

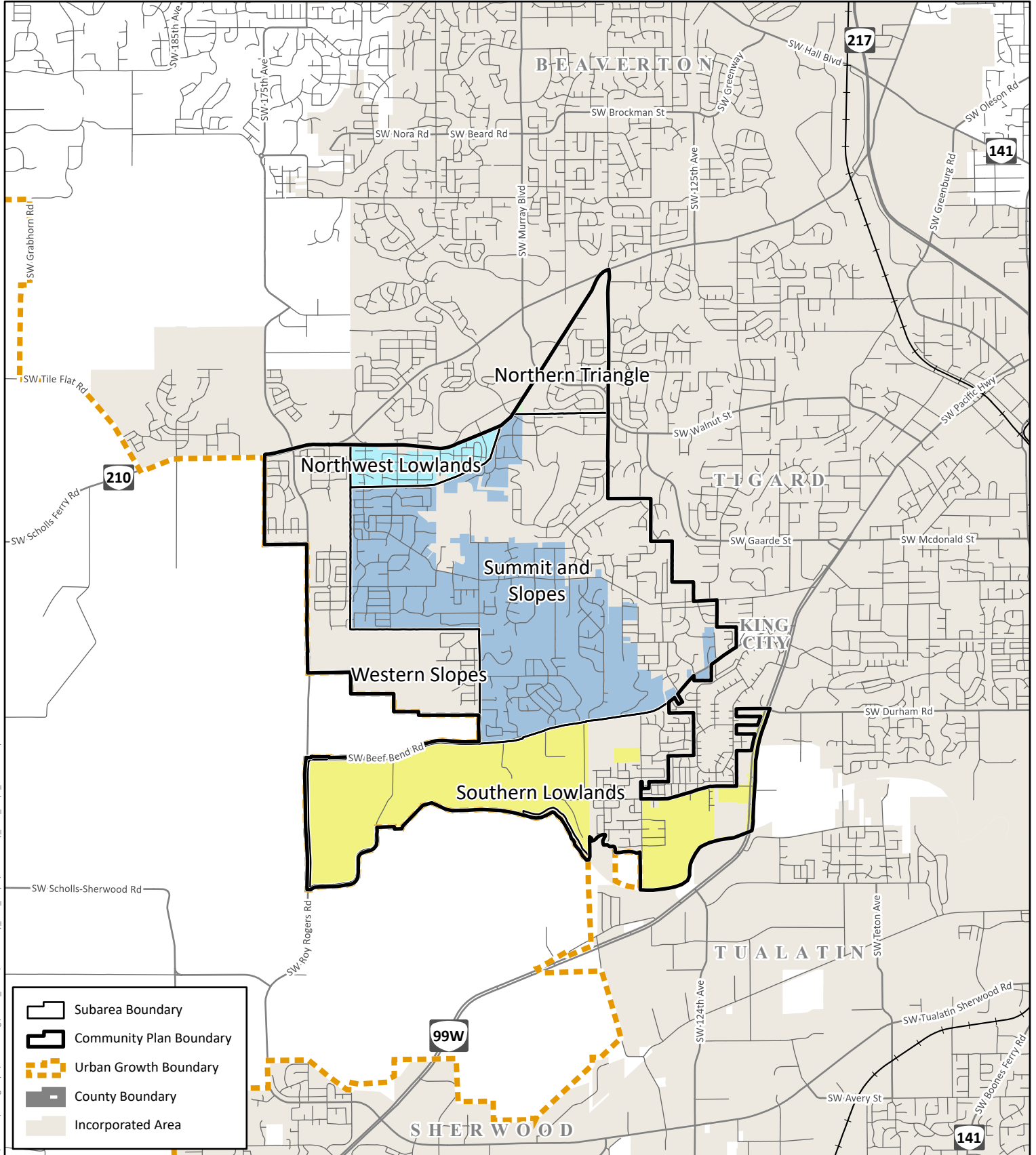
1 inch equals 8,000 feet\*

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.



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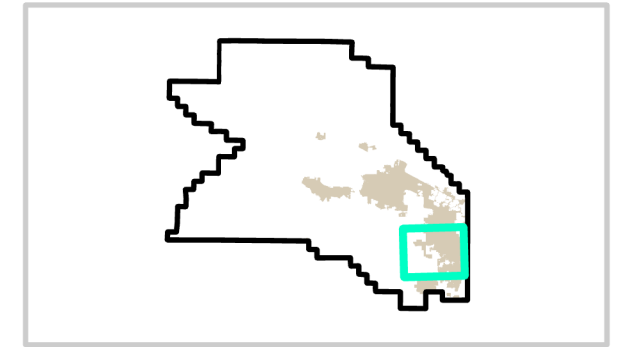
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Feet



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Planning and Development Services Division

