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1 inch equals 8,000 feet*

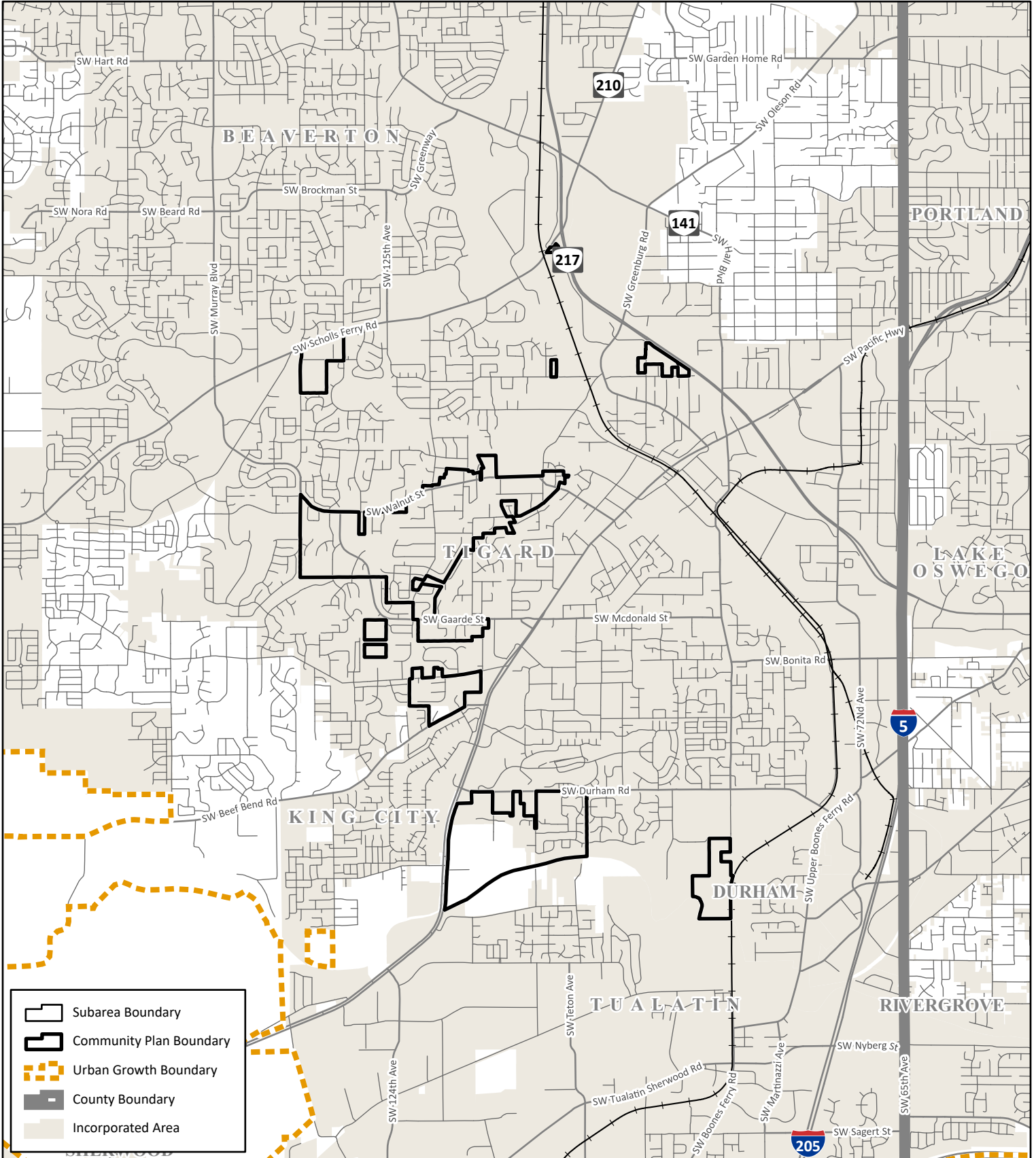
0 5000 10000
Feet



Department of Land Use & Transportation
Planning and Development Services Division

* Printing map at a size other than 8.5x11 will affect stated scale.

