



PLANNING 301: The Development Code

City Council Meeting
November 13, 2023



Tonight's Agenda

- Recap:
 - Planning 101: Why we plan?
 - Planning 201: The Comprehensive Plan
- What is a Development Code?
- Overview of Tualatin's Development Code
- Questions / Future Discussion





Planning 101 Overview

Why we plan? Local land use history:

- Suburban growth accelerated in the postwar era
- Oregon adopted a statewide program for land use planning in 1973
- Tualatin adopted its Comprehensive Plan & Development Code in 1982
- Development trends are changing- mandates for mixed uses and increased densities





Planning 201 Overview

What is a Comprehensive Plan?

- High-level policy document
- Community's vision for growth over a long-term horizon
- Covers a variety of topics: Community Design, Housing, Economic Development, Public Services, Environmental Protection, Parks, Equity, etc.





Planning 201 Overview

How a Comprehensive Plan works?

- Establishes *Goals & Policies* for land development
- Interpretation of the community vision “public interest”
- Carried out by the development code





Planning 301

What is a Development Code?

- Implements the Comprehensive Plan – *“how” goals and policies happen*
- Applies to development proposals on private property
- Includes zoning (where uses are allowed) and development standards (setbacks, height, utilities, and design)

Table 40-2
Housing Types in the RL Zone

HOUSING TYPE	STATUS
Single-Family Dwelling	P/L
Accessory Dwelling Unit	P
Duplex	P
Townhouse	P
Triplex	P
Quadplex	P



Comp Plan ⇔ Development Code

2 COMMUNITY DESIGN

GOAL 2.1

Promote the City's natural beauty, and achieve pleasant environments for living and working that sustain the comfort, health, tranquility, and contentment of people who live, work, and enjoy time in Tualatin.

POLICY 2.1.1 Encourage structures be planned in ways that relate to the site and surrounding context.



EXAMPLE FOOD CART POD REGULATIONS

Purpose.

The purpose of these regulations is to establish criteria for the placement of food cart pods in the City of Tualatin. Food carts provide the community a wider choice of eating and drinking options. Food cart pods shall comply with all applicable City, County and State standards.

Site Design.

(1) Site Design Standards for Food Cart Pods:

- (a) Food carts and amenities shall be located on a paved or concrete surface.
- (b) Food cart pods shall not occupy pedestrian walkways or required landscaping.
- (c) Food cart pods shall not obstruct bicycle parking required for an existing use.
- (d) Carts and/or objects associated with the food cart use shall not occupy fire lanes or other emergency vehicle access areas.
- (e) Front yard setbacks for food carts shall be a minimum of 6 feet.
- (f) Rear and side yard setbacks for food carts and amenities shall be the same as the zone in which it is located, except when a side or rear yard abuts a residential zoning district. Any side or rear yard abutting a residential zoning district shall have a minimum setback of 20.

[...]



Development Code Applicability

The Development Code applies to:

- Exterior modifications to improved or unimproved real property;
- Remodeling that changes the exterior appearance of a building
- Any site alteration which alters the topography, appearance or function of the site
- New or modified uses explicitly requiring land use – Conditional Use Permit, Subdivision of Property





Development Code Applicability

The Development Code DOES NOT apply to:

- Activity occurring only within the street (public right-of-way)
- Activity that is allowed outright in a specific zoning district
 - *Example: a new business in a commercial district is required to get a business license but that new business may not trigger land use unless they are modifying the building*
- Effects of a permitted activity
 - *Example: noise from a permitted industrial use is regulated by the municipal code*





Tualatin's Development Code

Regulatory Chapters

- CHAPTER 31 - GENERAL PROVISIONS
- CHAPTER 32 - PROCEDURES
- CHAPTER 33 - APPLICATIONS AND APPROVAL CRITERIA
- CHAPTER 34 - SPECIAL REGULATIONS
- CHAPTER 35 - NONCONFORMING SITUATIONS
- CHAPTER 36 - SUBDIVIDING, PARTITIONS, AND PROPERTY LINE ADJUSTMENTS
- CHAPTER 38 - SIGN REGULATIONS
- CHAPTER 39 - USE CATEGORIES





Tualatin's Development Code

Residential Zoning District Chapters

- CHAPTER 40 - LOW DENSITY RESIDENTIAL ZONE (RL)
- CHAPTER 41 - MEDIUM LOW DENSITY RESIDENTIAL ZONE (RML)
- CHAPTER 42 - MEDIUM HIGH DENSITY RESIDENTIAL ZONE (RMH)
- CHAPTER 43 - HIGH DENSITY RESIDENTIAL ZONE (RH)
- CHAPTER 44 - HIGH DENSITY HIGH RISE ZONE (RH-HR)

Fox Hills Subdivision - RL Zone



- One to 6.4 units an acre
- Permitted uses include single family dwellings, middle housing, and ADUs
- Maximum structure height: 35 feet
- Maximum lot coverage: 45%



