



**WASHINGTON COUNTY**

Dept. of Land Use & Transportation  
Planning and Development Services  
Current Planning  
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**Land Use District Summary**

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

**URBAN**

- R-5** Residential, 4 units/acre minimum density, 5 units/acre max. density (see CDC\* §302).  
5500 sq. foot min. lot size for Single Family Detached.  
Attached dwellings are permitted only by a planned development through a hearing.
- 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\*\*** North Bethany Neighborhood Corner Commercial District (see CDC\* §390-13).
- NCMU NB\*\*** North Bethany Neighborhood Commercial Mixed Use District (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\*\*** North Bethany Neighborhood Institutional District (see CDC\* §390-15).

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

**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).

**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.**

\*CDC refers to the Washington County Community Development Code. \*\*NB = North Bethany