

DEVELOPER PACKET



Prepared for:

*Don Johnson
Premiere Property Group, LLC
donjohnsonpc@yahoo.com
503-939-9353*

Subject Parcels

22211 SW Pacific Hwy
Parcel ID# R551192
Tax Lot # 2S131BA02000
Sherwood, OR 97140
Washington County

Compliments of: Land Development & Builder Services

THIS PACKET INCLUDES:

- Property Info & Trios
- Aerial & Contour Map
- City of Sherwood Zoning GC
- Flood Plain Map
- Sewer Line Map
- Water Line Map
- Storm Water Line Map

DEVELOPER PACKET



PROPERTY PROFILE AND TRIO



**Parcel Information**

Parcel #:	R551192
Tax Lot:	2S131BA02000
Site Address:	22211 SW Pacific Hwy
	Sherwood OR 97140 - 9466
Owner:	Robert Claus
Owner2:	Susan Claus
Owner Address:	22211 SW Pacific Hwy
	Sherwood OR 97140 - 9466
Twn/Range/Section:	02S / 01W / 31 / NW
Parcel Size:	5.91 Acres (257,440 SqFt)
Plat/Subdivision:	
Lot:	
Block:	
Map Page/Grid:	684-E6
Census Tract/Block:	032201 / 1018

Assessment Information

Market Value Land:	\$4,785,620.00
Market Value Impr:	\$522,350.00
Market Value Special:	\$0.00
Market Value Total:	\$5,307,970.00
Assessment Year:	2023
Assessed Value:	\$511,690.00

Tax Information

Levy Code:	88.52
Levy Rate:	19.7379
Tax Year:	2023
Annual Tax:	\$10,099.71
Exemption:	\$0.00

Legal

ACRES 5.91

Land

Cnty Land Use:	2210	Cnty Bldg Use:	CR1 - Residence
Land Use Std:	2043 - Commercial Building	Zoning:	Sherwood-GC - General Commercial District
Neighborhood:	Cpo 5 Sherwood-Tualatin N	Recreation:	
Watershed:	Fanno Creek-Tualatin River	School District:	88J - Sherwood
Primary School:	Ridges Elementary School	Middle School:	Sherwood Middle School
High School:	Sherwood High School		

Improvement

Year Built:	0	Bedrooms:	0	Bathrooms:	0
1st Floor:	2,516 SqFt	2nd Floor:	608 SqFt	Building Total:	4,204 SqFt
Garage:	0 SqFt	Attic Fin/Unfin:	0 SqFt / 0 SqFt	Building Fin:	4,204 SqFt
A/C:		Basement Fin. SqFt:	1,080 SqFt	Basement Unfin:	
Heat:		Exterior Walls:		Roof Covering:	

Transfer Information

Loan Date:	09/26/2000	Loan Amt:		Doc Num:	77944	Doc Type:	Intrafamily Transfer & Dissolution
Loan Type:		Finance Type:		Lender:			
Rec. Date:	12/29/1999	Sale Price:	\$360,000.00	Doc Num:	140942	Doc Type:	Warranty Deed
Owner:	Robert James Claus	Grantor:	DAILEY JAMES M				
Orig. Loan Amt:	\$260,000.00	Title Co:	FIRST AMERICAN TITLE CO				
Finance Type:		Loan Type:	Seller take-back	Lender:	JAMES D DAILEY		

Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.

Property Information Report

22211 SW PACIFIC HWY SHERWOOD, OR 97140-9466

Ownership Information

Owner Name:

R JAMES CLAUS
SUSAN L CLAUS

Mailing Address:

22211 SW PACIFIC HWY SHERWOOD, OR 97140-9466

Property Description

County:	Washington	Map Grid:	684-E6
Map / Tax Lot:	2S131BA/02000	Census:	
Account Num:	R551192	Owner Occ.:	Yes
Property ID:	R551192	Zoning:	
Land Use:	Single Family Residential		
Subdivision:	SHERWOOD		
Legal Description:	ACRES 5.91		

Property Characteristics

Property Type:	SINGLE FAMILY	Building SF:	4,676	Heat:	
House Style:		Living Area SF:	3,596	Cooling:	
Year Built:	1955	Square Feet:	3,596	Foundation:	
Bedrooms:		1st Floor SF:	2,988	Exterior:	
Bathrooms:		2nd Floor SF:	608	Roof Style:	
Lot Size:	257,440	3rd Floor SF:		Roof Cover:	
Acres:	5.91	Attic SF:		Fireplaces:	
Garage Type:		Bsmnt SF:	1,080	Bsmnt Type:	NOT SPECIFIED
Garage SF:		Fin Bsmnt SF:			

Assessment Information

Real Market Value:	\$ 5,307,970	Taxes:	\$ 10,099.71
Land Value:	\$ 4,785,620	Imp. Value:	\$ 522,350
Total Assessed Value:	\$ 511,690	Levy Code:	88.52
Assessed Yr:	2023	Tax Year:	2023
M-5 Rate:			

