

Chapter 18.320
ANNEXATIONS

Sections:

- 18.320.010 Purpose**
18.320.020 Approval Process and Standards

18.320.010 Purpose

- A. The purpose of this chapter is to:
1. Implement the policies of the comprehensive plan;
 2. Provide for city review of all annexation requests for a determination of the availability of facilities and services as related to the proposal;
 3. Provide for city and county coordination of annexation requests; and
 4. Provide for an expedited process by establishing procedures whereby the annexation and rezoning may be considered concurrently.

18.320.020 Approval Process and Standards

- A. Approval Process. Annexations shall be processed by means of a Type IV procedure, as governed by Chapter 18.390 using standards of approval contained in subsection B.2 of this section.
- B. Approval Criteria. The decision to approve, approve with modification, or deny an application to annex property to the city shall be based on the following criteria:
1. All services and facilities are available to the area and have sufficient capacity to provide service for the proposed annexation area; and
 2. The applicable comprehensive plan policies and implementing ordinance provisions have been satisfied.
- C. Assignment of comprehensive plan and zoning designations. The comprehensive plan designation and the zoning designation placed on the property shall be the city's zoning district which most closely implements the city's or county's comprehensive plan map designation. The assignment of these designations shall occur automatically and concurrently with the annexation. In the case of land which carries county designations, the city shall convert the county's comprehensive plan map and zoning designations to the city designations which are the most similar. A zone change is required if the applicant requests a comprehensive plan map and/or zoning map designation other than the existing designations. (See Chapter 18.380). A request for a zone change can be processed concurrently with an annexation application or after the annexation has been approved.
- D. Conversion table. Table 320.1 summarizes the conversion of the county's plan and zoning designations to city designations which are most similar.

**TABLE 320.1
CONVERSION TABLE FOR COUNTY AND CITY PLAN AND ZONING DESIGNATIONS**

Washington County Land Use Districts/Plan Designation	City of Tigard Zoning	City of Tigard Plan Designation
R-5 Res. 5 units/acre	R-4.5 SFR 7,500 sq. ft.	Low density 1-5 units/acre
R-6 Res. 6 units/acre	R-7 SFR 5,000 sq. ft.	Med. density 6-12 units/acre
R-9 Res. 9 units/acre	R-12 Multifamily 12 units/acre	Med. density 6-12 units/acre
R-12 Res. 12 units/acre	R-12 Multifamily 12 units/acre	Med. density 6-12 units/acre
R-15 Res. 15 units/acre	R-25 Multifamily 25 units/acre	Medium-High density 13-25 units/acre
R-24 Res. 24 units/acres	R-25 Multifamily 25 units/acre	Medium-High density 13-25 units/acre
Office Commercial	C-P Commercial Professional	CP Commercial Professional
NC Neighborhood Commercial	CN Neighborhood Commercial	CN Neighborhood Commercial
CBD Commercial Business District	CBD Commercial Business District	CBD Commercial Business District
GC General Commercial	CG General Commercial	CG General Commercial
IND Industrial	I-L Light Industrial	Light Industrial ■