Printed: 7/17/2023



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1 inch equals 4,000 feet*

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Feet

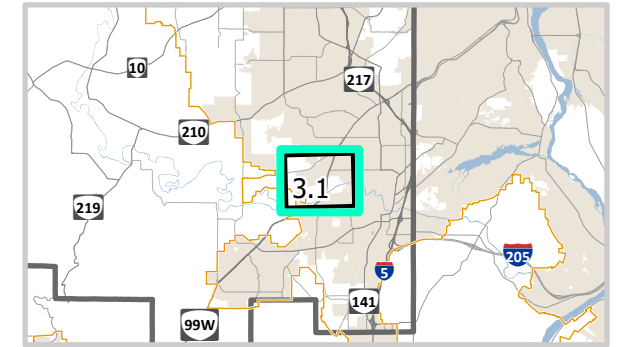


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Department of Land Use & Transportation
Planning and Development Services Division

West Tigard
Community Plan



Land Use Districts

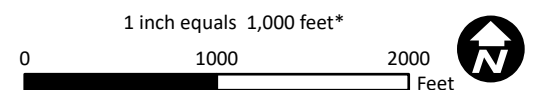
Urban Districts

- Residential District - 5 units per acre
- Residential District - 6 units per acre
- Residential District - 9 units per acre
- Residential District - 15 units per acre
- Residential District - 24 units per acre
- Community Business District
- Future Development - 10 acre minimum
- Future Development - 20 acre minimum