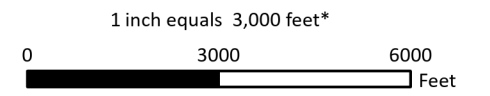
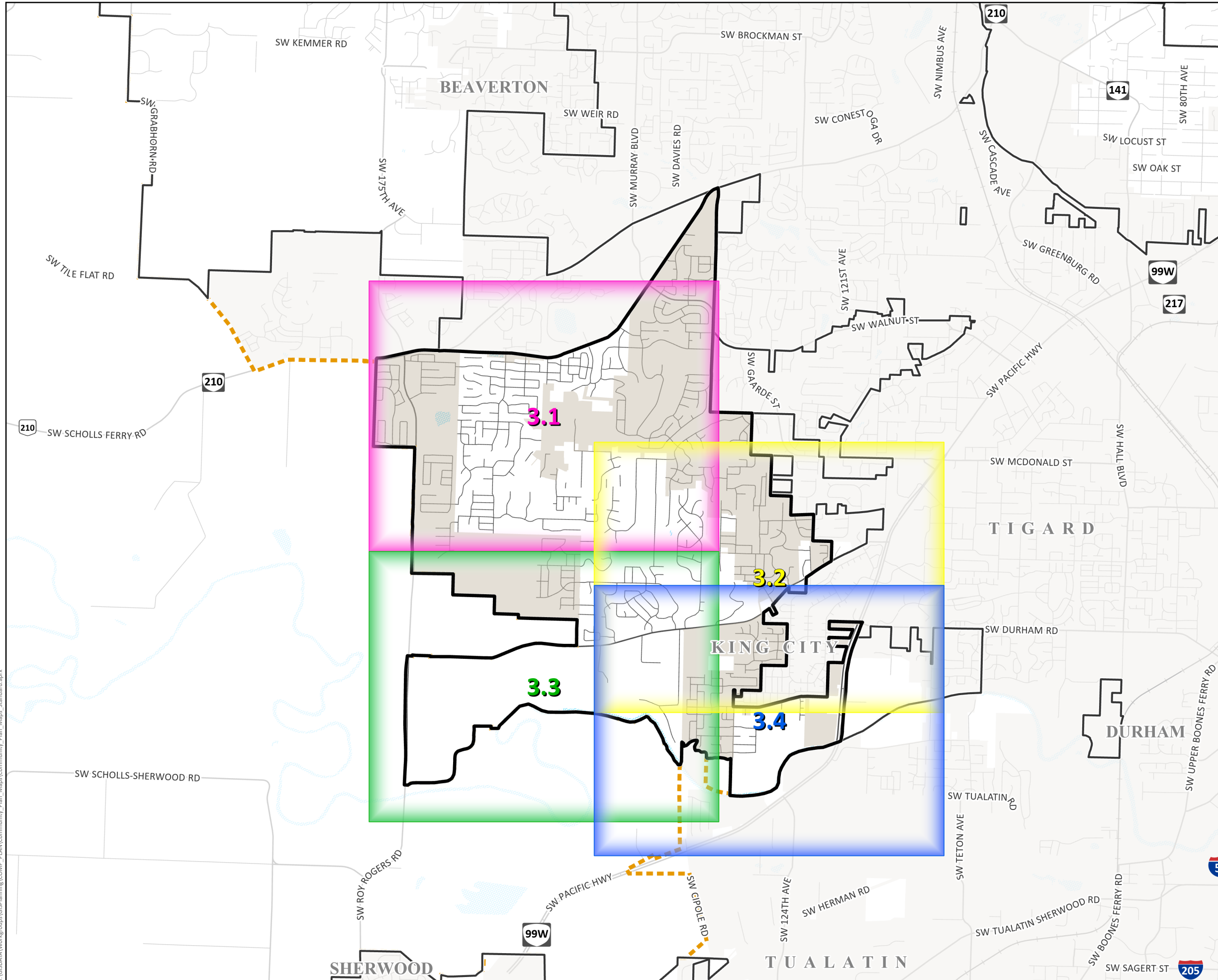
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### Bull Mountain Community Plan



#### Land Use Districts Index

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

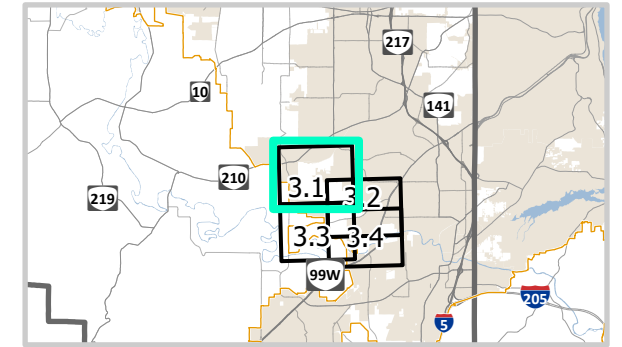


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Bull Mountain  
Community Plan



Land Use Districts

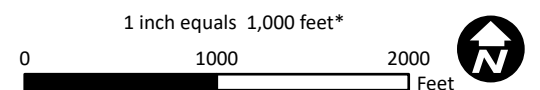
Urban Districts

- Residential District - 5 units per acre
- Residential District - 6 units per acre
- Residential District - 9 units per acre
- Residential District - 15 units per acre
- Institutional
- Future Development - 20 acre minimum

