



WASHINGTON COUNTY

Dept. of Land Use & Transportation
Planning and Development Services
Current Planning
155 N. 1st Avenue, #350-13
Hillsboro, OR 97124
Ph. (503) 846-8761 Fax (503) 846-2908
washingtoncountyor.gov

Land Use District Summary

The following is a brief description of the various Land Use Districts within unincorporated Washington County.

URBAN

R-5

*CDC refers to the Washington County Community Development Code. **NB = North Bethany Residential, 4 units/acre minimum density, 5 units/acre max. density (see CDC* §302). 5500 sq. foot min. lot size for Single Family Detached.

R-6 & R-6 NB**

Residential, 5 units/acre minimum density, 6 units/acre max. density (see CDC* §303 or 390-8). 4000 sq. foot min. lot size for Single Family Detached. 3500 sq. foot min. lot size for Single Family Attached.

R-9 & R-9 NB**

Residential, 7 units/acre minimum density, 9 units/acre max. density (see CDC* §304 or 390-9). 2800 sq. foot min. lot size for Single Family Detached. 2400 sq. foot min. lot size for Single Family Attached (Townhouses/Rowhouses, not incl. apts.).

R-15 & R-15 NB**

Residential, 12 units/acre min. density, 15 units/acre max. density (see CDC* §305 or 390-10). 2100 sq. foot min. lot size for Single Family Detached. 1600 sq. foot min. lot size for Single Family Attached (Townhouses/Rowhouses, not incl. apts.).

R-24 & R-24 NB**

Residential, 19 units/acre min. density, 24 units/acre max. density (see CDC* §306 or 390-11). 2100 sq. foot min. lot size for Single Family Detached. 1300 sq. foot min. lot size for Single Family Attached (Townhouses/Rowhouses, not incl. apts.).

R-25+ & R-25+ NB**

Residential, 20 units/acre min. density, 100 units/acre max. density (see CDC* §307 or 390-12). 2100 sq. foot min. lot size for Single Family Detached. 1300 sq. foot min. lot size for Single Family Attached (Townhouses/Rowhouses, not incl. apts.).

TO: R9-12

Transit Oriented Residential District 9-12 units/acre.

TO: R12-18

Transit Oriented Residential District 12-18 units/acre.

TO: R18-24

Transit Oriented Residential District 18-24 units/acre.

TO: R24-40

Transit Oriented Residential District 24-40 units/acre.

TO: R40-80

Transit Oriented Residential District 40-80 units/acre.

TO: R80-120

Transit Oriented Residential District 80-120 units/acre.

TO: RC

Transit Oriented Retail Commercial District.

TO: EMP

Transit Oriented Employment District.

TO: BUS

Transit Oriented Business District.

FD10

Future Development, 10-acre District (see CDC* §309).

FD20

Future Development, 20-acre District (see CDC* §308).

NC

Neighborhood Commercial District (see CDC* §311 for standards).

NCC NB**

Neighborhood Corner Commercial District North Bethany (see CDC* §390-13).

NCMU NB**

Neighborhood Commercial Mixed Use District North Bethany (see CDC* §390-14).

OC

Office Commercial District (see CDC* §312).

CBD

Community Business District (see CDC* §313).

GC

General Commercial District (see CDC* §314).

IND

Industrial District (see CDC* §320).

INST

Institutional District (see CDC* §330).

INST NB**

Institutional North Bethany District (see CDC* §390-15).

CCMU

Community Core Mixed-Use District (CCMU)

NMU

Neighborhood Mixed-Use District (NMU)

NOTE: For all Transit Oriented Land Use Districts, see CDC* §375 for Intent & Purpose and CDC* §431 for Design Principles, Standards & Guidelines

For further information regarding the above Land Use Districts please contact Wash. Co. Current Planning Development Assistance Section at (503) 846-8761 or link to individual sections of the CDC on our website.



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RURAL

EFU	Exclusive Farm Use District, 80-acre min. lot size (see CDC* §340).
EFC	Exclusive Forest and Conservation District, 80-acre min. lot size (see CDC* §342).
AF20	Agriculture & Forest District, 80-acre min. lot size (see CDC* §344).
AF10	Agriculture & Forest District, 10-acre min. lot size (see CDC* §346).
AF5	Agriculture & Forest District, 5-acre min. lot size (see CDC* §348).
RR5	Rural Residential 5-acre Minimum District (see CDC* §350).
RCOM	Rural Commercial District (see CDC* §352).
RIND	Rural Industrial District (see CDC* §354).
MAE	Land Extensive Industrial District (see CDC* §356).

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