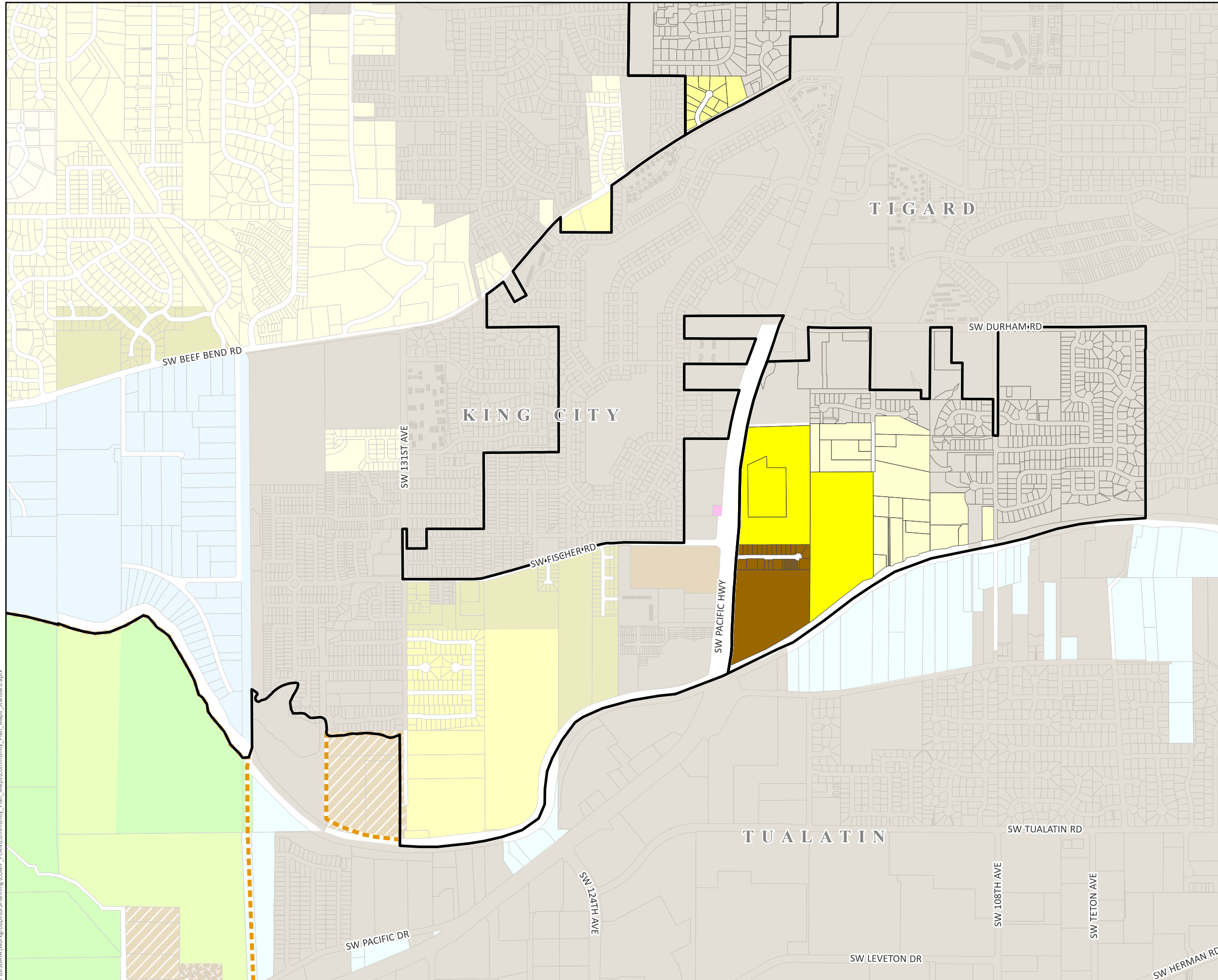
Rural Districts

- Rural Residential - 5 acre minimum
- Agriculture and Forest - 5 acre minimum
- Agriculture and Forest - 20 acre minimum
- Exclusive Farm Use

- Community Plan Boundary
- Urban Growth Boundary
- County Boundary
- Incorporated Area
- Taxlots

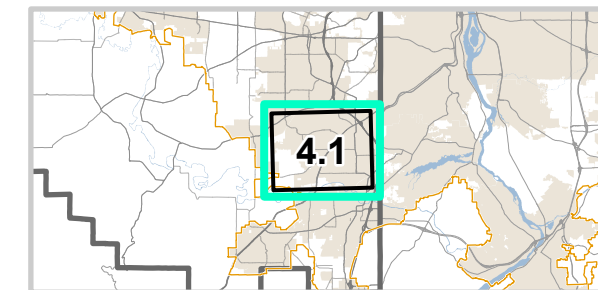


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











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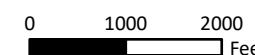
West Tigard
Community Plan



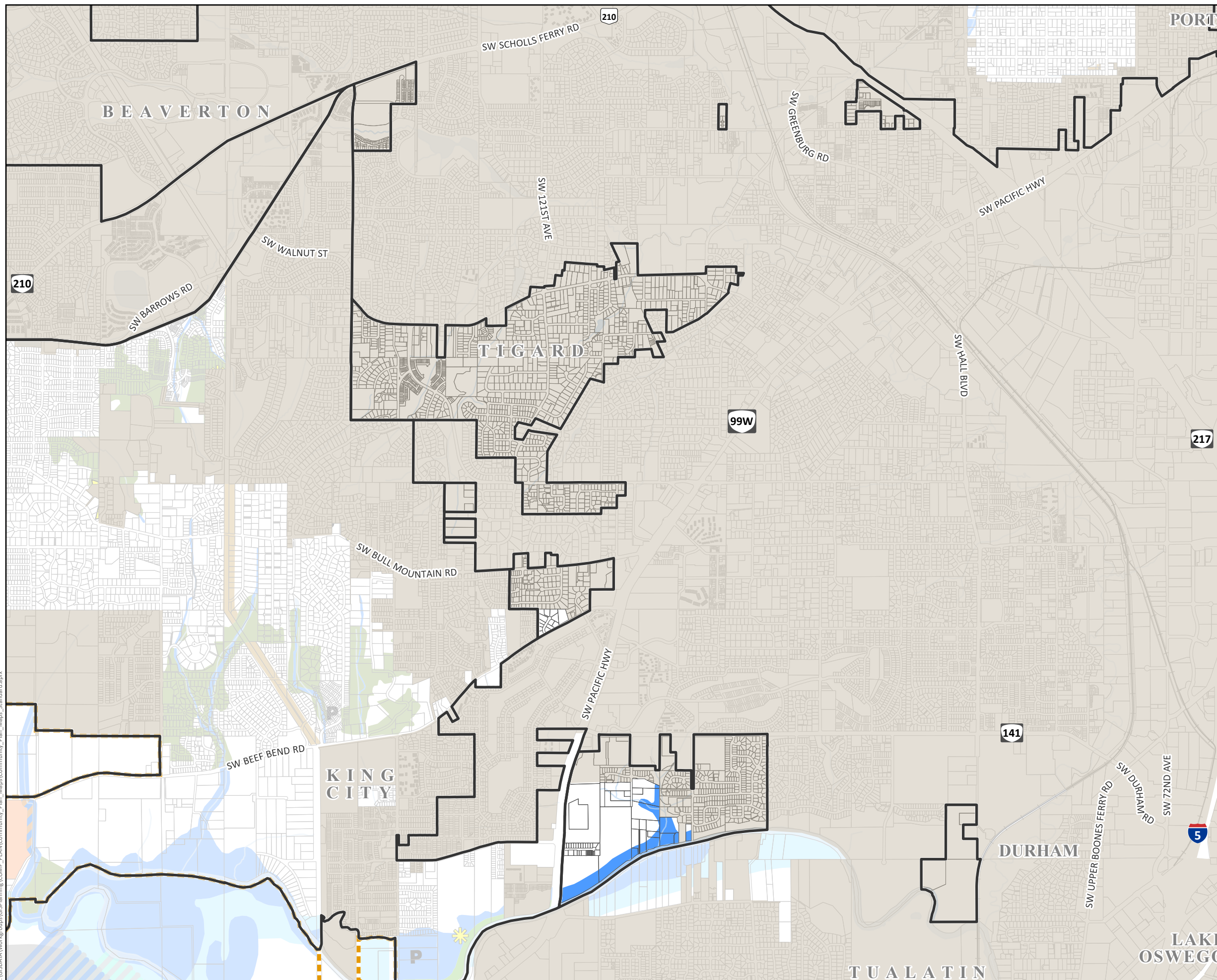
Significant Natural and
Cultural Resources

