



RESOLUTION 2024-060

DECLARING THE NEED TO REGULATE AND PRESERVE ON-STREET PARKING IN RESPONSE TO STATE MANDATED CLIMATE FRIENDLY AND EQUITABLE COMMUNITY REGULATIONS

WHEREAS, the Sherwood City Council held a public hearing on July 16, 2024 to discuss state mandated Climate Friendly and Equitable Communities (CFEC) rules that regulated parking standards for all land uses; and

WHEREAS, the demand for on-street parking will likely increase as a result of CFEC regulations; and

WHEREAS, the Council acknowledged the importance of regulating and preserving on-street parking throughout the Sherwood community; and

WHEREAS, the resolution is intended to protect existing residents and businesses from new development with inadequate off-street parking; and

WHEREAS, Sherwood Municipal Code (SMC) Section 10.08.070(C) allows the city to establish parking districts to protect against the effects of spillover parking from certain types of development; and

WHEREAS, the city reserves the right to enact on-street parking districts pursuant to SMC 10.08.070(C) in response to new development that does not meet community expectations; and

WHEREAS, Community parking expectations for all development and development types are clearly identified in Exhibit 1; and

WHEREAS, Exhibit 1 as shown may be updated by staff from time to time to reflect community expectations for off-street parking. Exhibit 1 will be kept on file with the Planning Department.

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

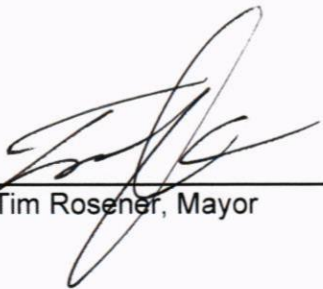
Section 1. Preserving on-street parking is important to Council and Sherwood Community; and

Section 2. Parking districts may be established per Sherwood Municipal Code Section 10.08.070(C); and

Section 3. Exhibit 1, attached to this Resolution, clearly identifies current parking expectations for all new development and development types; and

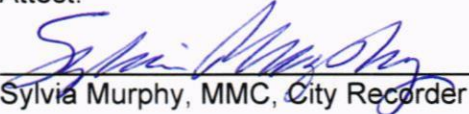
Section 4. Resolution shall be effective upon its approval and adoption.

Duly passed by the City Council this 6th of August 2024.



Tim Rosener, Mayor

Attest:



Sylvia Murphy, MMC, City Recorder

Recommended Off-Street Parking Standards

Spaces are based on 1 per 1,000 sq ft of gross leasable area

	Recommended Parking Standard
Accessory Dwelling Unit	None
Single-Family detached and manufactured home on lot	1 per dwelling unit
Duplex	1 space per dwelling unit (total of 2 per duplex)
Triplex	
• Lot area less than 3,000 SF	1 space total
• Lot area equal to or greater than 3,000 SF and less than 5,000 SF	2 spaces total
• Lot area equal to or greater than 5,000 SF	3 spaces total
Quadplex	
• Lot area less than 3,000 SF	1 space total
• Lot area equal to or greater than 3,000 SF and less than 5,000 SF	2 spaces total
• Lot area equal to or greater than 5,000 SF and less than 7,000 SF	3 spaces total
• Lot area equal to or greater than 7,000 SF	4 spaces total
Townhome	1 space per unit
Cottage Cluster	1 space per unit
Multi-Family dwelling	1 per unit under 500 sf 1.25 per 1 bdr 1.5 per 2 bdr 1.75 per 3 bdr
Hotel or motel	1 per room
Boarding house	None
General retail or personal service	4.1 (244 sf)
Vehicle sales, nursery	4.1
Furniture/appliance store	4.1
Tennis racquetball court	1.0
Golf course	None
Sports club/recreation facility	4.3 (233 sf)
General office	2.7 (370 sf)
Bank with drive-thru	4.3 (233 sf)
Eating or drinking establishment	15.3 (65 sf)
Fast food drive-thru	9.9 (101 sf)
Movie theater	0.3 per seat
Day care	None
Elementary and junior high	None
High school and college	0.2 per student + teacher
Places of worship	0.5 per seat
Nursing home	None
Library	None
Industrial	1.6
Warehouse (gross square feet; parking ratios apply to warehouses 150,000 gsf or greater)	0.3