council held a public hearing on the proposed amendments on September 7, 2021 and September 21, 2021, which resulted in modifications to the proposed amendments.

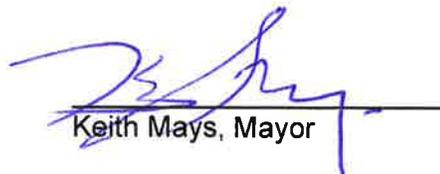
NOW, THEREFORE, THE CITY OF SHERWOOD ORDAINS AS FOLLOWS:

Section 1. 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 indicated sections of the Sherwood Zoning and Community Development Code shall be amended to read as documented in Exhibit B, attached to this Ordinance.

Section 2. The proposed amendments to Chapter 16.22 (Commercial Land Use Districts) in Exhibit B, attached to this Ordinance, are hereby **APPROVED**.

Section 3. This Ordinance shall become effective 30 days from its adoption

Duly passed by the City Council this 21st day of September, 2021.



Keith Mays, Mayor

21/9/2021

Date

Attest:


Sylvia Murphy, MMC, City Recorder

	<u>AYE</u>	<u>NAY</u>
Scott	<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"/>
Garland	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Rosener	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Mays	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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Sherwood Zoning and Community Development Code text amendments to Commercial Zoning Districts Use Table, 16.22.020 creating new standards for multi-family housing within all commercial zones.

Commercial Zoning District Use Table, 16.22.022

	OC	NC ¹	RC	GC
RESIDENTIAL				
<ul style="list-style-type: none"> • Multi-family housing, <i>subject to all of the following:</i> <ol style="list-style-type: none"> 1. <i>Multi-family housing is only permitted on one or more of the upper floors of a building and only when a non-residential use that is permitted in the underlying zone is located on the ground floor. Parking is not a permitted ground floor use. The ground floor non-residential use must occupy the entire ground floor, with the exception of a lobby, utilities, stairways, elevators, and similar facilities.</i> 2. <i>Site plan review process in section 16.90.020.D.6.</i> 3. <i>Maximum density limits of the High Density Residential (HDR) zone.</i> 4. <i>Dimensional standards of the underlying zone.</i> 5. <i>The minimum ceiling height shall be 12 feet measured from the finished floor to the lowest point of the surface of the ceiling.</i> 6. <i>If any part of a structure is within 100 feet of a residential zone, the height limits of the HDR zone shall apply.</i> 7. <i>A building with multi-family housing is limited to two stairwells that can be entered from the ground floor of the building. There are no limits on the number of stairwells that are not able to be entered from the ground floor except as provided by this code.</i> 8. <i>The required parking for the multi-family housing use shall be in addition to the minimum required for the non-residential use(s).</i> 	P	P	P	P