



City of Tigard

Senate Bill 1537



Mandatory Adjustment Provision

SB 1537 requires local governments grant adjustments to specific development and design standards applied to the development of housing if the application meets certain conditions. The City of Tigard submitted an exemption request to the Housing Accountability and Production office (HAPO) on October 22, 2025. During review of the City's application, the mandatory adjustment provisions of [Senate Bill 1537 \(2024 Session\)](#) does not apply until the HAPO issues a final decision, which must be issued within 120 days or by February 19, 2026. Interested parties may sign up to receive public notice for the city's application on [DLCD's Housing GovDelivery](#), including a 45-day opportunity to submit public comments during the 120-day review period.

The City will apply a local process to review adjustment requests in lieu of the mandatory adjustment provision of SB 1537. The following information may be found below:

- A list of eligible development and design standards that an applicant for the development of housing may request an adjustment to,
- How an applicant may request one or more adjustments and the applicable procedure for reviewing adjustment requests, and
- The applicable approval criteria that an applicant must demonstrate in order for the city to approve a request.

An applicant may seek relief from the specific requirements of this title through one of three types of adjustments. An applicant may either demonstrate that a proposed adjustment meets the criteria for adjustments to development standards or use restrictions; or that a hardship exists and a proposed adjustment is necessary to not preclude all reasonable economic use of the property. Adjustment requests are processed through a Type II Adjustment application as described in the [Land Development Code Chapter 18.715](#). The approval criteria may be found in [18.715.050](#). Multiple adjustment proposals will be processed concurrently.

Some plan districts contain specific adjustment processes and approval criteria, which are evaluated separately from this chapter, as provided in Chapter [18.650.100](#) for the Tigard Downtown Plan District, and Chapter [18.660.040.C.4](#) for the Tigard Triangle Plan District.

For additional information, please contact the Tigard Planner on Duty at tigardplanneronduty@tigard-or.gov or (503) 718-2421.



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Section 38 Citation	Design or Development Adjustment	Exemption Requested?
(4)(a)	Side or rear setbacks	Yes
(4)(b)	For an individual development project, common area, open space or area that must be landscaped on the same lot or parcel as proposed housing	Yes
(4)(c)	Parking minimums	N/A
(4)(d)	Minimum lot sizes	Yes
(4)(e)	Maximum lot sizes	Yes
(4)(f)	Building lot coverage	Yes
(4)(g)(A)(i)*	Bicycle parking (minimum spaces)	No
(4)(g)(A)(ii)*	Bicycle parking (location)	No
(4)(g)(B)*	Building height maximums (excluding cottage clusters)	Yes
(4)(g)(C)*	Unit density maximums	Yes
(4)(g)(D)(i)*	Prohibitions on ground floors of mixed use buildings against residential uses (except for one face of the building facing the street & within 20 ft of the street)	No
(4)(g)(D)(ii)*	Prohibitions on ground floors of mixed use buildings against nonresidential active uses that support the residential uses of the building	No
(5)(a)	Facade materials, color or pattern	No
(5)(b)	Facade articulation	Yes
(5)(c)	Roof forms and materials	Yes
(5)(d)	Entry and garage door materials	N/A
(5)(e)	Garage door orientation unless adjacent to or across from school/public park	Yes
(5)(f)	Window materials except bird-safe glazing requirements	Yes
(5)(g)	Total window area	Yes
(5)(h)(A)*	Building orientation requirements, not including transit street orientation requirements	Yes
(5)(h)(B)*	Building height transition requirements	N/A
(5)(h)(C)*	Requirements for balconies and porches	Yes
(5)(h)(D)*	Requirements for recesses and offsets	Yes

**This adjustment is only available to manufactured dwelling parks, middle housing, multifamily, and mixed use residential.*