

**PROPOSED AMENDMENTS TO THE COMMUNITY DEVELOPMENT CODE**

Proposed Code Amendment to Allow Meeting and Event Uses as a Conditional Use in Historic Resources in Residential Zones

ADDITIONS indicated by *Italics and Bold*

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**PROPOSED DEVELOPMENT CODE TEXT CHANGES:**

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Chapter 18.130 USE CLASSIFICATIONS

Section 18.130.020 Listing of Use Categories

C. Commercial Use types

*9. Meeting and Event Use: Activities including parties, weddings, luncheons, meetings, charitable fund raising, or other gatherings for direct or indirect compensation.*

18.330 CONDITIONAL USE

Section 18.330.050 Additional Development Standards for Conditional Use Types

*21. Meeting and Event Uses in Residential Zones*

*a. The property where the use will occur must be in a Historic Overlay zone and/or on the National Register of Historic Places.*

*b. Yearly maximum number of events: A maximum of 18 meetings or events may be held per year.*

*c. Maximum number of persons attending a meeting or event: The maximum number of persons attending an event shall be 40, provided however, that up to 200 persons may attend up to 6 meetings or events per year. The number of persons attending an event shall include all persons present on the property and participating in any way in the meeting or event, including hosts, workers, volunteers, as well as the guests and invitees.*

*d. Hours of operation: The meetings or events may be held between 7 AM and 9 PM. All activities related to the meetings or events, including clean-up must cease by 9 PM.*

*e. Lighting: No light source used for the meetings or events shall be directed at another property. All light sources shall be screened, hooded, or covered.*

*f. Sound systems: Outdoor amplified sound systems for the meetings or events*

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*shall not be permitted.*

- g. Noise: For the purposes of noise regulation, the provisions of Section 7.40.130 through 7.40.210 of the Tigard Municipal Code shall apply.*
- b. Parking: A parking plan for each meeting or event shall be submitted to the Community Development Department one week prior to the event. This plan shall include a description of the event, the number of expected guests, evidence of the availability of on-street and off-street parking, and signed agreements with any providers of off-street parking for guests.*
- i. No signs related to the conditional use are permitted.*
- j. The Hearings Officer may impose additional site specific conditions on the approval of the conditional use, as referenced in Section 18.330.30.B.*
- k. Violations of the conditions of approval or code provisions could result in the revocation of the conditional use permit by the Director.*
- l. The conditional use is allowed to continue so long as the property retains its Historic Overlay and/or National Register of Historic Places designation.*

Chapter 18.740 HISTORIC OVERLAY  
Section 18.740.030 General Provisions

*E. Incentives for maintenance. In an effort to assist in the upkeep and restoration of properties with a Historic Overlay designation and/or listing on the National Register of Historic Places, Meeting and Event Uses may be permitted, subject to Conditional Use approval, in all residential zones.*

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P=Permitted

R=Restricted

C=Conditional Use

N=Not  
Permitted

<sup>1</sup>Group living with five or fewer residents permitted by right; group living with six or more residents permitted as conditional use.

<sup>2</sup>Permitted subject to requirements Chapter 18.742.

<sup>3</sup>Permitted subject to compliance with requirements in 18.710.

<sup>4</sup>Except water and storm and sanitary sewers, which are allowed by right.

<sup>5</sup>In-home day care which meets all state requirements permitted by right; freestanding day care centers which meet all state requirements permitted conditionally.

<sup>6</sup>When an agricultural use is adjacent to a residential use, no poultry or livestock, other than normal household pets, may be housed or provided use of a fenced run within 100 feet of any nearby residence except a dwelling on the same lot.

<sup>7</sup>See Chapter 18.798, Wireless Communication Facilities, for requirements for permitted and restricted facilities.

<sup>8</sup>Attached single-family units permitted only as part of an approved planned development.

<sup>9</sup>Permitted by right if no more than five units in a grouping; permitted conditionally if six or more units per grouping.

<sup>10</sup>Only park-and-ride and other transit-related facilities permitted conditionally.

<sup>11</sup>Limited to ground-floor level of multi-family projects, not to exceed 10% of total gross square feet of the building.

<sup>12</sup> *Limited to properties that have a Historic Overlay and/or are on the National Register of Historic Places.*

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