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).

**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