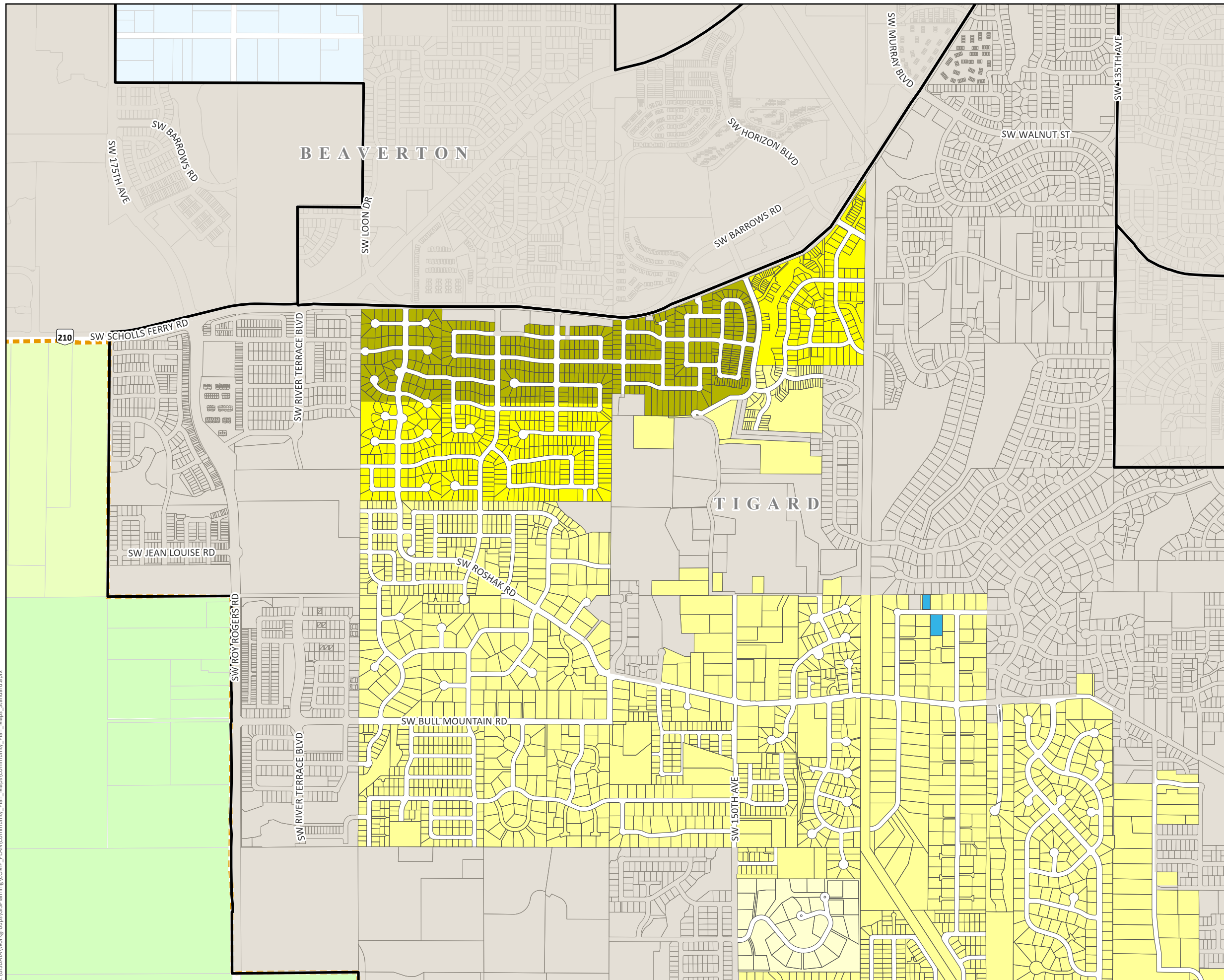
Rural Districts

- Agriculture and Forest - 20 acre minimum
- Exclusive Farm Use

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

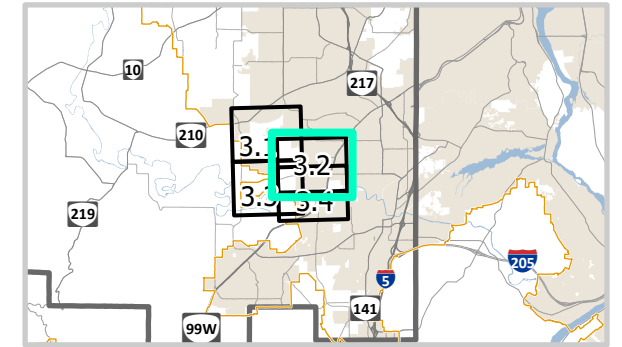


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### Bull Mountain Community Plan



#### Land Use Districts

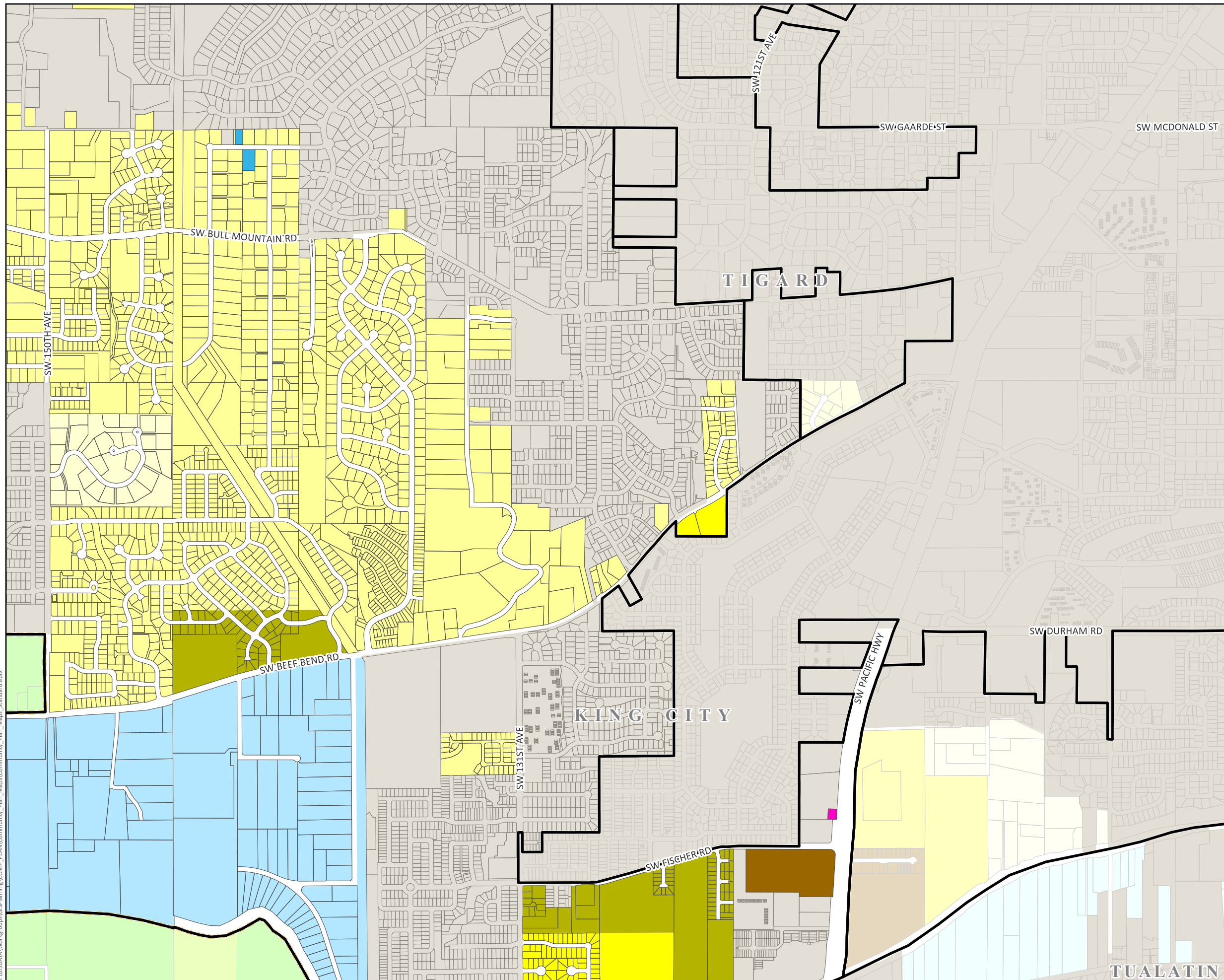
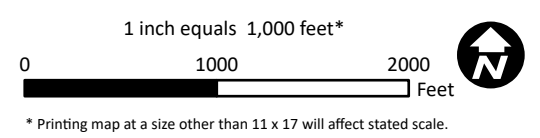
**Urban Districts**

- 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
- Institutional
- Future Development - 10 acre minimum
- Future Development - 20 acre minimum

**Rural Districts**

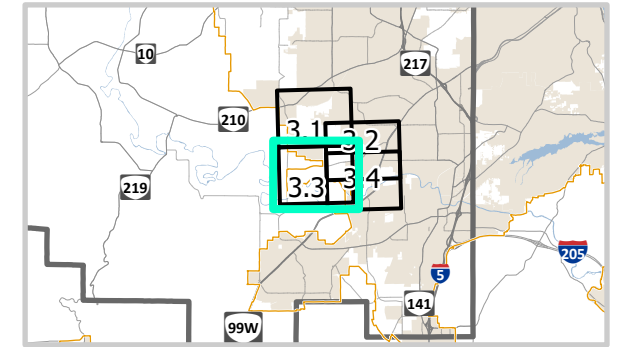
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- Community Plan Boundary
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Bull Mountain  
Community Plan



