

## **18.500: ZONING DISTRICTS**

### **LEGISLATIVE NOTES**

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The Zoning Districts sections contains three chapters: Residential Zoning Districts, which is a consolidation of all of the residential zones (originally Chapters 18.44, -46, -48, -50, -52, -54, -56 and -58); commercial zones (originally Chapters 18.60, -61, -62, -.64, -66 and the new MUE chapter); and industrial zones (originally Chapters 18.68, -70 and -72).

This new sections features the most radical reformatting in that 17 chapters, containing over 50 pages, in the existing code have been consolidated into three chapters, containing fewer than 30 pages. This is accomplished primarily by converting written lists of permitted uses and development standards for each zoning district into summary tables for all residential, commercial and industrial districts, respectively. Information in graphic and/or tabular form is more concise and easier to absorb than the same information in prose.

Despite this re-formatting, the content of these sections have been changed little. Substantive changes include:

- Residential Zoning Districts:

- The use table (18.510.1) contains the new use categories adopted in Chapter 18.130. The only noteworthy change in use relates to permitting limited ground-floor commercial in multi-family projects in the R-25 and R-40 zones. Table 18.510.1 also contains a list of permitted, conditional and prohibited housing types in each zone. This is the first time that this list has been explicitly included in the code.
- Section 18.510.040 includes the adoption of minimum densities, which are pegged at 80% of the maximum density allowed in each zone, to insure that land in each zoning district develops at or near the density intended. The adoption of minimum residential densities is mandated by Metro's 2040 Growth Management Functional Plan.
- A new section, 18.510.060, has been added related to accessory structures, e.g., free-standing garages, tool sheds, as a separate chapter governing these uses, Chapter 18.144, has been eliminated. This is not to be confused with Accessory Residential Units, the new chapter 18.710, which allows the addition of a “granny flat” in an existing or new single-family residence subject to stringent development standards. The Metro 2040 Functional Plan also requires that all jurisdictions in the Portland metropolitan area adopt regulations permitting such auxiliary living units, subject to reasonable limitations.

- Commercial Zoning Districts:

- Incorporates the new use categories into Table 18.520.1.
- Incorporates the provisions of the new Mixed Use Employment (MUE) zone, designed to cover most of the Tigard Triangle district.
- Retains the additional design and development standards which apply in the C-C and CBD zones.

- Industrial Zoning Districts: Except to incorporate the new list of uses in Table 18.530.1, there are virtually no substantive changes in Chapter 18.530.■