-  Historic and Cultural Resource Overlay District - Resources described in the Washington County Cultural Resources Inventory, including sites, structures, objects and buildings. Historic buildings and structures are protected by regulations in the County's Historic and Cultural Resource Overlay District.
-  Scenic Feature - Land forms, vegetation or water courses with aesthetic value to the surrounding area.
-  Scenic View - Viewpoints providing a vista of the Tualatin Valley, the Cascade Mountains, or other scenic feature.
- Potential Park/Open Space/Recreation Area (A-G)
-  Park Deficient - Area more than 1/2 mile from a park site or a public school playground
-  Water Area and Wetlands - 100-year flood plain, drainage hazard areas and ponds, except those already developed.
-  Water Area/Wetland and Fish/Wildlife Habitat - Water areas and wetlands that are also fish and wildlife habitat.
- Open Space - Existing parks, recreation sites, golf courses, bicycle pathways, cemeteries, school playgrounds, powerline rights-of-ways, and future park sites owned by the Tualatin Hills Park and Recreation District.
- Wildlife Habitat - Sensitive habitats identified by the Oregon Department of Fish and Wildlife, the Audubon Society Urban Wildlife Habitat map, and forested areas coincidental with water areas and wetlands.
-  Significant Natural Area - Sites of special importance, in their natural condition, for their ecologic, scientific, and educational value.
-  Resource Overlap
- Mineral and Aggregate Areas
-  District A
-  District B
-  Community Plan Boundary
-  Urban Growth Boundary
-  County Boundary
-  Incorporated Area
-  Taxlots

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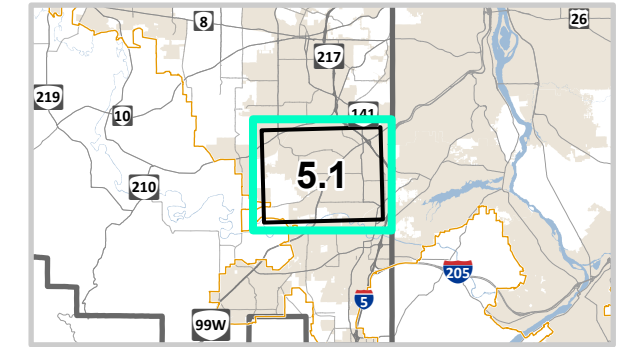