Land Use Districts

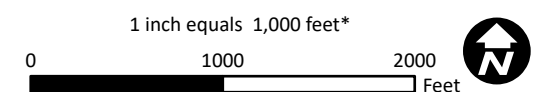
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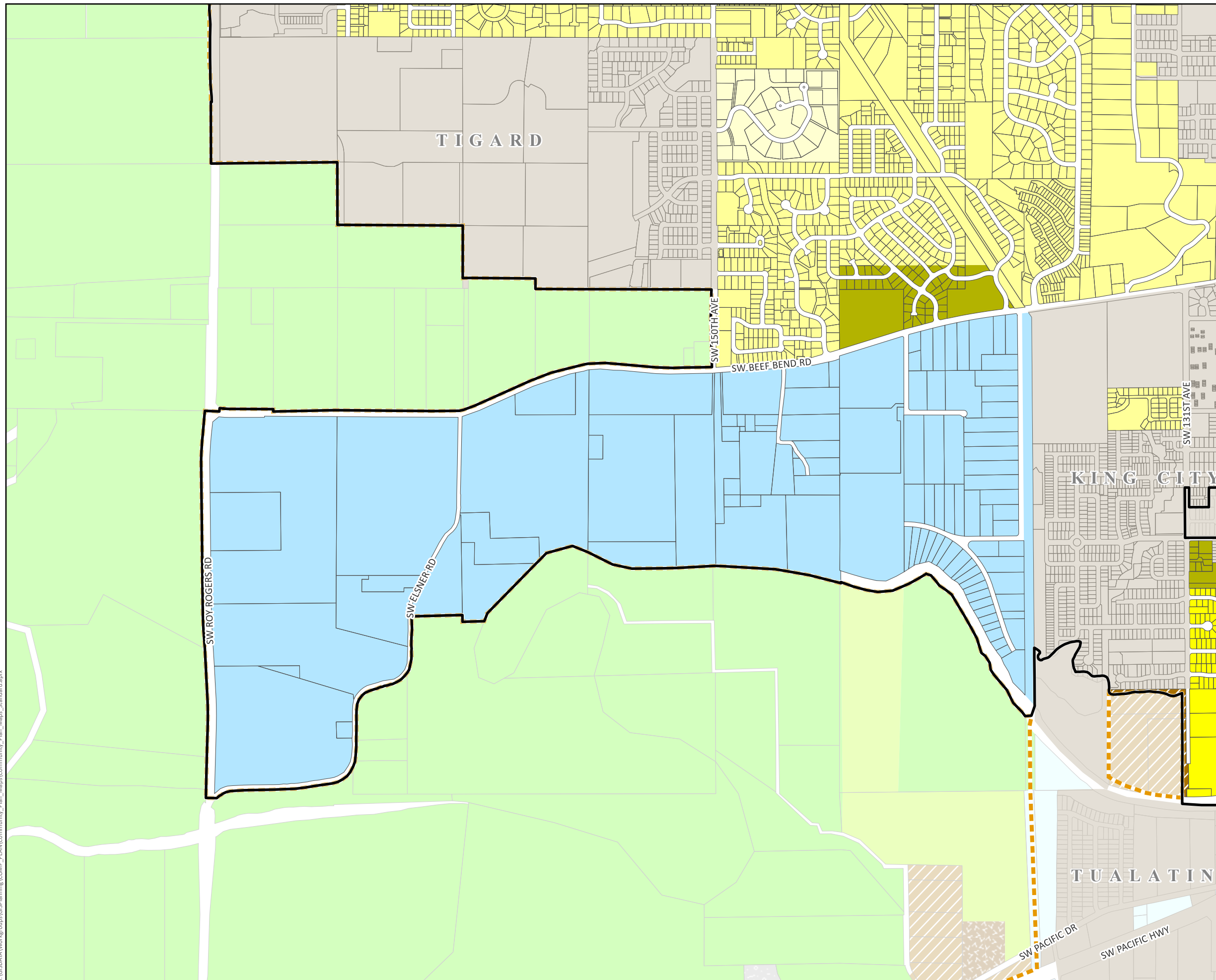
Rural Districts

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

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

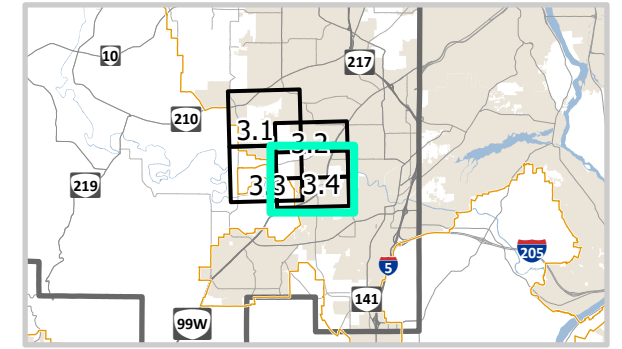


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Bull Mountain  
Community Plan