Previous Sale Information

Sale Amount:	\$ 360,000	Sale Date:	12/28/1999
Document Num:	99140942		

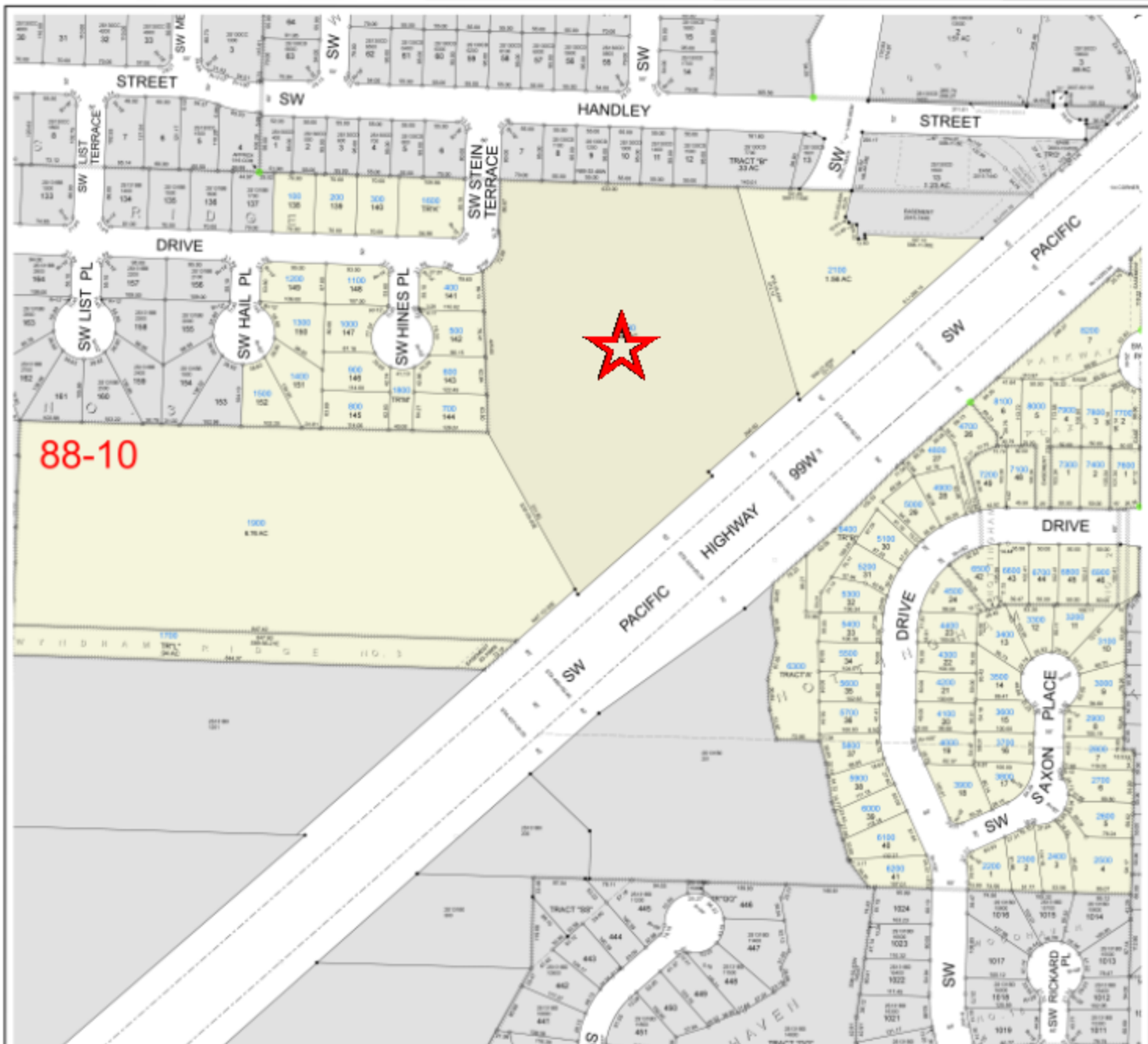
Transaction History

Sale Date	Sale Amount	HPI Sale Amount	Document Type	Reception Num	Book/Page
9/2/2000	\$ 28,000	\$ 86,800	It	2000077944	/
12/28/1999	\$ 360,000	\$ 1,133,000	Wd	99140942	/
12/28/1999	\$ 0		Rr	2000002816	/
9/29/1999	\$ 0		It	99128516	/
7/14/1999	\$ 102,000	\$ 318,900	Wd	99116447	/

This information has been furnished, without charge, in conformance with the guidelines approved by the State of Oregon Insurance Commissioner. The Insurance division cautions intermediaries that this service is designed to benefit the ultimate insureds. Indiscriminate use only benefiting intermediaries will not be permitted. Said Services may be discontinued. No liability is assumed for any errors in this report.

*All information provided by ValueCheck, Inc is deemed reliable, but not guaranteed.
Accuracy of the information may vary by county.*

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WASHINGTON CO
NE 1/4 NW 1/4 SECTION
SCALE 1"



FOR ADDITIONAL MAPS
www.co.wash

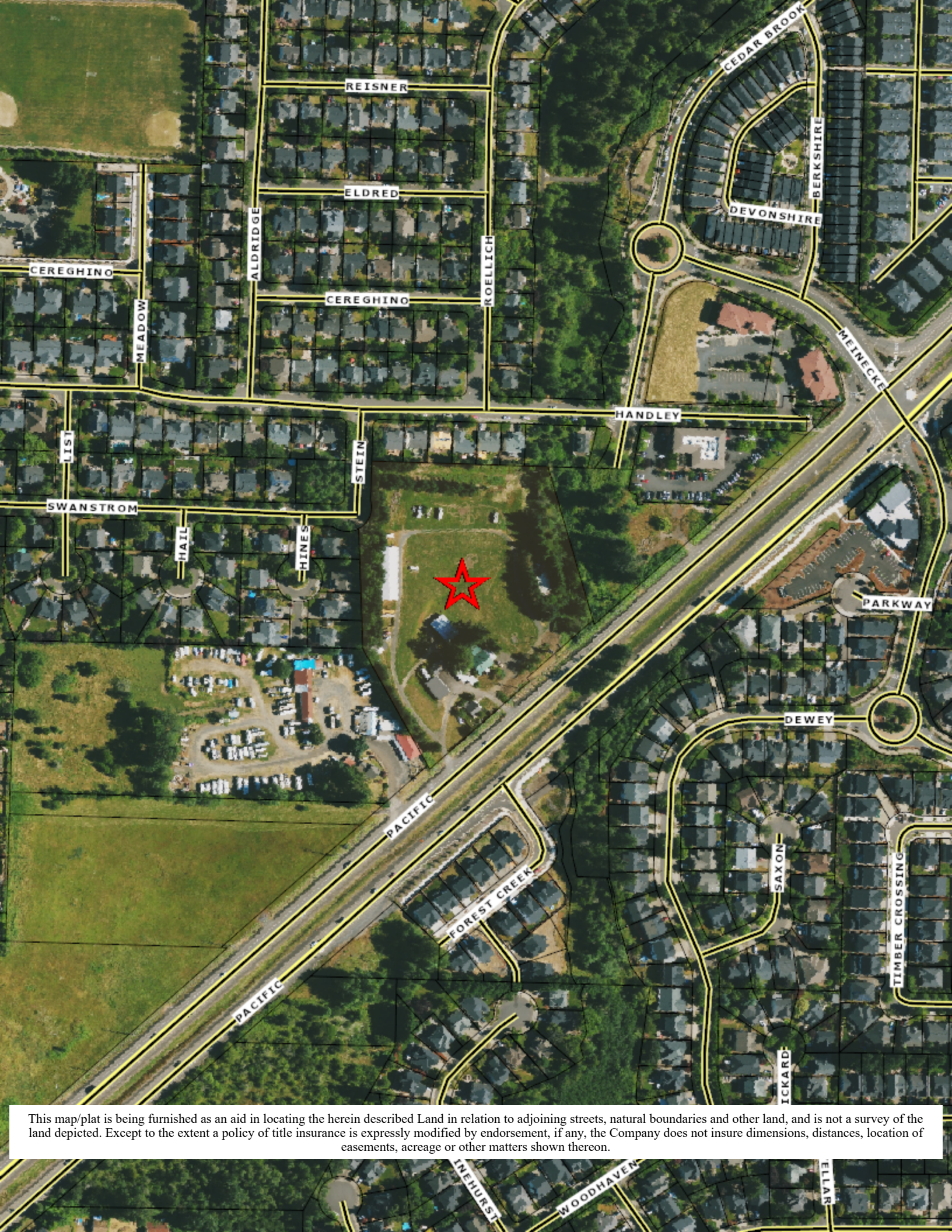


Cancelled Taxable Parcels: 25
4800, 1000, 1500.



PLAT DATES
FOR ASSESSMENT
ONLY - DO NOT
FOR OTHER
Use areas designated by other plat or
for other purposes and not for other purposes.
Please consult the appropriate plat.

This map/plat is being furnished as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.



