



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