Land Use Districts

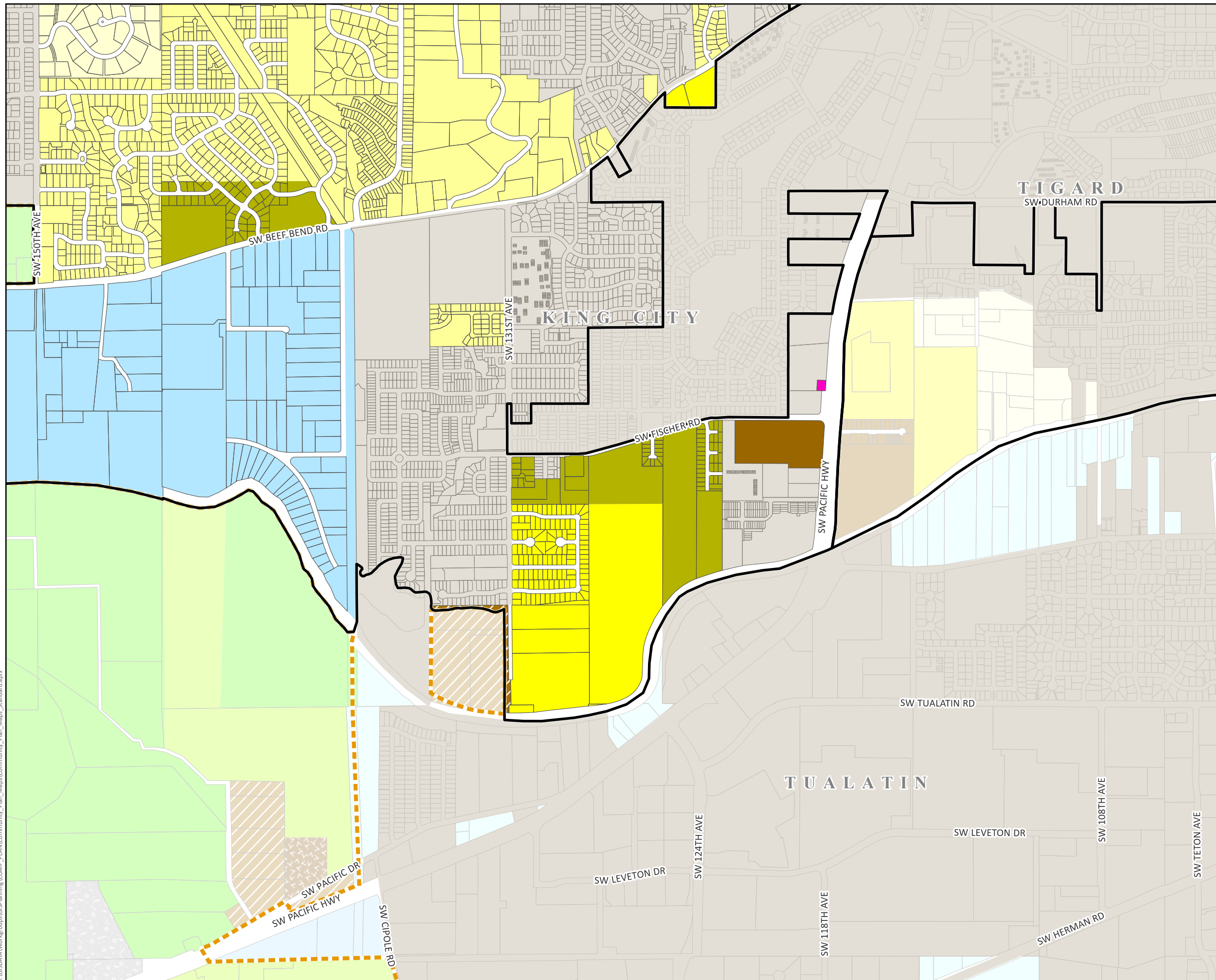
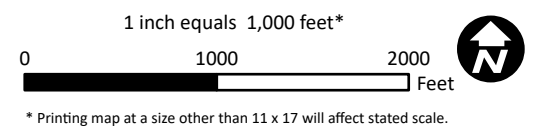
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Rural Districts

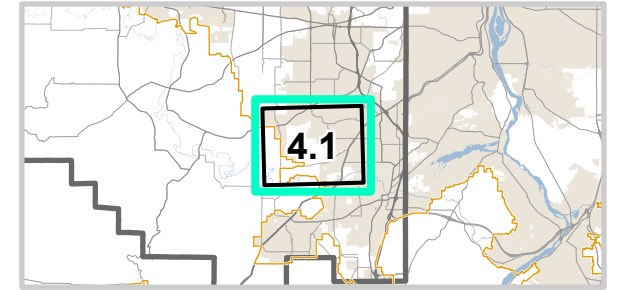
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- Land Extensive Industrial
- Community Plan Boundary
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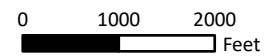
### Bull Mountain Community Plan



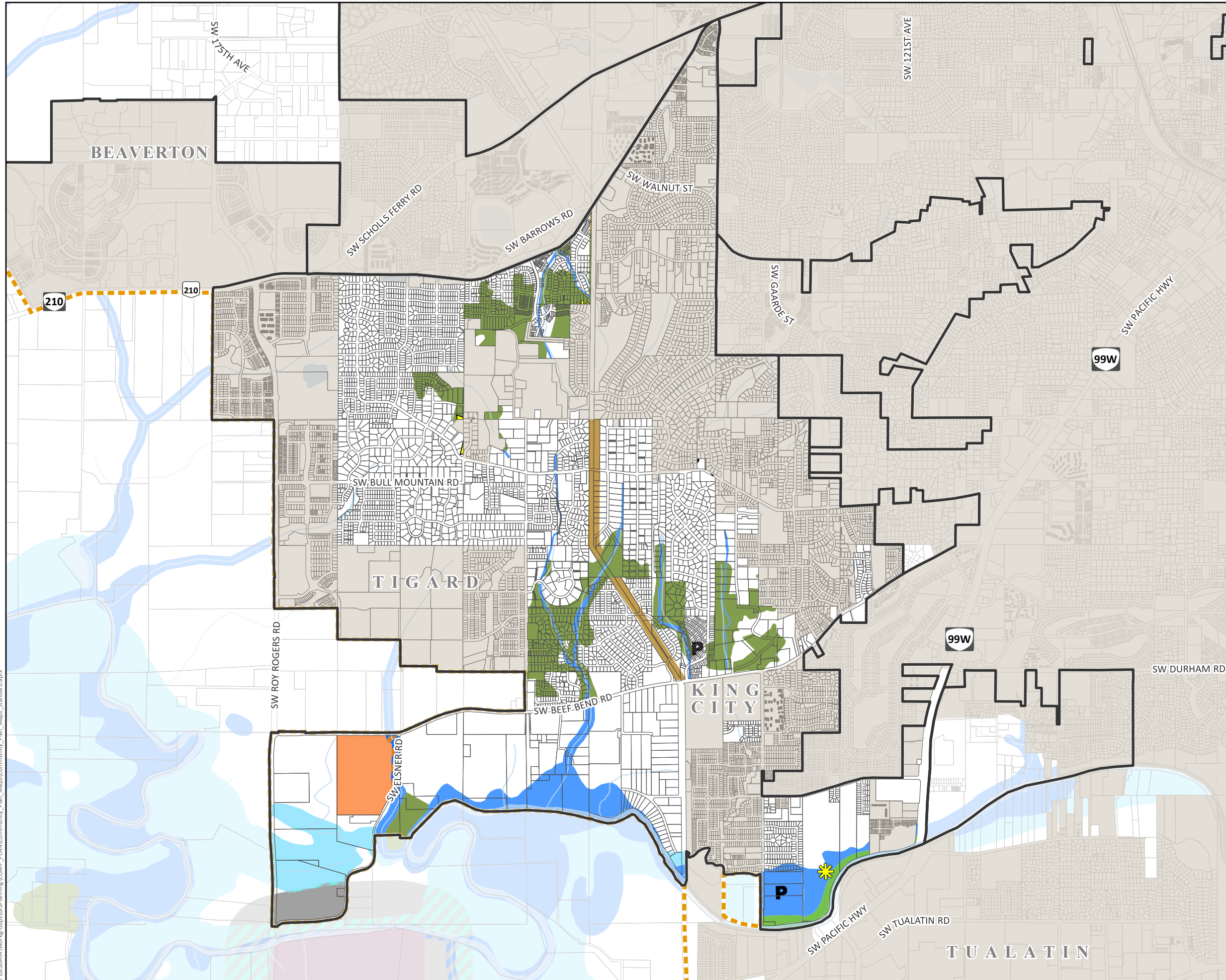
#### Significant Natural and Cultural Resources

