

TITLE 18
DEVELOPMENT CODE FOR THE CITY OF TIGARD
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TABLE OF CONTENTS LEGISLATIVE NOTES

The proposed Table of Contents for the most part takes existing chapters of Title 18 and re-organizes them into the new format. This includes clustering chapters dealing with similar information into separate sections, e.g., Administrative Provisions (18.200), Land Use Decisions (18.300), Specific Development Standards (18.700), which are designed to assist users to find the information they seek more readily. In the Planning Commission Draft, the old chapter numbers are contained in parentheses, to aid in cross-referencing between old and new formats; these will be eliminated in the final draft.

With regard to specific chapters:

- New Chapters. There are four new chapters: Accessory Residential Uses (18.705), Design Compatibility Standards (18.720), Water Resources Overlay District (18.797), and Wireless Communication Facilities (18.798). The first three have been created to meet the requirements of the Metro 2040 Growth Management Functional Plan. The fourth deals with a relatively new land use, cellular towers, for which there are no existing regulations.
- Consolidated Chapters. When appropriate, chapters have been combined. These include:
 - Several administrative chapters (18.06 - 18.20) have been combined into a single chapter, General Administrative Provisions (18.210).
 - The existing “Procedures for Making Decisions” chapters, Legislative Decisions (18.30) and Quasi-Judicial Decisions (18.32), have been consolidated into a single chapter now known as Decision-Making Procedures (18.390).
 - The 17 chapters relating to zoning districts have been consolidated into just three chapters: Residential Zoning Districts (18.510), Commercial Zoning Districts (18.520) and Industrial Zoning Districts (18.530).
 - Several existing chapters, Additional Setback Requirements, Exceptions to Building Height Limitations and Zero Lot Line Setback Requirements, have been combined into one new chapter, Exceptions to Development Standards (18.730).
- Eliminated Chapters. Several existing chapters have been eliminated:
 - Accessory Structures (18.144): Can be handled in definitions and zoning district development tables.
 - Established Area/Development Area Classification (18.138): Outdated concept related to residential density transition zones; its elimination will require Comprehensive Plan change.
 - Flexible Setback Standards (18.146): To be replaced by Chapter 18.370, Variances and Adjustments.
 - Fuel Tank Installations (18.104): Already addressed in Uniform Fire Code.
 - Listed Use: Authorization of Similar Use (18.43): Type of Director’s Interpretation (18.340).
 - Solar Access Requirements (18.88): Dated regulations; staff has asked for repeal.