Tualatin's Development Code

Institutional and Commercial District Chapters

- CHAPTER 49 - INSTITUTIONAL ZONE (IN)
- CHAPTER 50 - OFFICE COMMERCIAL ZONE (CO)
- CHAPTER 51 - NEIGHBORHOOD COMMERCIAL ZONE (CN)
- CHAPTER 52 - RECREATIONAL COMMERCIAL ZONE (CR)
- CHAPTER 53 - CENTRAL COMMERCIAL ZONE (CC)

Mohawk Business Park - CO Zone



- Permits a variety of office uses
- Commercial uses limited
- Industrial uses limited to product assembly by conditional use permit
- Maximum structure height: 45 feet



Tualatin's Development Code

Commercial District Chapters continued

- CHAPTER 54 - GENERAL COMMERCIAL ZONE (CG)
- CHAPTER 55 - MID-RISE/OFFICE COMMERCIAL ZONE (CO/MR)
- CHAPTER 56 - MEDICAL CENTER ZONE (MC)
- CHAPTER 57 - MIXED USE COMMERCIAL ZONE (MUC)
- CHAPTER 58 - CENTRAL TUALATIN OVERLAY ZONE

Bridgeport Village - MUC Zone



- Permitted uses include a range of office, commercial, retail sales and services, and high-density housing
- Industrial uses not permitted
- Maximum structure height: 70 feet
- Maximum lot coverage: 90%



Tualatin's Development Code

Industrial District Chapters

- CHAPTER 60. - LIGHT MANUFACTURING ZONE (ML)
- CHAPTER 61 - GENERAL MANUFACTURING ZONE (MG)
- CHAPTER 62 - MANUFACTURING PARK ZONE (MP)
- CHAPTER 63 - INDUSTRIAL USES AND UTILITIES AND MANUFACTURING ZONES— ENVIRONMENTAL REGULATIONS
- CHAPTER 64 - MANUFACTURING BUSINESS PARK ZONE (MBP)

A & I Distributors - MG Zone



- Permitted uses include a range of heavier manufacturing and processing activities than ML
- Commercial uses limited by Metro
- Maximum structure height: 60 feet



Tualatin's Development Code

Industrial District Chapters continued

- CHAPTER 63 - INDUSTRIAL USES AND UTILITIES AND MANUFACTURING ZONES—ENVIRONMENTAL REGULATIONS

Protects Public Health & Safety



- Applies environmental regulations to all industrial districts and uses
- All uses and development must comply with state DEQ standards.
- Compliance with noise, vibration, air quality, and dangerous substance standards



Tualatin's Development Code

Overlay and Natural Resource District Chapters

- CHAPTER 68 - HISTORIC PRESERVATION
- CHAPTER 69 - INDUSTRIAL BUSINESS PARK OVERLAY PLANNING DISTRICT
- CHAPTER 70 - FLOODPLAIN DISTRICT (FP)
- CHAPTER 71 - WETLANDS PROTECTION DISTRICT (WPD)
- CHAPTER 72. - NATURAL RESOURCE PROTECTION OVERLAY DISTRICT (NRPO)
- CHAPTER 80 - CANNABIS FACILITIES

Heritage Center – Historic Preservation



- Standards to preserve, protect, maintain, and enhance landmark resources
- Procedures to demolish, relocate, or alter historic landmarks
- 20 locally designated landmarks



Tualatin's Development Code

Overlay and Natural Resource District
Chapters continued

➤ CHAPTER 71 - WETLANDS PROTECTION
DISTRICT (WPD)

Sweek Pond – Wetland Protection



- Protect wildlife habitat and natural wetland resources, while permitting adjacent development
- All surface improvements must be setback a minimum of 40 feet from the Wetland Protection Area

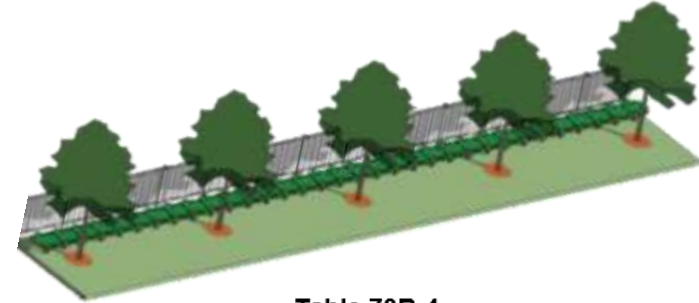


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Design Chapters

- CHAPTER 73A - SITE DESIGN STANDARDS
- CHAPTER 73B - LANDSCAPING STANDARDS
- CHAPTER 73C - PARKING STANDARDS
- CHAPTER 73D - WASTE AND RECYCLABLES MANAGEMENT STANDARDS
- CHAPTER 73E - CENTRAL DESIGN DISTRICT DESIGN GUIDELINES