-  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

1 inch equals 2,000 feet\*



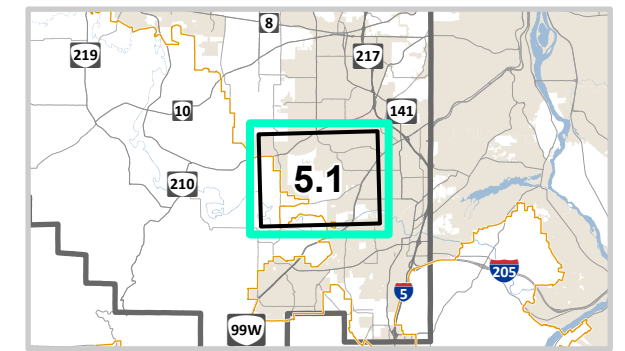
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Bull Mountain  
Community Plan



Areas of Special Concern

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

1 inch equals 2,000 feet\*

0 1000 2000  
Feet

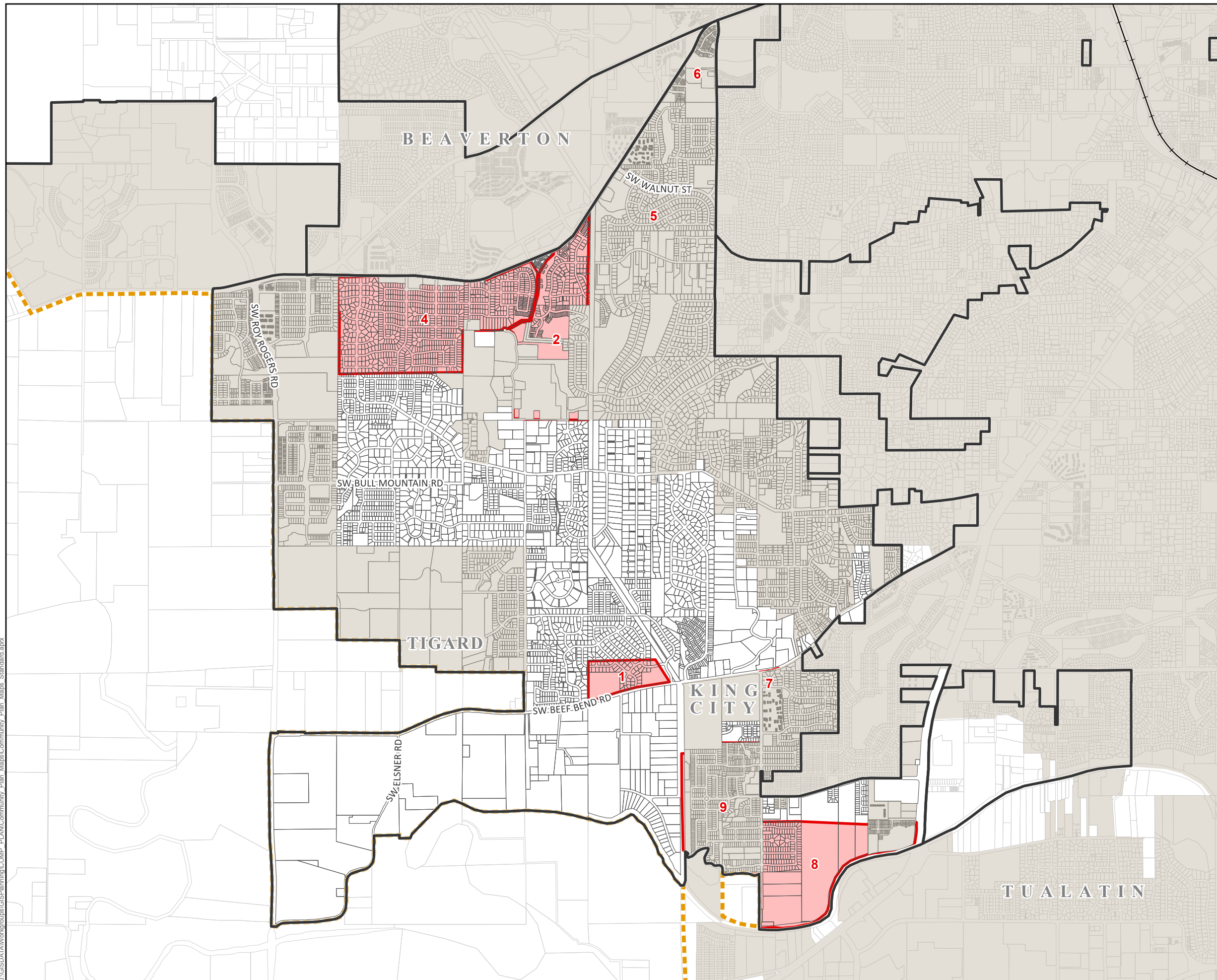


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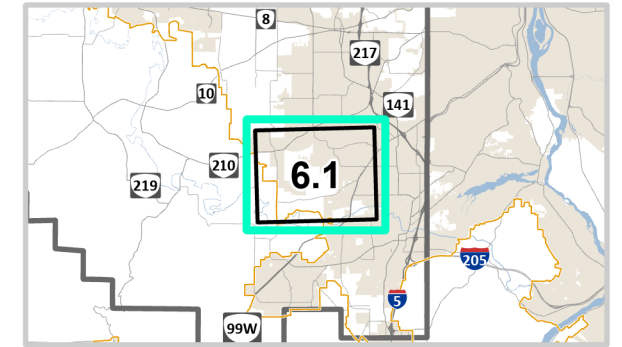
Department of Land Use & Transportation  
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Printed: 9/20/2022



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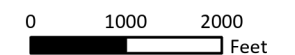
Bull Mountain  
Community Plan