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Washington County Assessment and Taxation - Guest

[HOME](#) [PAID USERS LOGIN](#)

Property
R551192

Owner
CIMARRON MEADOWS LLC

Property Address
22211 SW PACIFIC HWY,
SHERWOOD, OR 97140

2024 Real Market Value
\$5,274,180

[Details](#)

[Bills](#)

[Payment History](#)

2025 GENERAL INFORMATION

Property Status A Active

Property Type Commercial

Legal Description ACRES 5.91

Alternate Account Number -

Neighborhood ZSHW SHERWOOD

Map Number 2S131BA02000

Property Use 2210: COMMERCIAL IMPROVED

Levy Code Area [088.52](#)

2024 Certified Tax Rate 19.6325

RELATED PROPERTIES

Linked Properties [M2006613](#), [M925681](#)

Property Group ID -

Grouped Properties -

Split / Merge Date -

Split / Merge Accounts -

Split / Merge Message -

2025 OWNER INFORMATION

Owner Name CIMARRON MEADOWS LLC

Mailing Address 22211 SW PACIFIC HWY SHERWOOD,
OR 97140

2024 IMPROVEMENTS

[Expand/Collapse All](#)

<input type="checkbox"/> Improvement #1	Improvement Type - C: Commercial	Sketch
<input type="checkbox"/> Improvement #2	Improvement Type - C: Commercial	Sketch
<input type="checkbox"/> Improvement #3	Improvement Type - C: Commercial	Sketch
<input type="checkbox"/> Improvement #4	Improvement Type - C: Commercial	Sketch
<input type="checkbox"/> Improvement #5	Improvement Type - C: Commercial	Sketch
<input type="checkbox"/> Improvement #6	Improvement Type - C: Commercial	Sketch
<input type="checkbox"/> Improvement #7	Improvement Type - C: Commercial	Sketch
<input type="checkbox"/> Improvement #8	Improvement Type - C: Commercial	Sketch

2024 LAND SEGMENTS

STATE CODE	SEGMENT TYPE	LAND SIZE
L1	25: GEN COMM	5.33 acres
L2	25: GEN COMM	0.58 acres
TOTALS		5.91 acres

CERTIFIED / IN PROCESS VALUES

YEAR	IMPROVEMENTS	LAND	RMV	SPECIAL USE	ASSESSED VALUE
2024	\$488,560	\$4,785,620	\$5,274,180	\$0	\$527,040
2023	\$522,350	\$4,785,620	\$5,307,970	\$0	\$511,690

SALES HISTORY

SALE DATE	SELLER	BUYER	INST #	SALE PRICE	INST TYPE
	CLAUS, ROBERT JAMES & CLAUS, SUSAN L	CIMARRON MEADOWS LLC	2023051975	-	DBS
5/6/1991	CLAUS, ROBERT JAMES AND	CLAUS, ROBERT JAMES & CLAUS, SUSAN L	1991024410	\$6,000	DQ
1/28/1991	CLAUS, ROBERT J & KAREN E & CLAUS, SUSAN L & HARRISON, LOREN	CLAUS, ROBERT JAMES AND	1991014738	-	DQ
12/27/1990	CLAUS, ROBERT JAMES & CLAUS, SUSAN L	CLAUS, ROBERT J & KAREN E & CLAUS, SUSAN L & HARRISON, LOREN	1990047055	-	DW
6/1/1988		CLAUS, ROBERT JAMES & CLAUS, SUSAN L	1988027754	\$125,000	UNK

TOTAL TAXES DUE	
Current Year Due	\$0.00
Past Years Due	\$0.00
Total Due	\$0.00

- If applicable, the described property is receiving special valuation based upon its use. Additional rollback taxes which may become due based on the provisions of the special valuation are not indicated in this listing.

TAX SUMMARY

Effective Date: [Details](#)

TAXYEAR	AD VALOREM	SPECIAL ASMT	TOTAL BILLED	LEVY BALANCE	INTEREST OWING	DATE PAID	TOTAL OWED
2024	\$10,347.11	\$0	\$10,347.11	\$0.00	\$0.00	10-24-2024	\$0.00
2023	\$10,099.71	\$0	\$10,099.71	\$0.00	\$0.00	10-24-2024	\$0.00
2022	\$9,036.12	\$0	\$9,036.12	\$0.00	\$0.00	12-30-2022	\$0.00
2021	\$8,918.48	\$0	\$8,918.48	\$0.00	\$0.00	11-16-2021	\$0.00
2020	\$8,771.59	\$0	\$8,771.59	\$0.00	\$0.00	7-19-2021	\$0.00
2019	\$8,604.45	\$0	\$8,604.45	\$0.00	\$0.00	7-19-2021	\$0.00
2018	\$8,344.47	\$0	\$8,344.47	\$0.00	\$0.00	4-12-2021	\$0.00
2017	\$8,125.72	\$0	\$8,125.72	\$0.00	\$0.00	11-21-2017	\$0.00
2016	\$7,867.55	\$0	\$7,867.55	\$0.00	\$0.00	11-16-2016	\$0.00
2015	\$7,474.79	\$0	\$7,474.79	\$0.00	\$0.00	11-16-2016	\$0.00
2014	\$7,392.75	\$0	\$7,392.75	\$0.00	\$0.00	11-16-2016	\$0.00
2013	\$7,253.38	\$0	\$7,253.38	\$0.00	\$0.00	11-12-2015	\$0.00
2012	\$0.00	\$0	\$9,596.84	\$0.00	\$0.00	7-11-2014	\$0.00
2011	\$0.00	\$0	\$6,802.28	\$0.00	\$0.00	7-11-2014	\$0.00
2010	\$0.00	\$0	\$6,171.72	\$0.00	\$0.00	1-24-2011	\$0.00
2009	\$0.00	\$0	\$6,022.26	\$0.00	\$0.00	1-24-2011	\$0.00
2008	\$0.00	\$0	\$5,724.40	\$0.00	\$0.00	4-6-2009	\$0.00
2007	\$0.00	\$0	\$5,680.57	\$0.00	\$0.00	11-20-2007	\$0.00

TAXYEAR	RECEIPT NUMBER	TRANSACTION DATE	VOIDED	PAYMENT AMOUNT
2024	WASH-2024-29356	10-24-2024	No	\$16,733.72
2023	WASH-2023-193071	11-16-2023	No	\$4,000.00
2022	WASH-2022-219813	12-30-2022	No	\$9,076.28
2021	WASH-2021-194839	11-16-2021	No	\$8,650.93
2020	WASH-2021-23369	7-19-2021	No	\$20,142.83
2018	WASH-2021-12782	4-12-2021	No	\$11,237.22
2017	5723457	11-21-2017	No	\$7,881.95
2016	5490007	11-16-2016	No	\$21,940.15
2013	5235921	11-12-2015	No	\$28.36
2014	5235924	11-12-2015	No	\$12,000.00
2013	4900606	9-9-2014	No	\$303.41
2012	4898002	7-11-2014	No	\$17,969.73
2011	4419715	11-21-2011	No	\$2,267.43
2010	4211447	1-24-2011	No	\$13,239.84
2008	3789510	4-6-2009	No	\$3,867.14
2008	3760881	11-25-2008	No	\$1,908.14
2007	3539205	11-20-2007	No	\$5,510.15

Grantors Name and Address
Susan L. Claus and Robert James Claus
22211 SW Pacific Highway
Sherwood, Oregon 97140

Grantees' Names and Addresses
Cimarron Meadows, LLC
22211 SW Pacific Highway
Sherwood, Oregon 97140

After recording return to:
John T. Bridges
515 East 1st Street
Newberg, Oregon 97132

**Until requested otherwise,
send all tax statements to:**
No change

Washington County, Oregon **2023-051975**

12/19/2023 11:10:32 AM
D-DBS Cnt=1 Stn=7 C LOUCKS
\$10.00 \$5.00 \$11.00 \$60.00 - Total = \$86.00



I, Joe Nelson, Director of Assessment and Taxation and Ex-Officio County Clerk for Washington County, Oregon, do hereby certify that the within instrument of writing was received and recorded in the book of records of said county.