Landscape Standards



**Table 73B-4
Landscaping and Screening**

Options	Width (feet)	Trees (per linear feet of buffer)	Screening
1	30	10 feet min/30 feet max spacing	Berm
2	20		6 ft hedge
3	15		6 ft fence
4	10		6 ft wall

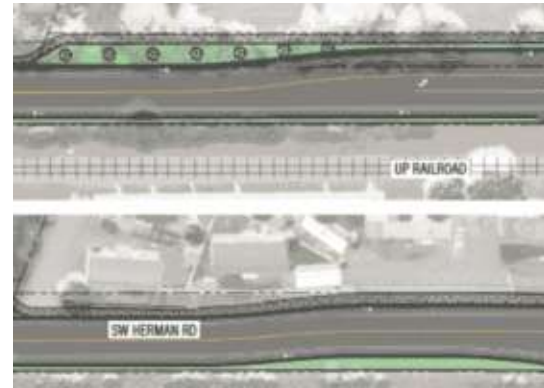


Tualatin's Development Code

Design and Public Facilities Chapters

- CHAPTER 73F - WIRELESS COMMUNICATIONS FACILITIES
- CHAPTER 73G - MASONRY WALL STANDARDS
- CHAPTER 74 - PUBLIC IMPROVEMENT REQUIREMENTS
- CHAPTER 75 - ACCESS MANAGEMENT

Public Improvement Requirements



- Requirements for providing adequate transportation and utility systems to serve present and future needs
- Includes standards for rights-of-way, easements, and access

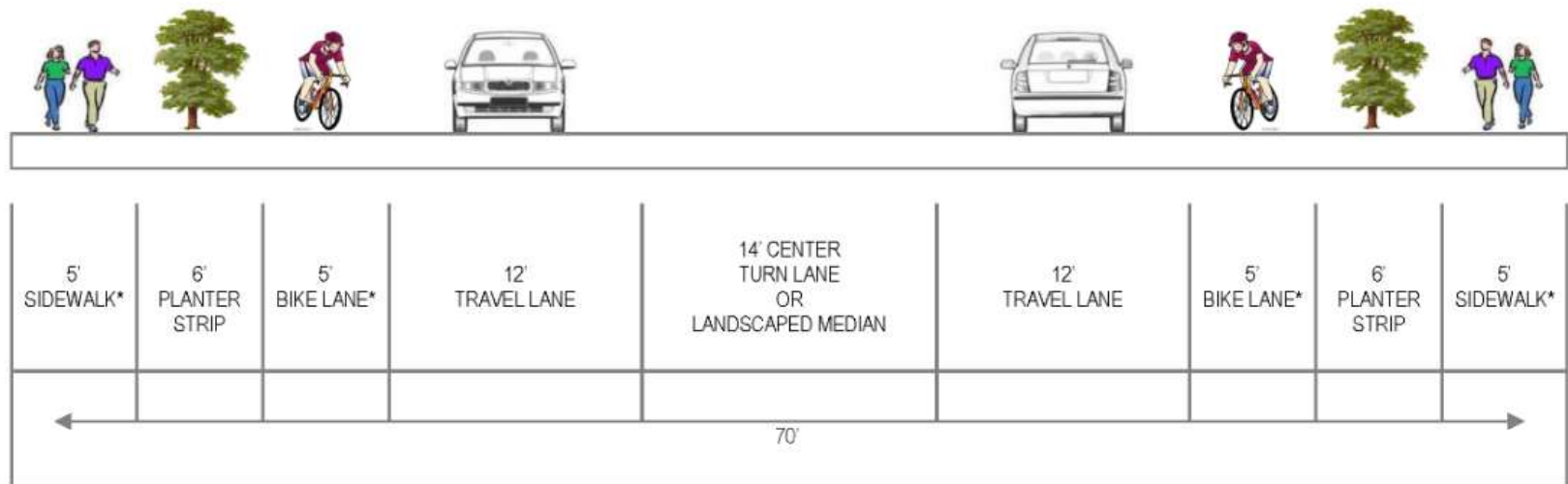


Tualatin's Development Code

Miscellaneous Provisions & Maps and Figures

APPENDIX A - MAPS

APPENDIX B - FIGURES





Planning 301 Summary

- The Comprehensive Plan is a high-level policy document that guides a community's vision related to growth & development
 - A comprehensive update requires significant public outreach and staff effort
 - Targeted amendments may be recommended through Master Plan updates (TSP, Water, etc.)
- A Development Code includes regulation and standards for development that implement the Comprehensive Plan vision
 - Updated periodically: Council's discretion, quasi-judicial request, or to comply with state mandates
 - Effort varies by project



Questions / Future Discussion

- Questions?
- Planning 401: The Development Process