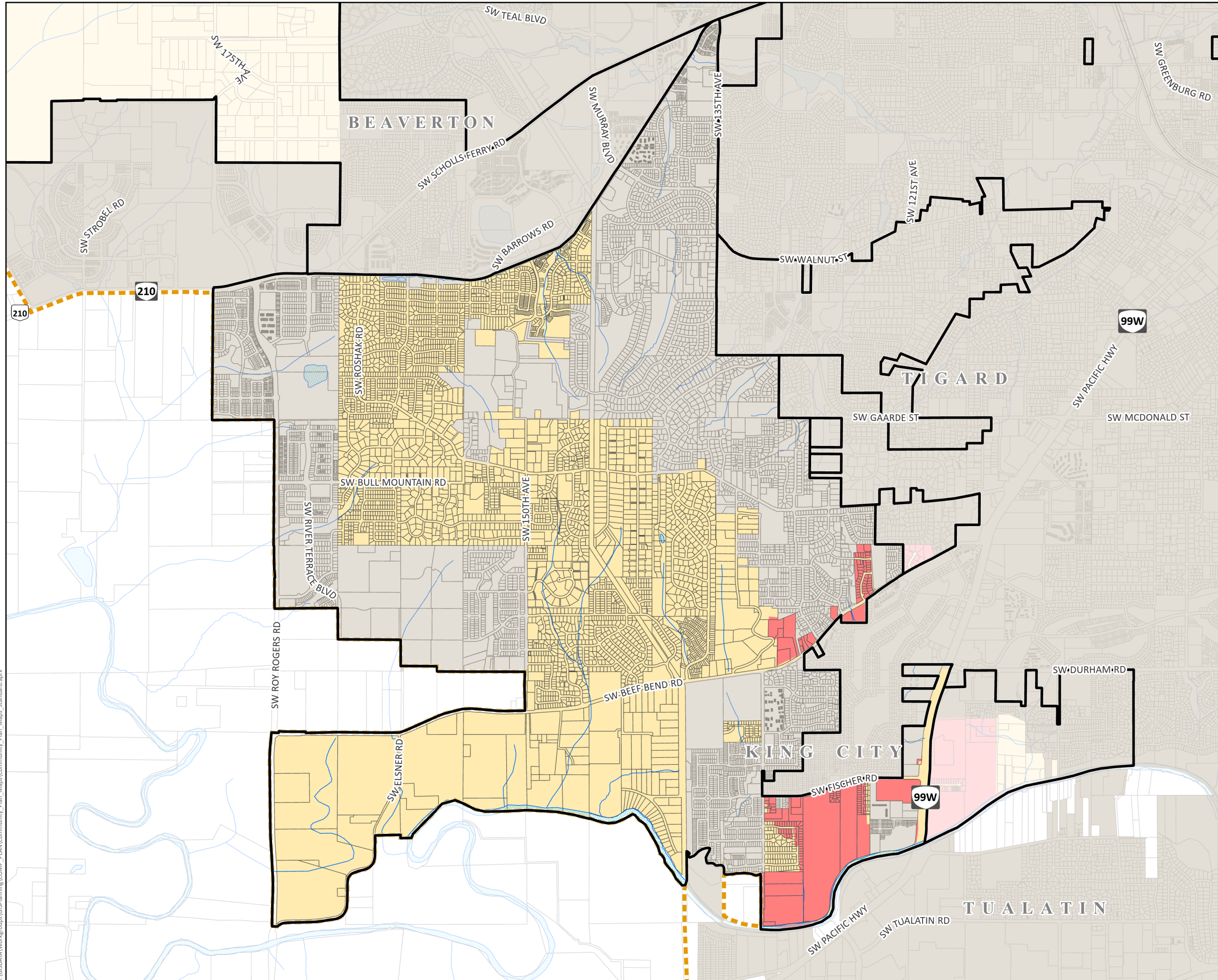
Parking Maximum Designations

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

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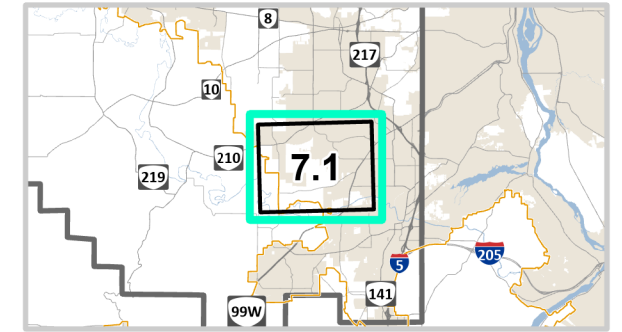


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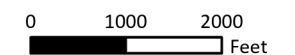
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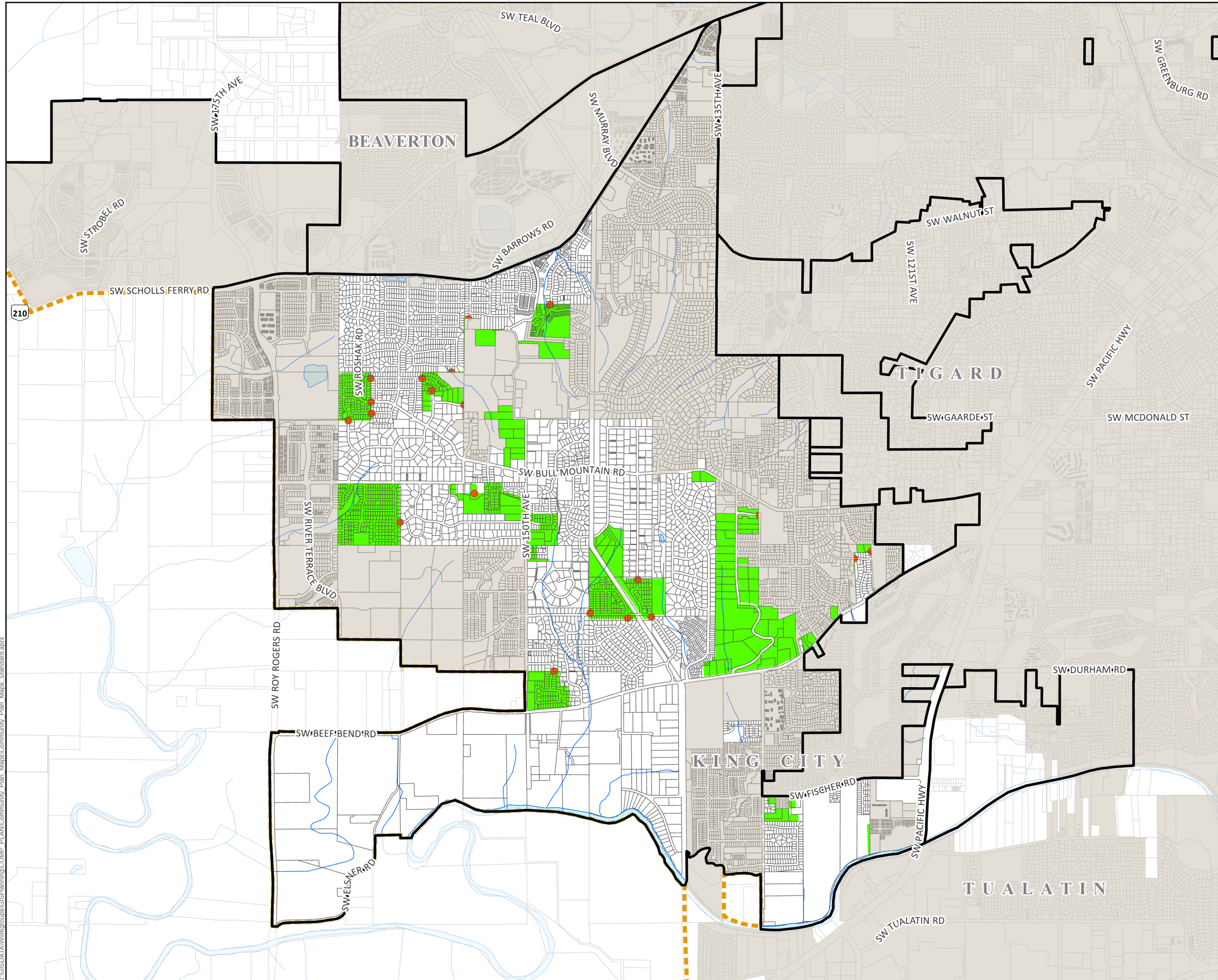
Local Street Connectivity