Joe Nelson, Director of Assessment and Taxation, Ex-Officio County Clerk

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS that **Susan L. Claus and Robert James Claus**, hereinafter called Grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell, and convey unto **Cimarron Meadows, LLC**, hereinafter called Grantee, and unto Grantees' heirs, successors, and assigns, all of that certain real property, with the tenements, hereditaments, and appurtenances thereunto belonging or in any way appertaining, situated in Washington County, State of Oregon, described as follows:

Exhibit A

To Have and to Hold the same unto Grantees and Grantees' heirs, successors, and assigns forever.

The true and actual consideration is other than money. The transfer is made for estate planning purposes.

In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and individuals.

IN WITNESS WHEREOF, the Grantor has executed this instrument this _____ day of _____, 2023; if Grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

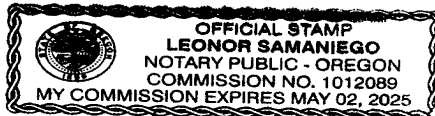
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL AS DEFINED IN ORS 92.010 OR 215.010 TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Susan L. Claus

Robert James Claus

STATE OF OREGON, County of Yamhill) ss.

This instrument was acknowledged before me on this 10 day of November, 2023, by Robert James Claus.



Notary Public for Oregon

My Commission Expires: May 2, 2025

STATE OF NEVADA, County of Clark) ss.

This instrument was acknowledged before me on this 15th day of November, 2023, by Susan L. Claus.



Notary Public for Nevada

My Commission Expires:

Exhibit A

Beginning at the Northeast corner of that certain tract of land described in deed to Millie Gillmor, recorded in Book 149, Page 237, Deed Records, Washington County, said corner being South 89°38' East 660.00 feet South 0°29' West 431.0 feet and South 89°58 1/2' East 1058.8 feet from the Northwest corner of Section 31, Township 2 South, Range 1 West, Willamette Meridian, Washington County, Oregon; thence North 3°22' East 425.6 feet to a point on the north line of said Section 31, said point also being the Northeast corner of that certain tract of land described in deed to Herbert Elwert by deed recorded July 27, 1942 in Book 209, Page 747, Deed Records; thence South 89°38" East along the north line of said Section 31, a distance of 433.0 feet to the Northwest corner of that certain tract of land described in deed to Ocie Davis, et ux, recorded in Book 419, Page 310, Deed Records; thence South 17°48' East along the easterly line of said Davis Tract 371.9 feet to a point on the northerly line of the Westside Pacific (State) Highway, said point being opposite Engineer's centerline station 449+26.2 as described in deed recorded in Book 362, Page 685, Washington County Deed Records; thence South 47°03'45" West along the northerly line of said Highway 73.8 feet to a point oppsite Engineer's center line station 450+00; thence North 42°03'45" West 10.0 feet; thence South 47°03'45" West along the northerly line of said Highway 200.00 feet, thence South 42°03'45" East 10.0 feet; thence South 47°03'45" West along the northerly line of said Highway 306.0 feet to its point of intersection with the northeasterly line of said Gillmor tract, said point being opposite Engineer's center line station 455+06; thence North 30°29' West along the northeasterly line of said Gillmor Tract 311.5 feet, more or less, to the Northeast corner thereof and point of beginning.

Parcel #	R551192	Owner	Claus, Robert James Claus, Susan L
Ref Parcel	2S131BA02000	Owner Address	22211 SW Pacific Hwy Sherwood OR 97140 - 9466
Site Address	22211 SW Pacific Hwy Sherwood OR 97140 - 9466	Market Total Value	\$5,307,970.00
Lot Size	5.91 Acres (257,440 SqFt)	Assessed Total Value	\$511,690.00
Building Area	4,204 SqFt	Year Built	
School District	Sherwood	Sale Date	12/29/1999
Zoning	Sherwood-GC General Commercial District	Sale Price	\$360,000.00
Bedrooms		Subdivision	
Bathrooms		Land Use / Land Use Std	2210 - / 2043 - Commercial Building
Legal	ACRES 5.91		



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Parcel #	R551192	Owner	Claus, Robert James Claus, Susan L
Ref Parcel	2S131BA02000	Owner Address	22211 SW Pacific Hwy Sherwood OR 97140
Site Address	22211 SW Pacific Hwy Sherwood OR 97140	Market Total Value	\$5,307,970.00
Lot Size	5.91 Acres (257,440 SqFt)	Assessed Total Value	\$511,690.00
Building Area	4,204 SqFt	Year Built	
School District	Sherwood	Sale Date	12/29/1999
Zoning	Sherwood-GC General Commercial District	Sale Price	\$360,000.00
Bedrooms		Subdivision	
Bathrooms		Land Use	2210
Legal	ACRES 5.91		