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



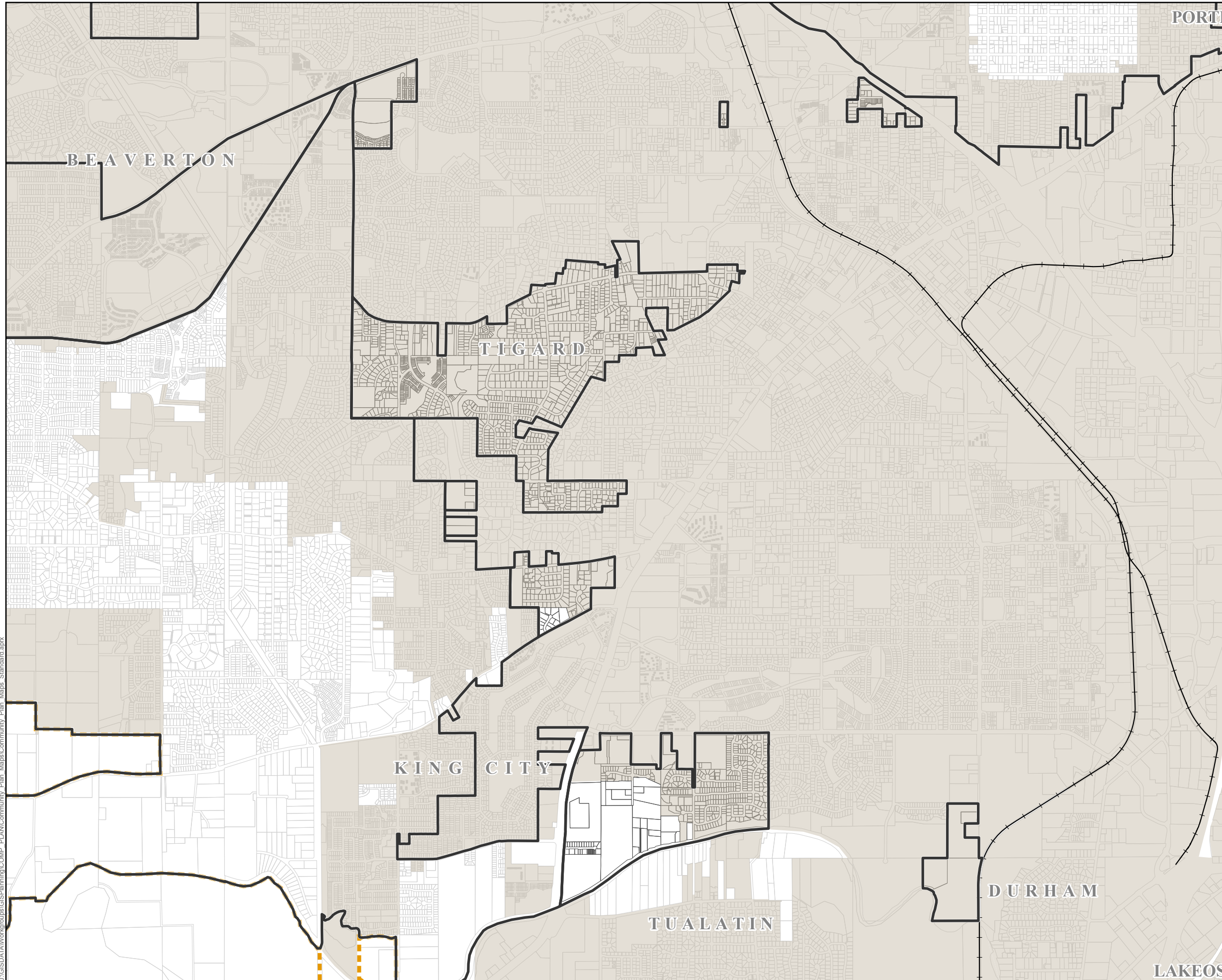
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West Tigard
Community Plan



Areas of Special Concern

-  Area of Special Concern
-  Community Plan Boundary
-  Urban Growth Boundary
-  County Boundary
-  Incorporated Area
-  Taxlots