- Required Street Connection
- ▲ Potential Street Connection if practicable; if not, a Required Accessway
- Local Street Connectivity Lands
- Community Plan Boundary
- Urban Growth Boundary
- County Boundary
- Incorporated Area
- Taxlots

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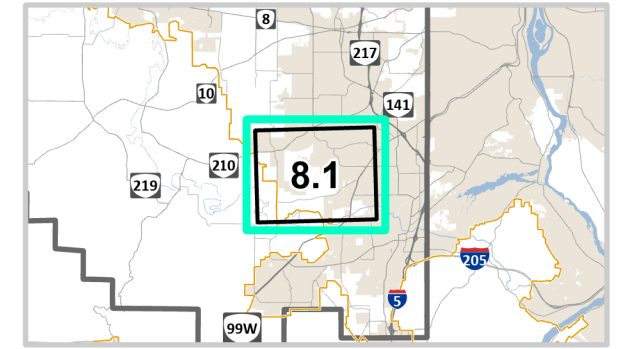


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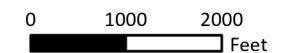
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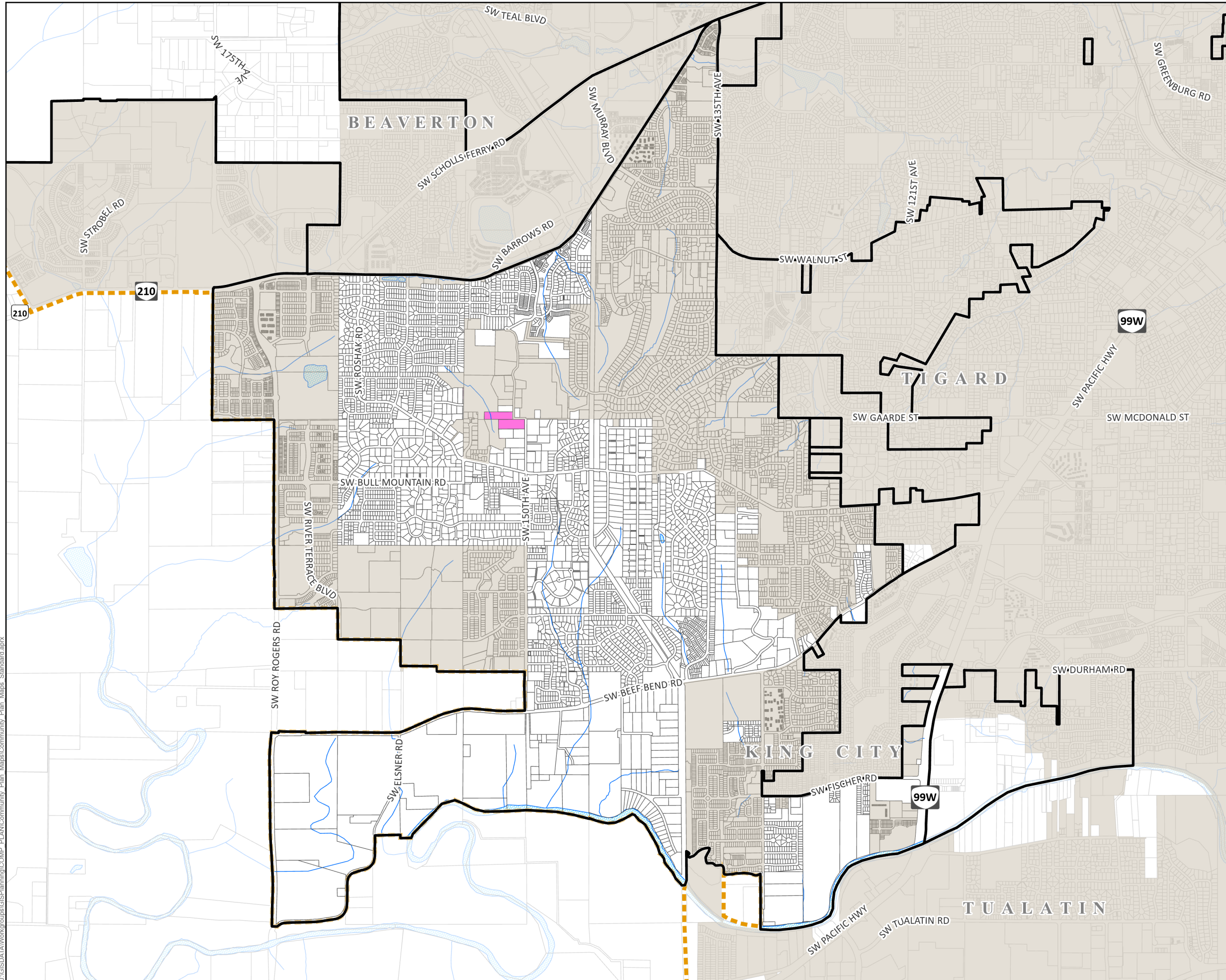
**Pedestrian Connectivity**

-  Purpose: To connect Baker Lane and Sunrise Lane.
-  Community Plan Boundary
-  Urban Growth Boundary
-  County Boundary
-  Incorporated Area
-  Taxlots

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