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Aerial Map

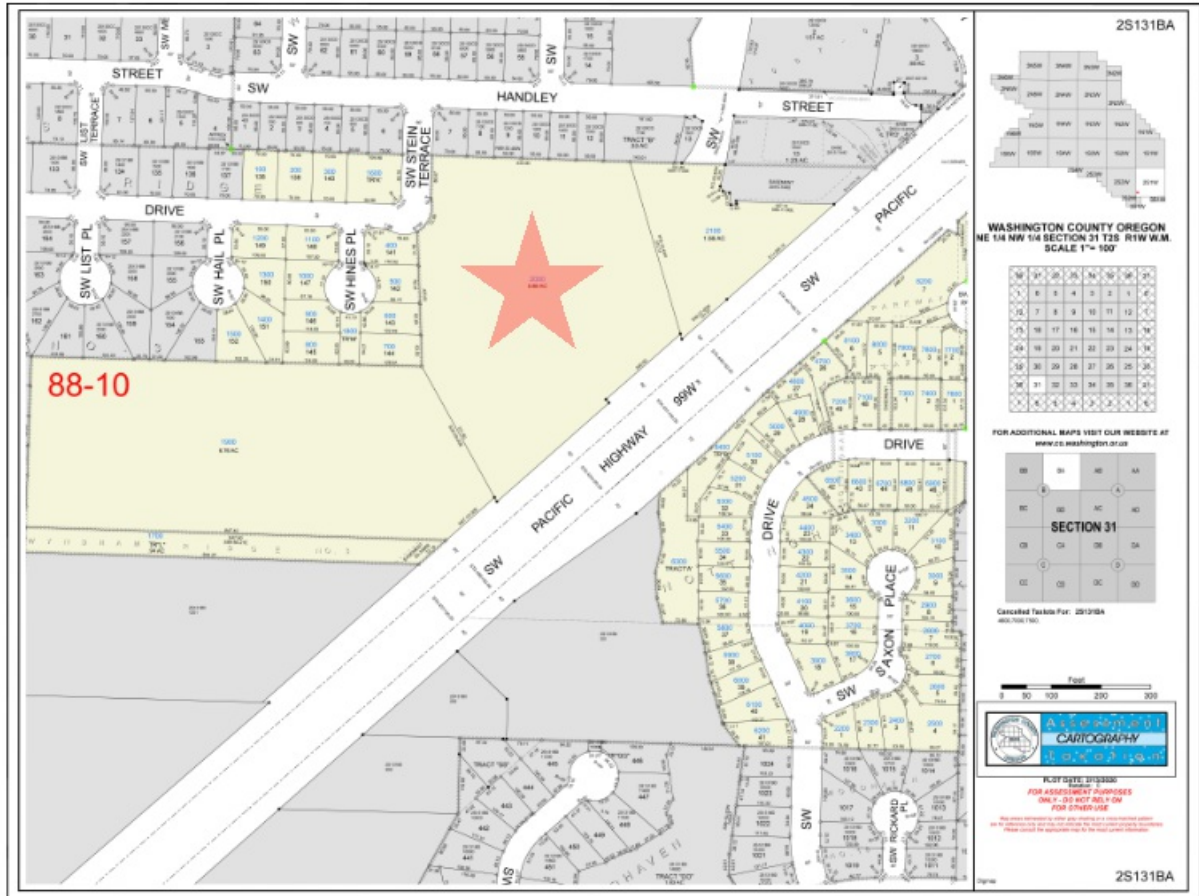


Parcel ID: R551192



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Assessor Map



Parcel ID: R551192

Site Address: 22211 SW Pacific Hwy

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DEVELOPER PACKET



AERIAL PHOTOGRAPH
AND
CONTOUR MAP



Contour Map



Parcel ID: R551192



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DEVELOPER PACKET



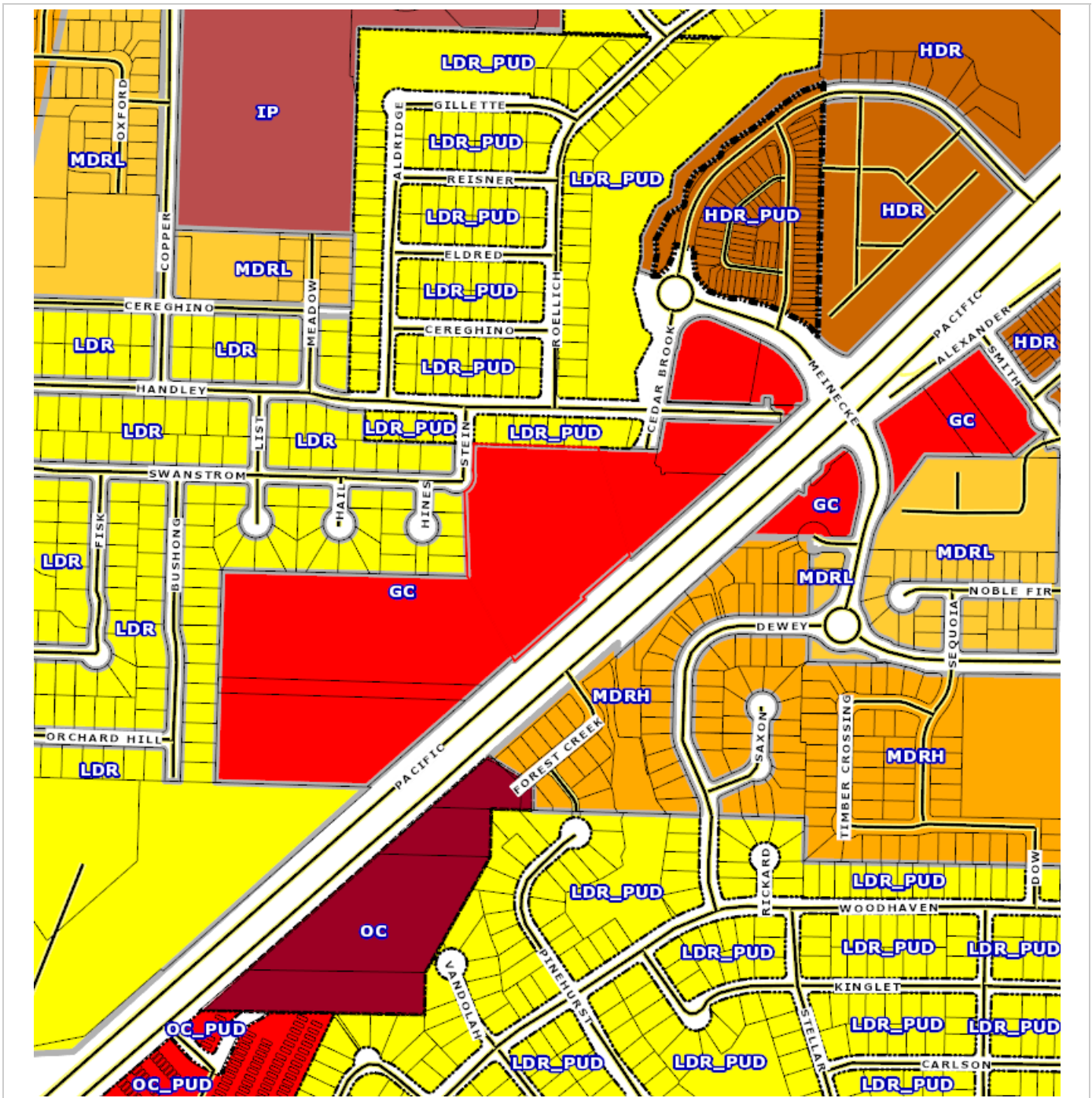
CITY OF SHERWOOD

ZONING DESIGNATION
GC

Note: The information provided was obtained from City of Sherwood Zoning Department at 503-925-2308 or by email at planning@sherwoodoregon.gov.



Zoning Map



Parcel ID: R551192



Lawyers Title

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16.22.010 - Purpose

- A. Office Commercial (OC) - The OC zoning district provides areas for business and professional offices and related uses in locations where they can be closely associated with residential areas and adequate major streets.
- B. Neighborhood Commercial (NC) - The NC zoning district provides for small scale, retail and service uses, located in or near residential areas and enhancing the residential character of those neighborhoods.
- C. Retail Commercial (RC) - The RC zoning district provides areas for general retail and service uses that neither require larger parcels of land, nor produce excessive environmental impacts as per Division VIII.
- D. General Commercial (GC) - The GC zoning district provides for commercial uses which require larger parcels of land, and/or uses which involve products or activities which require special attention to environmental impacts as per Division VIII.

(Ord. No. 2012-011, § 2, 8-7-2012)

16.22.020 - Uses

- A. The table below identifies the land uses that are permitted outright (P), permitted conditionally (C), and not permitted (N) in the Commercial Districts. The specific land use categories are described and defined in Chapter 16.88 Use Classifications and Interpretations.
- B. Uses listed in other sections of this code, but not within this specific table are prohibited.
- C. Any use not otherwise listed that can be shown to be consistent or associated with the uses permitted outright or conditionally in the commercial zones or contribute to the achievement of the objectives of the commercial zones may be permitted outright or conditionally, utilizing the provisions of Chapter 16.88 Use Classifications and Interpretations.
- D. Additional limitations for specific uses are identified in the footnotes of this table.