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0 1000 2000
Feet

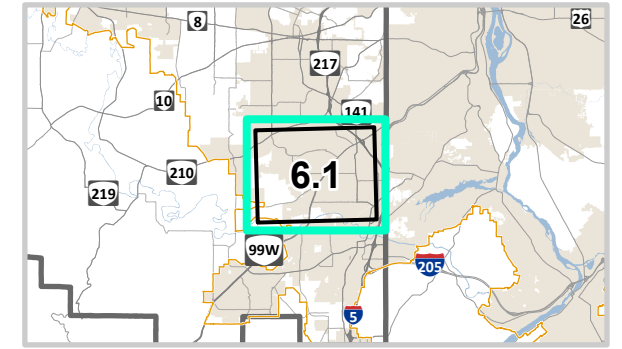


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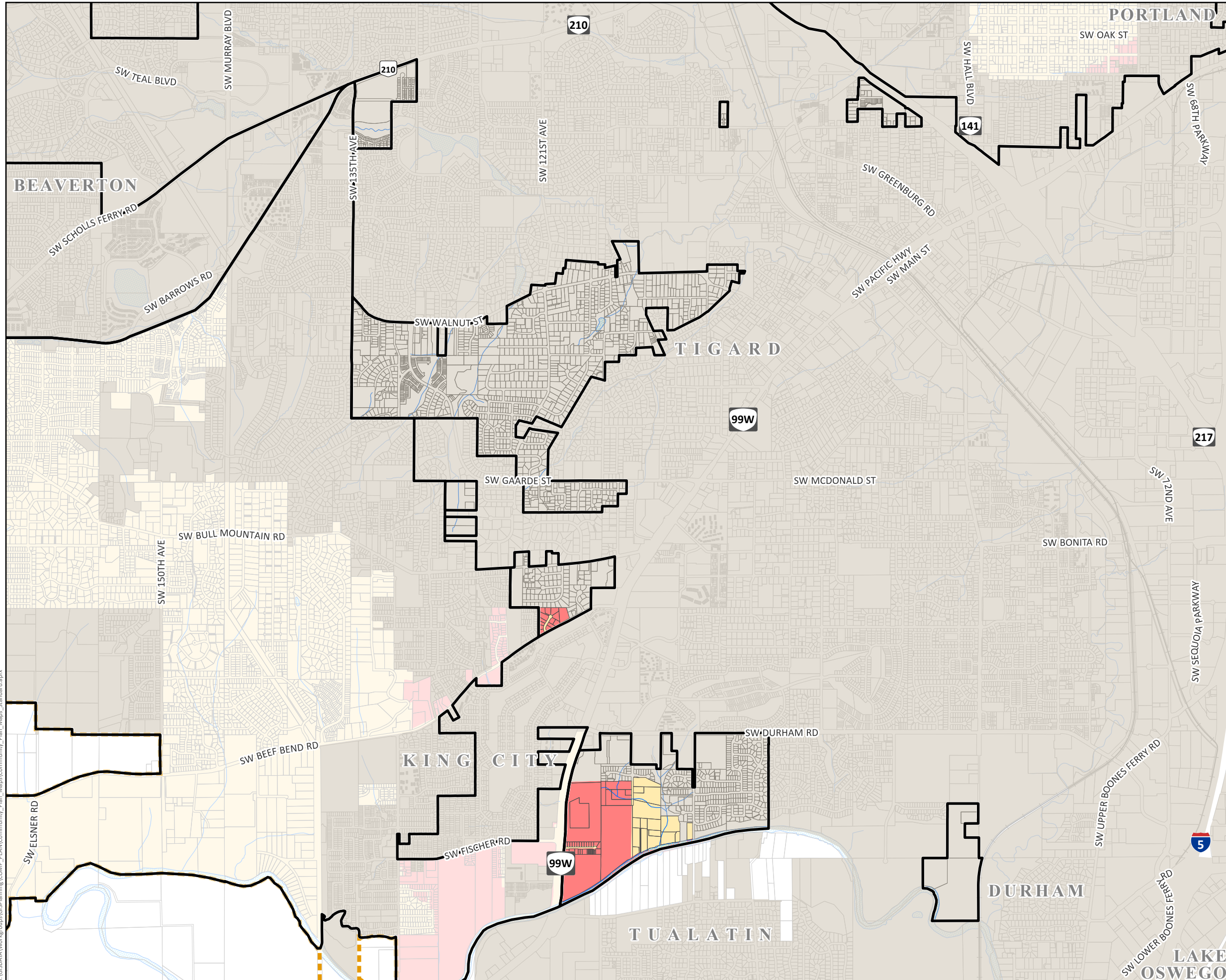
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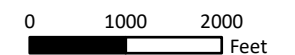


Parking Maximum Designations

- Zone A - Frequent Transit Area
- Zone B - Remaining Urban Unincorporated Areas
- Community Plan Boundary
- Urban Growth Boundary
- County Boundary
- Incorporated Area
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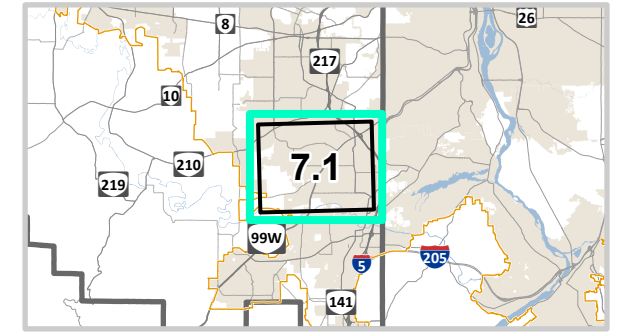


