

Chapter 18.220
ZONING ADMINISTRATION

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- 18.220.010 Classification of Zones**
- 18.220.020 Zoning District Map**
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18.220.010 Classification of Zones

All areas within the corporate limits of the City of Tigard are divided into zoning districts. The use of each tract and ownership of land within the corporate limits is limited to those uses permitted by the zoning classification applicable for each such tract.

18.220.020 Zoning District Map

- A. Consistency with zoning map. The boundaries of each of the foregoing districts as listed in Chapter 18.500 and the zoning classification and use of each tract in each of said zoning district is perceived to coincide with the identifying zone classification shown on the map entitled “Tigard Zoning District Map,” dated with the effective date of this title retained by the city recorder and referred to as the “zoning district map.” Said map by this reference is made a part of this title. A certified print of the adopted zoning district map or map amendments shall be maintained in the office of the planning division as long as the code remains in effect.
- B. Applicability of zoning requirements. Each lot, tract and parcel of land or portion thereof within the zone boundaries as designated and marked on the zoning map, is classified, zoned and limited to the uses as hereinafter specified and defined for the applicable zone classification.
- C. Zoning map amendments. Amendments to the city zoning district map may be made in accordance with the provisions of Chapters 18.380 and 18.390.
 - 1. Copies of all map amendments shall be dated with the effective date of the document adopting the map amendment and shall be maintained without change, together with the adopting documents, on file in the planning division; and
 - 2. The director shall maintain in the office and available for public inspection an up-to-date copy of the city zoning district map to be revised so that it accurately portrays changes of zone boundaries. (Ord. 09-13)

18.220.030 Determination of Zoning Boundaries

- A. Boundary determination. Where due to the scale lack of scale, lack of detail or illegibility of the City zoning district map or due to any other reason, there is uncertainty, contradiction or conflict as to the intended location of district boundary lines, the boundary lines shall be determined by the director in accordance with the following standards:
 - 1. Boundaries indicated as approximately following the center lines of streets, highways, railroad tracks or alleys shall be constructed to follow such center lines;

2. Boundaries indicated as approximately following platted lot lines shall be constructed as following such lot lines;
3. Boundaries indicated as approximately following city limits shall be constructed as following city limits;
4. Boundaries indicated as approximately following river, stream and/or drainage channels shall be constructed as following river, stream and/or drainage channels; and
5. Whenever any street is lawfully vacated, and when the lands within the boundaries thereof attach to and become a part of lands adjoining such street, the lands formerly within the vacated street shall automatically be subject to the same zoning district designation that is applicable to lands to which the street attaches. ■