	OC	NC	RC	GC
RESIDENTIAL				
• Multi-Family dwelling housing, subject to all of the following:	P	P	P	P

1. 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.				
2. Site plan review process in section 16.90.020.D.6.				
3. Maximum density limits of the High Density Residential (HDR) zone.				
4. Dimensional standards of the underlying zone.				
5. The minimum ceiling height shall be 12 feet measured from the finished floor to the lowest point of the surface of the ceiling.				
6. If any part of a structure is within 100 feet of a residential zone, the height limits of the HDR zone shall apply.				
7. 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.				
8. The required parking for the multi-family housing use shall be in addition to the minimum required for the non-residential use(s).				
• Residential care facilities	N	N	C	C
• Dwelling unit, including a manufactured home, for one (1) security person employed on the premises and their immediate family, and other forms of residence normally associated with a conditional use, as determined by the City.	P	P	P	P
CIVIC				

• Hospitals	N	N	C	C
• Correctional institutions	N	N	N	C
• Cemeteries and crematory mausoleums.	N	N	C	C
• Police and fire stations and other emergency services	N	C	C	C
• Vehicle testing stations	N	N	N	C
• Postal services - Public	N	C	C	C
• Postal substations when located entirely within and incidental to a use permitted outright.	P	P	P	P
• Public use buildings, including but not limited to libraries, museums, community centers, and senior centers, but excluding offices	C	C	C	C
• Public and private utility structures, including but not limited to telephone exchanges, electric substations, gas regulator stations, treatment plants, water wells, and public work yards.	N	N	C	C
• Small-scale power generation facilities.	P	P	P	P
• Large-scale power generation facilities.	N	N	N	C
• Public recreational facilities including parks, trails, playfields and sports and racquet courts on publicly owned property or under power line easements	C	N	C	C
• Religious institutions, private fraternal organizations, lodges and secondary uses	C	N	P	P
• Public and private schools providing education at the elementary school level or higher	C	C	C	C

COMMERCIAL				
• Commercial trade schools, commercial educational services and training facilities	C	N	P	P
Entertainment/recreation				
• Adult entertainment business, subject to Section <u>16.54.010</u>	N	N	N	P
• Motion picture and live theaters within enclosed building	N	N	P	P
• Drive-in motion picture theaters	N	N	N	N
• Country clubs, sports and racquet clubs and other similar clubs.	N	N	C	C
• Golf courses	N	N	N	N
• Indoor recreation facilities such as arcades, mini-golf, or bounce house facilities ⁴	N	N	P	P
Hotels and motels	C	N	P	P
Motor Vehicle related				
• Motorized vehicle and sport craft repairs and service	N	C	C	P
• Motorized vehicle and sport craft repair and service clearly incidental and secondary to and customarily associated with a use permitted outright or conditionally.	C	C	P	P
• Motorized vehicle, sport craft and farm equipment rental or sales and display area with more than 5% external sales and display area, up to a maximum of 5,000 square feet.	N	N	N	C

• Motorized vehicle, sport craft and farm equipment rental or sales and display area primarily within entirely enclosed building with no more than 5% or 5,000 square feet of outdoor display area, whichever is less.	N	N	C	P
• Automotive, boat, trailer and recreational vehicle storage	N	N	N	N
• Vehicle fueling stations or car wash facilities	N	N	C	P
• junkyards and salvage yards	N	N	N	N
• Manufactures home sales and display area	N	N	N	N
Office and Professional Support services				
• Business and professional offices.	P	P	P	P
• Medical and dental offices and urgent care facilities	P	P	P	P
• Business support services such as duplicating, photocopying, mailing services, fax and computer facilities	P	P	P	P
• Any incidental business, service, processing, storage or display, not otherwise permitted, that is essential to and customarily associated with a use permitted outright, provided said incidental use is conducted entirely within an enclosed building	C	C	C	C
Childcare				
• Day cares, preschools, and kindergartens, when clearly secondary to a permitted use	P	P	P	P
• Day cares, preschools, and kindergartens as a stand-alone use.	N	P	P	P
General Retail - sales oriented				

• General retail trade, not exceeding 10,000 square feet of gross square footage.	P	P	P	P
• General retail trade greater than 10,000 square feet of gross square footage	N	P	P	P
• Tool and Equipment Rental and Sales, Including Truck Rental	N	N	C	P
• Retail plant nurseries and garden supply stores (excluding wholesale plant nurseries)	N	N	P	P
• Wholesale building material sales and service	N	N	N	P
• Retail building material sales and lumberyards.	N	N	C	P
Personal Services				
• Health clubs and studios less than 5,000 square feet in size.	P	P	P	P
• Health clubs and studios greater than 5,000 square feet in size	N	N	C	P
• Personal services catering to daily customers where patrons pay for or receive a service rather than goods or materials, including but not limited to financial, beauty, pet grooming, and similar services.	N	P	P	P
• Public or commercial parking (non-accessory)	C	C	P	P
• Veterinarian offices and animal hospitals.	N	N	C	P
• Animal boarding/Kennels and daycare facilities with outdoor recreation areas ⁶	N	N	C	C
Eating and Drinking establishments				
• Restaurants, taverns, and lounges without drive-thru ⁷	P	C	P	P

• Restaurants with drive-thru services	N	N	P	P
INDUSTRIAL				
• Limited manufacturing entirely within an enclosed building that is generally secondary to a permitted or conditional commercial use	N	C	C	P
• Medical or dental laboratories	N	N	C	P
WIRELESS COMMUNICATION FACILITIES				
• Radio, television, and similar communication stations, including associated transmitters.	N	N	N	C
• Wireless communication towers and transmitters ⁸	C	C	C	C
• Wireless communication facilities on City-owned property	P	P	P	P
• Wireless communication antennas co-located on an existing tower or on an existing building or structure not exceeding the roof of the structure	P	P	P	P
OTHER				
Agricultural uses including but not limited to: • Farm equipment sales and rentals • Farming and horticulture	N	N	P	P
• Truck and bus yards	N	N	N	P

¹ See special Criteria for the NC zone, [16.22.050](#).

² The residential portion of a mixed use development is considered secondary when traffic trips generated, dedicated parking spaces, signage, and the road frontage of residential uses are all exceeded by that of the commercial component and the commercial portion of the site is located primarily on the ground floor.

³ Except in the Adams Avenue Concept Plan area, where only non-residential uses are permitted on the ground floor.

⁴ If use is mixed with another, such as a restaurant, it is considered secondary to that use and permitted, provided it occupies less than fifty (50) percent of the total area.

⁵ All activities are required to be within an enclosed building.

⁶ Animal boarding/kennels and daycare facilities entirely within an enclosed building are considered "other personal service."

⁷ Limited to no more than ten (10) percent of the square footage of each development in the Adams Avenue Concept Plan area.

⁸ except for towers located within one thousand (1,000) feet of the Old Town District which are prohibited.

(Ord. No. 2021-010, § 2, 12-7-2021; Ord. No. 2021-008, § 2, 9-21-2021; Ord. No. 2012-011, § 2, 8-7-2012)

16.22.030 - Development Standards

A. Generally

No lot area, setback, yard, landscaped area, open space, off-street parking or loading area, or other site dimension or requirement, existing on, or after, the effective date of this Code shall be reduced below the minimum required by this Code. Nor shall the conveyance of any portion of a lot for other than a public use or right-of-way, leave a lot or structure on the remainder of said lot with less than minimum Code dimensions, area, setbacks or other requirements, except as permitted by Chapter 16.84. (Variance and Adjustments)

B. Development Standards

Except as otherwise provided, required minimum lot areas, dimensions and setbacks shall be provided in the following table

	OC	NC	RC	GC
Lot area	10,000 sq. ft	1 acre (for single district)	5,000 sq. ft	10,000 sq. ft
Lot width at front property line	60 ft	85 ft	40 ft	70 ft

Lot width at building line	60 ft	100 ft	40 ft	70 ft
Front yard setback ⁹	0	20 ft	0	0
When abutting residential zone	0	0	Same as abutting residential zone	Same as abutting residential zone
Side yard setback ⁹	0	0	0	0
when abutting residential zone or public park	10 ft	Same as abutting residential zone	10 ft	20
Rear yard setback ⁹	0	0	0	0
when abutting residential zone or public park	20	10 ft	10 ft	20 ft
Corner lot ⁹	0	20 ft on any side facing street		
Height ^{10,11}	2 stories or 30 ft	Least restrictive height of abutting residential zone	50 ft ^{13,14}	50 ft ^{13,14}

⁹ Existing residential uses shall maintain setbacks specified in the High Density Residential Zone (16.12.030).

