

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

18.100	INTRODUCTION
18.100	Legislative Notes
18.110	Introduction
18.120	Definitions
18.130	Use Classifications
18.200	ADMINISTRATIVE PROCEDURES
18.200	Legislative Notes
18.210	General Administrative Provisions
18.220	Zoning Administration
18.230	Enforcement
18.300	LAND USE DECISIONS
18.300	Legislative Notes
18.310	Summary of Land Use Permits
18.320	Annexations
18.330	Conditional Use
18.340	Director’s Interpretations
18.350	Planned Developments
18.360	Site Development Review
18.370	Variances and Adjustments
18.380	Zoning Map and Text Amendments
18.385	(Miscellaneous Permits—Removed by Ord. 09-13)
18.390	Decision-Making Procedures
18.400	LAND DIVISION
18.400	Legislative Notes
18.410	Lot Line Adjustments
18.420	Land Partitions
18.430	Subdivisions
18.500	ZONING DISTRICTS
18.500	Legislative Notes
18.510	Residential Zoning Districts
18.520	Commercial Zoning Districts
18.530	Industrial Zoning Districts
18.600	COMMUNITY PLAN AREA STANDARDS
18.600	Legislative Notes
18.610	Tigard Downtown District Development and Design Standards
18.620	Tigard Triangle Design Standards
18.630	Washington Square Regional Center
18.640	Durham Quarry Design Standards

18.700 SPECIFIC DEVELOPMENT STANDARDS

- 18.700 Legislative Notes
- 18.705 Access, Egress and Circulation
- 18.710 Accessory Residential Units
- 18.715 Density Computations
- 18.720 Design Compatibility Standards
- 18.725 Environmental Performance Standards
- 18.730 Exceptions to Development Standards
- 18.740 Historic Overlay
- 18.742 Home Occupations
- 18.745 Landscaping and Screening
- 18.750 Manufactured/Mobile Home Regulations
- 18.755 Mixed Solid Waste and Recyclable Storage
- 18.760 Nonconforming Situations
- 18.765 Off-Street Parking and Loading Requirements
- 18.775 Sensitive Lands
- 18.780 Signs
- 18.785 Temporary Uses
- 18.790 Tree Removal
- 18.795 Visual Clearance Areas
- 18.797 (Water Resources (WR) Overlay District—Incorporated into Ch. 18.775 by Ord. 02-15)
- 18.798 Wireless Communication Facilities

18.800 STREET AND UTILITY IMPROVEMENT STANDARDS

- 18.800 Legislative Notes
- 18.810 Street and Utility Improvement Standards

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.