



# CITY OF TUALATIN

## Staff Report

**TO:** Tualatin Planning Commission

**THROUGH:** Teresa Montalvo, Planning Manager

**FROM:** Erin Engman, AICP, Senior Planner

**DATE:** February 18, 2026

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**SUBJECT:**

The Planning Commission is asked to provide a recommendation to the City Council on city-initiated amendments to the Tualatin Municipal Code and Development Code known as Domestic Fowl Regulations under PTA 26-0001. These amendments will expand existing regulations that permit backyard chickens in the Low-Density Residential Zone (RL), to include ducks and other domestic fowl as a permitted use subject to licensing requirements.

**EXECUTIVE SUMMARY:**

On November 12, 2013, the Council approved Plan Text Amendment (PTA) 13-02, amending the Tualatin Development Code (TDC) to allow chicken keeping as a permitted use in the single-family residential area— Low Density Residential Zone (RL). At that same meeting, the Council adopted Ordinance 1362-13, which set forth minimum standards applicable for the keeping of backyard chickens in the RL zone (codified at TMC Chapter 6-15). The adoption of PTA 13-02 and Ordinance 1362-13 did not work to permit the keeping of any other types of fowl within the City.

Before the adoption of PTA 13-02, the TDC prohibited the keeping of any animal within the RL zone except for the ones specified at TDC 31.060 (defined as “[A] domestic animal, such as a dog, cat, rabbit, or guinea pig, accepted by the American Veterinary Medical Association as a household pet.”). The Council’s clear intent in adopting PTA 13-02 was to provide for chicken keeping- and chicken keeping only- as an additional exception to the prohibition.

On June 26, 2025, a City code compliance officer received a complaint regarding “strange animals” being kept at a single-family residence in the RL zone. On June 30, the officer met with the property owner, who explained that his family was keeping ducks at the residence. After being informed that the keeping of ducks was prohibited in the City, the property owner requested (both at the Public Comment portion of July 14, 2025 meeting and via email) that the Council review the matter and amend City law to allow for the keeping of ducks in single family residential areas.

The TDC generally identifies what uses are allowed or permitted, conditionally permitted or limited. In the residential chapters, there are not typically sections of prohibited uses (which is by design), as the City cannot anticipate every situation. As such, if a use is not explicitly stated, it is generally not allowed. This is why the property owner did not see a specific prohibition of certain animals.

At a work session held on August 11, 2025, Council directed staff to proceed with legislative amendments to existing code regulations for backyard chickens to include domestic fowl in the RL zone under a limited scope.

Staff researched a variety of domestic fowl ordinances from the area to inform the proposed amendments. The project Findings and Analysis are included as Exhibit 1 and found the project will comply with applicable development code criteria. A draft of the code amendments have been included as Exhibits 2 and 3. While Plan Text Amendments projects are limited to the Tualatin Development Code, the overall proposal would amend Tualatin Municipal Code 6-15 and Tualatin Development Code Chapters 39.300 and 40.210. This is because the codification of the general ordinances of the city fall under the Tualatin Municipal Code, and ordinances related to development and planning shall be codified under the Tualatin Development Code. Therefore, definitions and minimum standards for the keeping of domestic fowls are included in the TMC, while the TDC includes provisions for where uses may be permitted.

Comprehensively, the purpose of the amendments is to provide minimum standards for keeping domestic fowl humanely in urban backyards while safeguarding the health, safety, and welfare of the citizens of Tualatin. Under the proposal, the definition of domestic fowl includes chickens, ducks, pheasants, pigeons, quail, partridges, doves, and similar birds for personal use. Roosters, geese, guinea fowl, peacocks, and turkeys are prohibited due to their loud and aggressive nature. The proposal also maintains existing licensing requirements to permit domestic fowl in the RL zone. These requirements ensure adequate confinement, buffering, and sanitation.

As a next step, staff will complete the legislative noticing requirements found in TDC 32.250, which include notice to DLCD, affected governmental agencies, CIOs, and by newspaper circulation. Staff will then present the Planning Commission recommendation and code amendment ordinance at a City Council hearing scheduled for March 9, 2026.

#### **OUTCOMES OF DECISION:**

A recommendation of adoption of PTA 26-0001 to City Council would:

- Expand Municipal Code 6-15 regulations for the keeping of backyard chickens to include domestic fowl. Domestic fowl includes chickens, ducks, pheasants, pigeons, quail, partridges, doves, and similar birds for personal use;
- Update agricultural uses characteristics found in Development Code 39.300 to include domestic fowl; and
- Update permitted uses found in Development Code 40.210 to include domestic fowl.

#### **ALTERNATIVES TO THE RECOMMENDATION:**

The Planning Commission may alternatively:

- Recommend approval of the proposed amendments (PTA 26-0001) to the City Council with further amendments;
- Recommend denial of the proposed amendments (PTA 26-0001) to the City Council; or
- Make a neutral recommendation (neither approval nor denial) on the proposed amendments.

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#### **ATTACHMENTS:**

Presentation

Exhibit 1 – PTA 26-0001 Findings and Analysis

Exhibit 2 – PTA 26-0001 Text Amendment (Clean)

Exhibit 3 – PTA 26-0001 Text Amendment (Formatted)