¹⁰ Maximum height is the lesser of feet or stories.

¹¹ Solar and wind energy devices and similar structures attached to buildings and accessory buildings, may exceed this height limitation by up to twenty (20) feet.

¹³ Structures within one-hundred (100) feet of a residential zone shall be limited to the height requirements of that residential area.

¹⁴ Structures over fifty (50) feet in height may be permitted as conditional uses, subject to Chapter 16.82.

(Ord. No. 2012-011, § 2, 8-7-2012)

16.22.040 - Community Design

- A. For standards 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, see Divisions V, VIII and IX.

(Ord. No. 2012-011, § 2, 8-7-2012)

16.22.050 - NC Special Criteria

All permitted and conditional uses shall be found by the Commission to conform to the purpose of the NC zone, and:

- A. Shall be conducted entirely within enclosed buildings, except for:
 - 1. Exterior sales, display and storage for horticultural and food merchandise provided said exterior area does not exceed five (5) percent of the gross floor area of each individual business establishment.
 - 2. Circumstances where the nature of the permitted or conditional use clearly makes total enclosure impracticable, such as in the case of automotive service stations, provided that the exterior area shall be the minimum necessary to effectively conduct the use, as determined by the Commission.
- B. No more than four (4) permitted or conditional uses may be established within any single NC zoning district, and each use or establishment may occupy a maximum of four thousand (4,000) square feet of gross floor area, including any permitted exterior business areas.
- C. No single NC zoning district shall be greater than one (1) acre in area, and each district shall have a minimum width of eighty-five (85) feet at the front property line, and one hundred (100) feet at the building line.
- D. Permitted and conditional uses may operate only between the hours of 7:00 a.m. and 10:00 p.m.

(Ord. No. 2012-011, § 2, 8-7-2012)

16.22.060 - Floodplain

Except as otherwise provided, Section 16.134.020 shall apply.

(Ord. No. 2012-011, § 2, 8-7-2012)

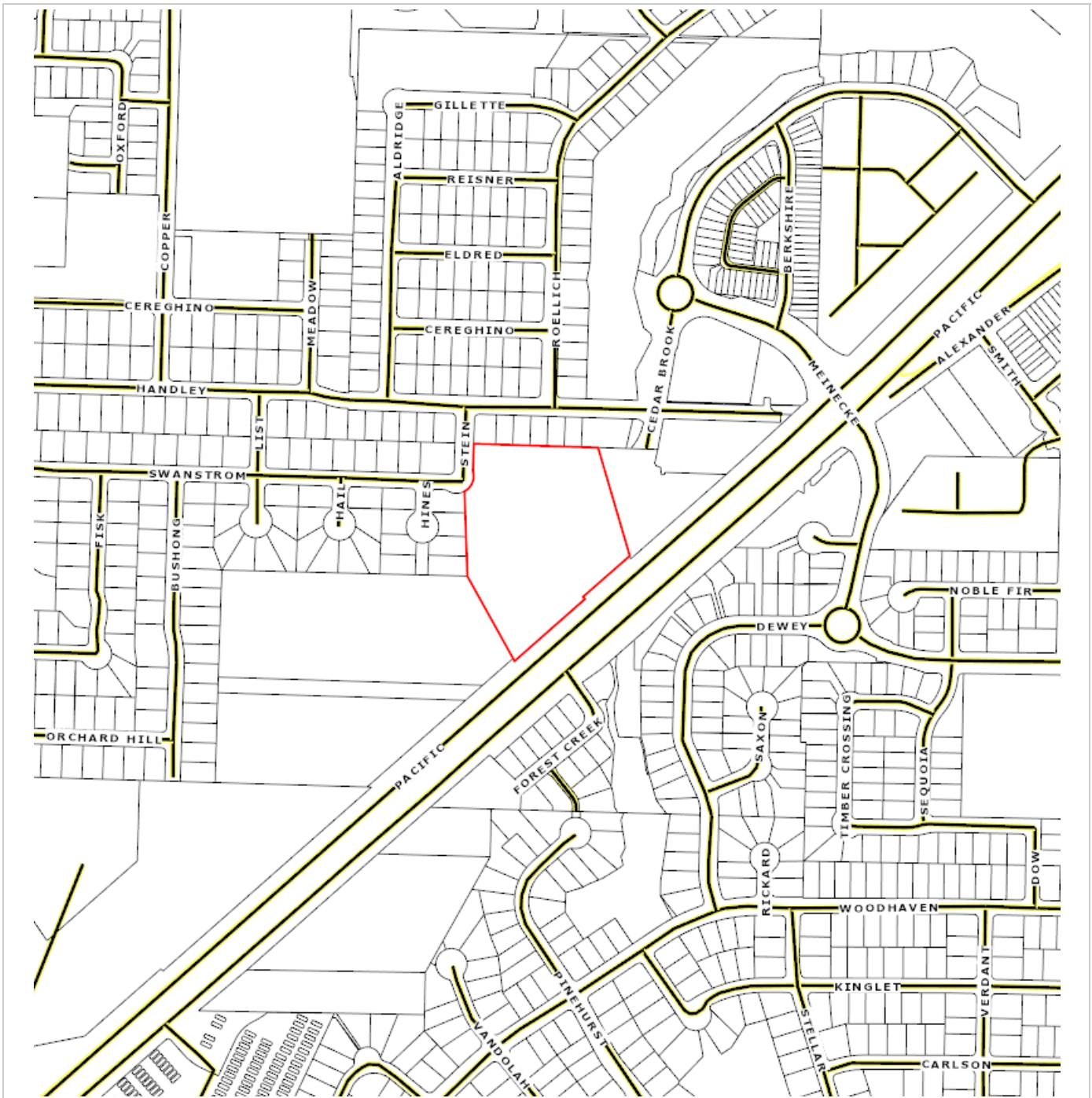
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FLOOD PLAIN MAP