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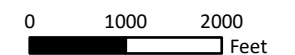
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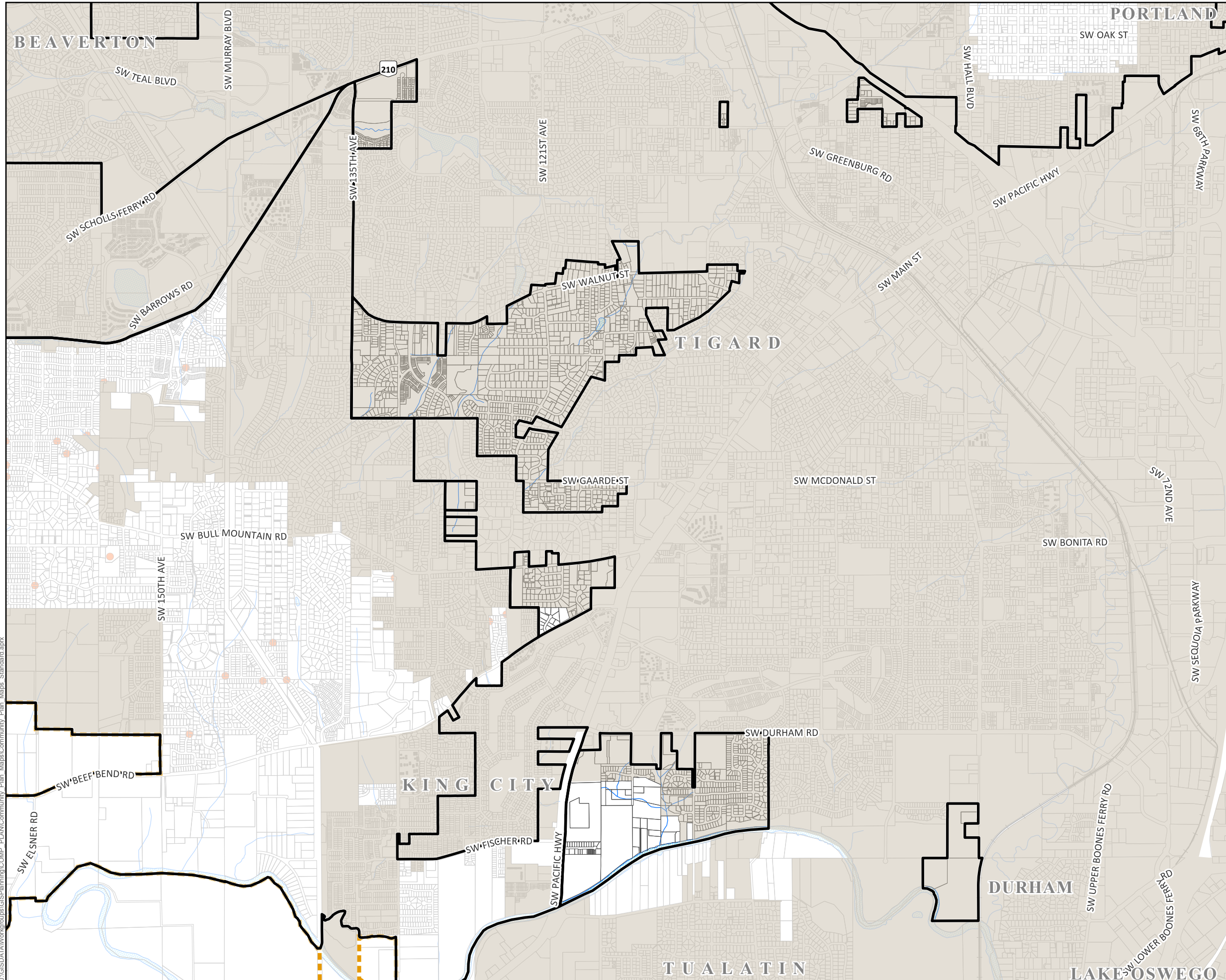
Local Street Connectivity

- Required Street Connection
- Local Street Connectivity Lands
- Community Plan Boundary
- Urban Growth Boundary
- County Boundary
- Incorporated Area
- Taxlots

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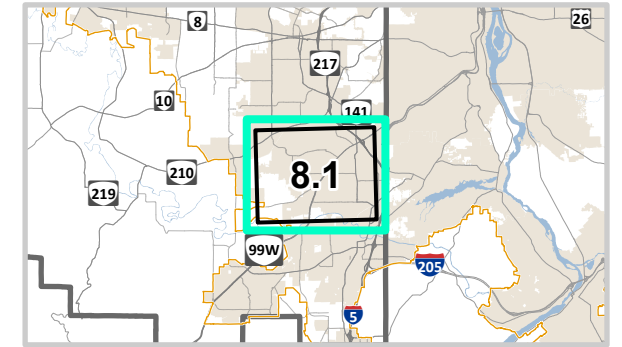