Street Map



Parcel ID: R551192



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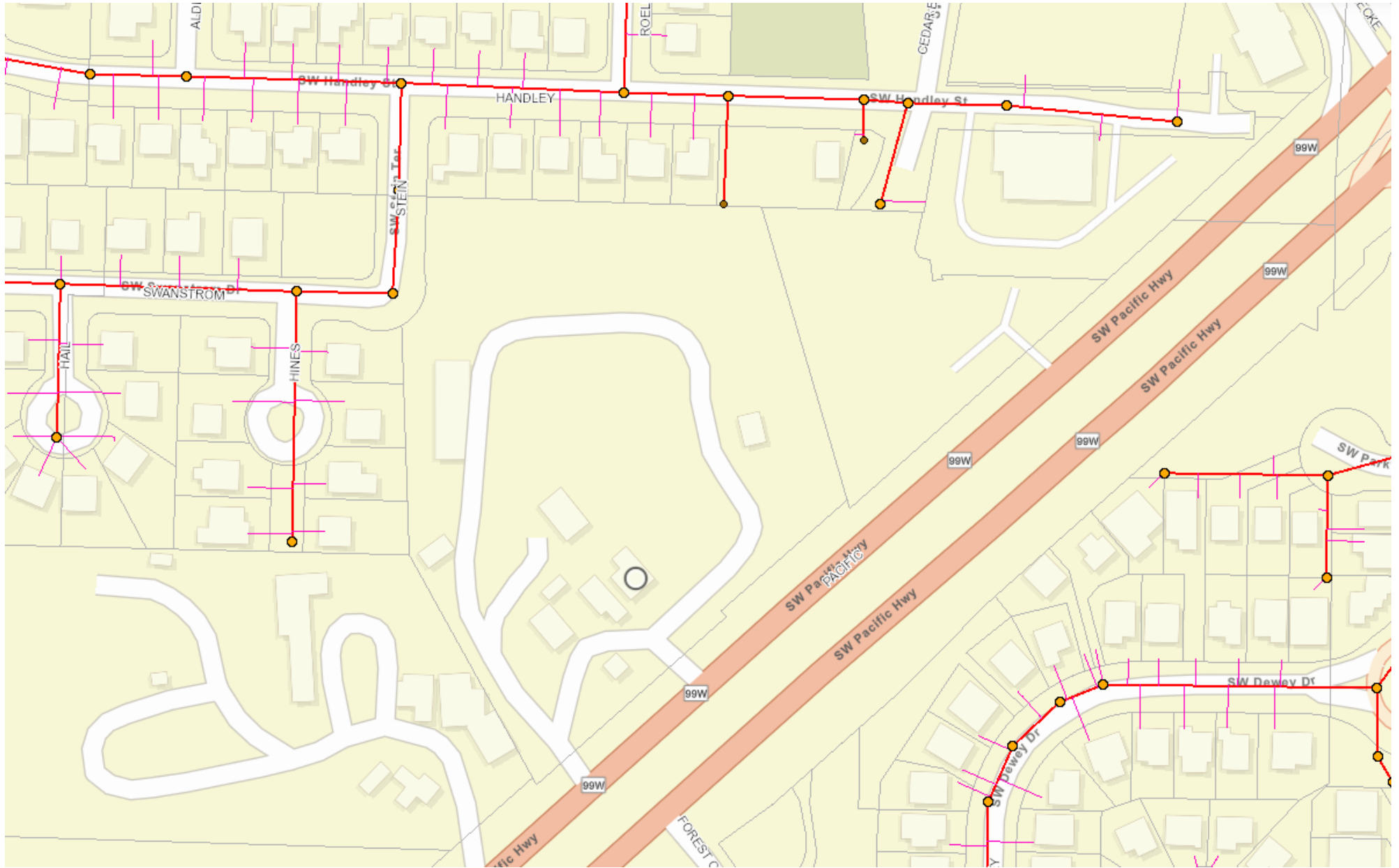
CITY OF SHERWOOD

SEWER LINE MAP

Note: The information provided was obtained from City of Sherwood at 503-925-2310 or by email at Engineering@SherwoodOregon.gov.



SANITARY MAP



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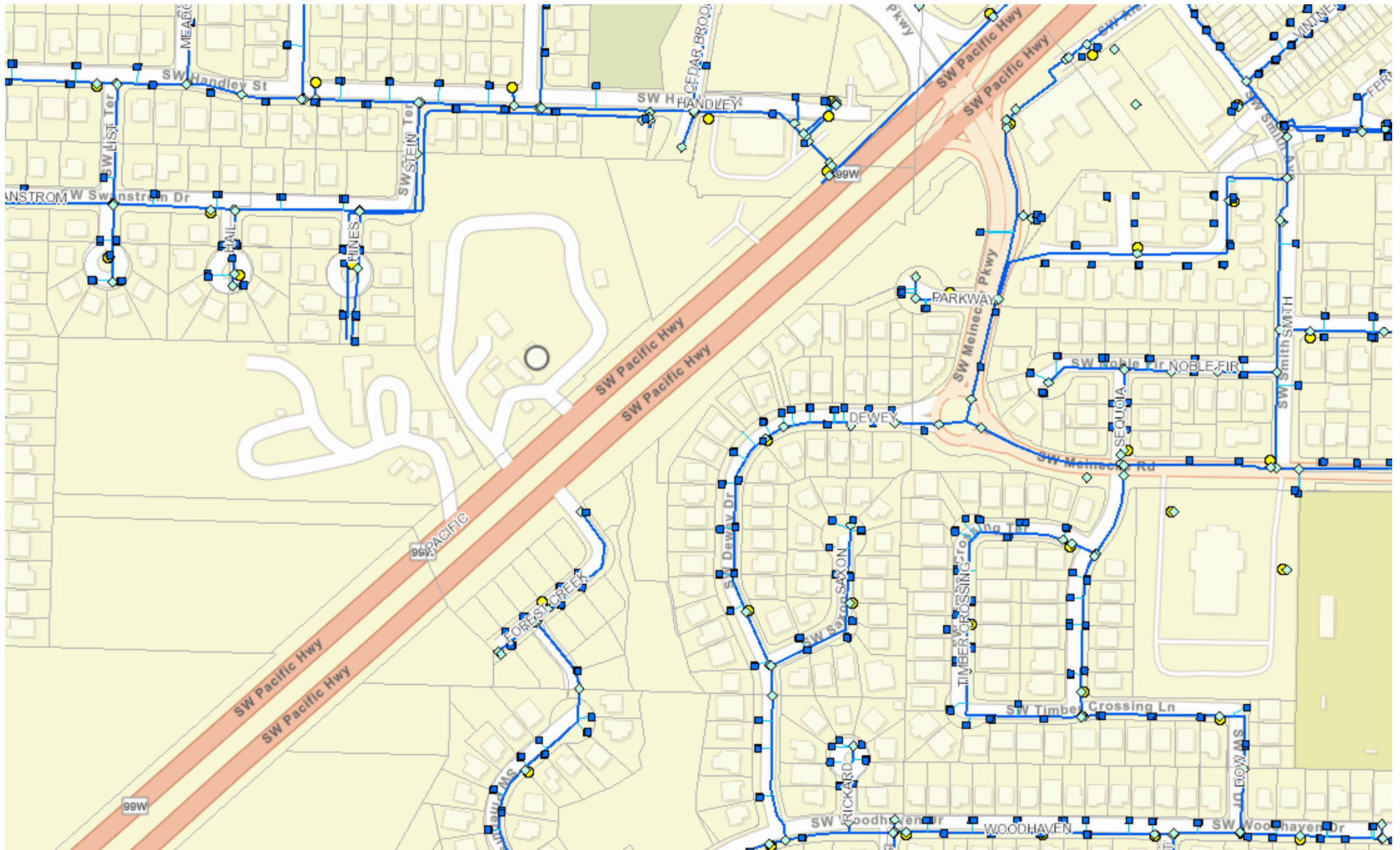
CITY OF SHERWOOD

WATER LINE MAP

Note: Note: The information provided was obtained from City of Sherwood at 503-925-2310 or by email at Engineering@SherwoodOregon.gov.



WATER LINE MAP



WATER LINE MAP

DEVELOPER PACKET



CITY OF SHERWOOD STORM WATER LINE MAP

Note: The information provided was obtained from City of Sherwood at 503-925-2310 or by email at Engineering@SherwoodOregon.gov.