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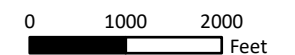
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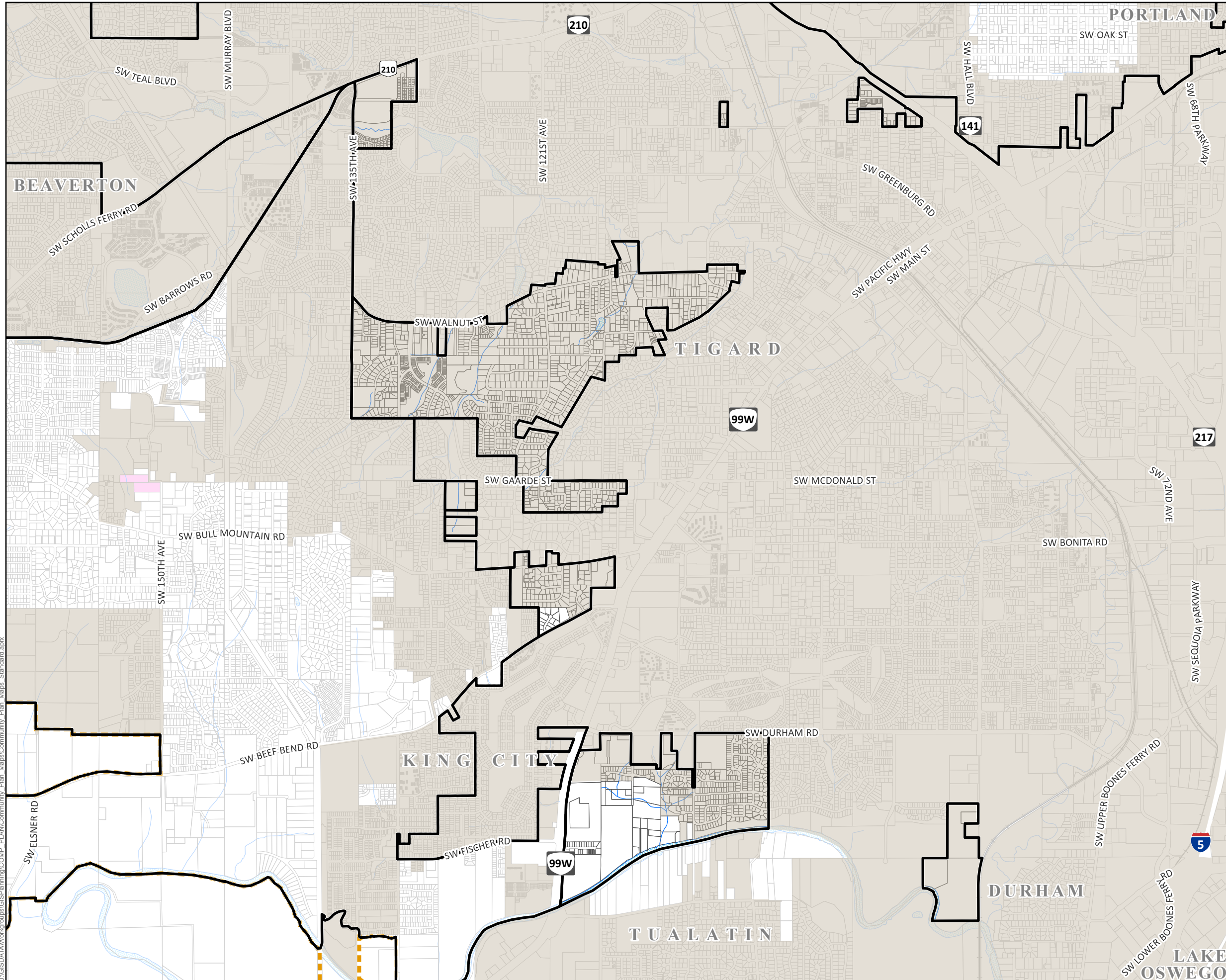
Pedestrian Connectivity

- Community Plan Boundary
- Urban Growth Boundary
- County Boundary
- Incorporated Area
- Taxlots

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