

1 inch equals 8,000 feet\*

0 5000 10000  
Feet

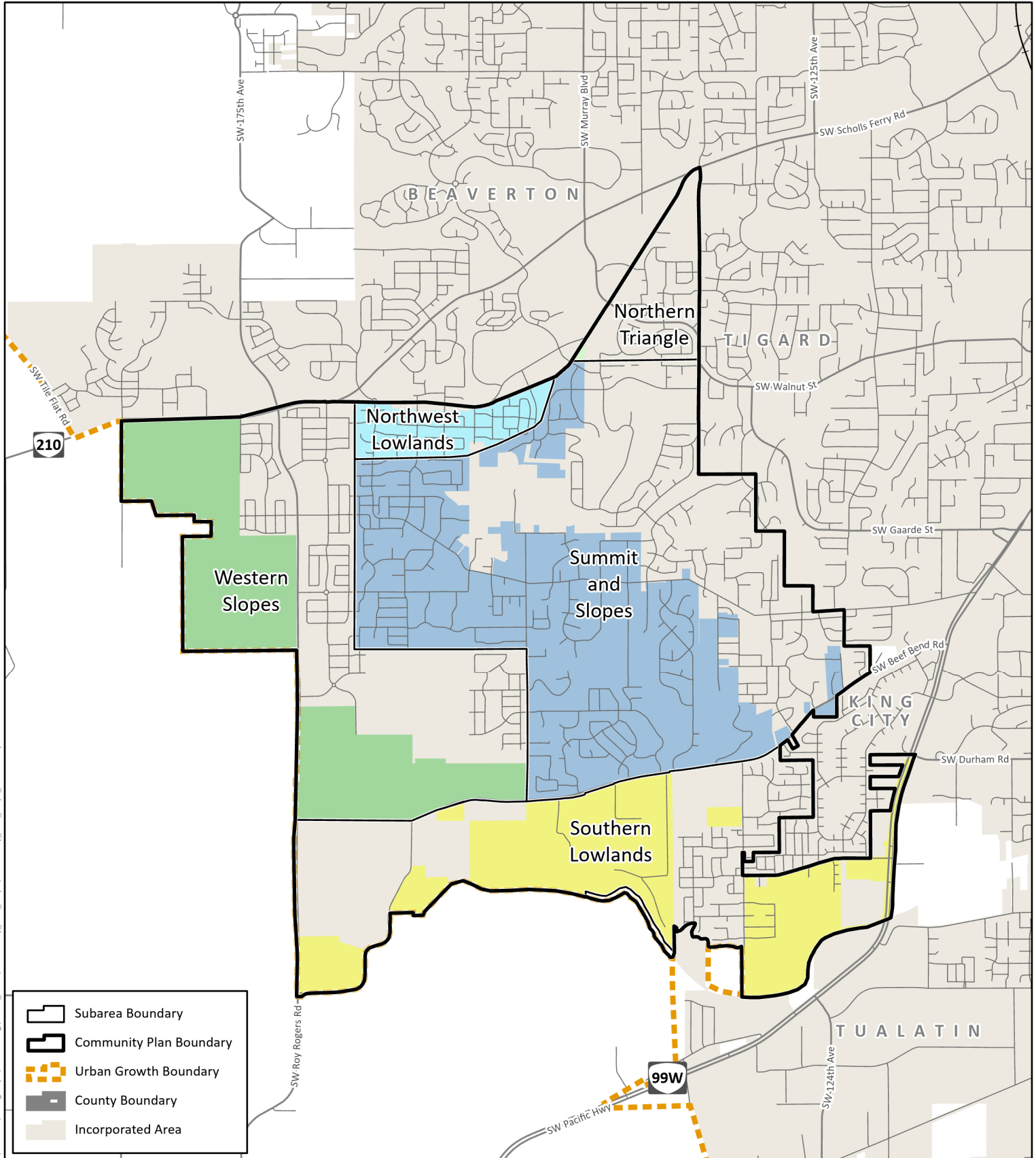


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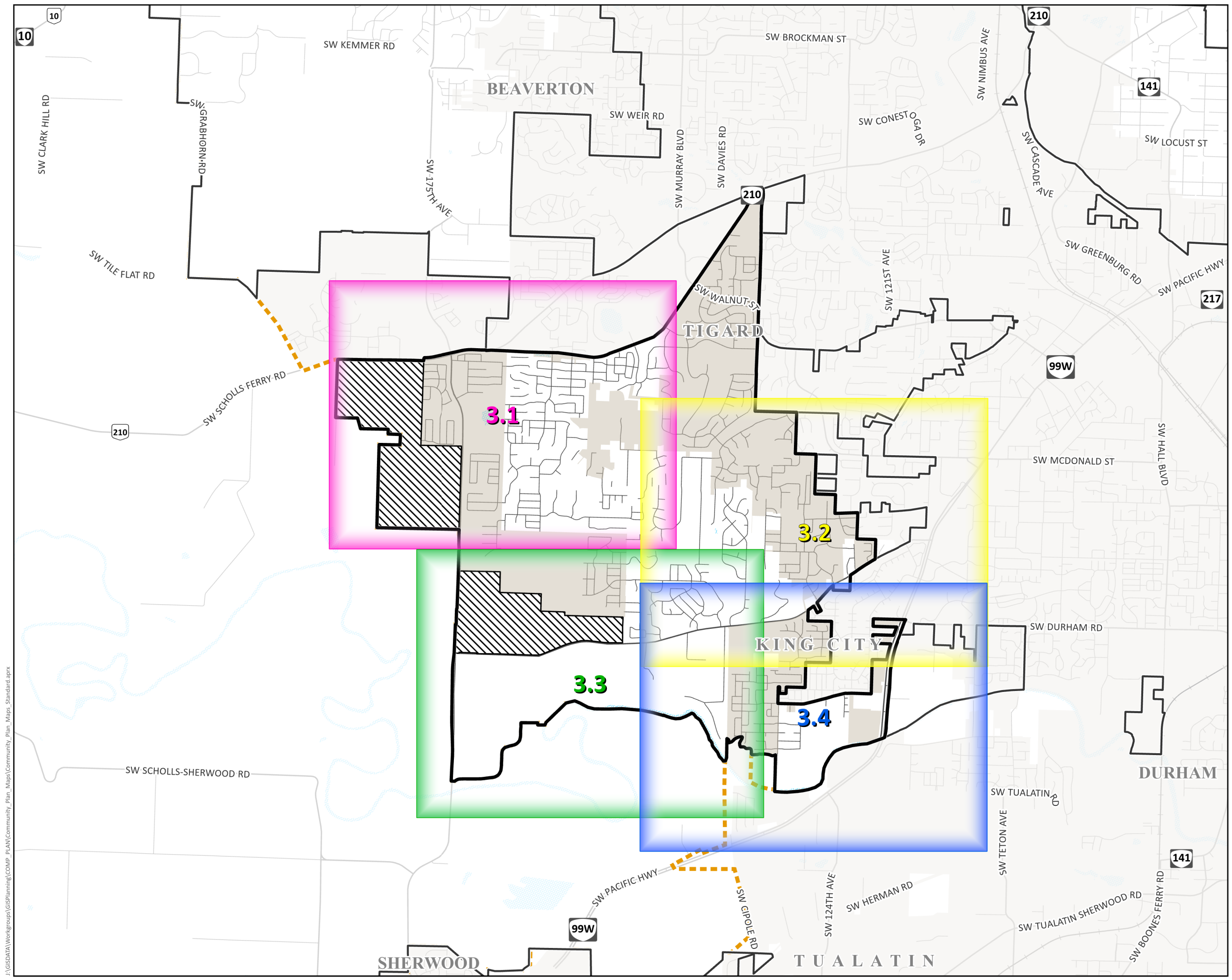


Department of Land Use & Transportation  
Planning and Development Services Division

Printed: 7/17/2023

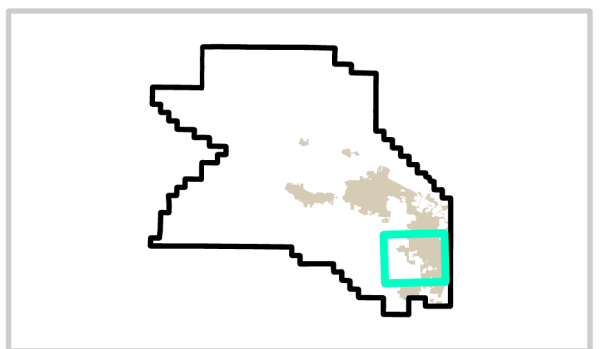






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### Bull Mountain Community Plan



#### Land Use Districts Index

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



1 inch equals 3,000 feet\*

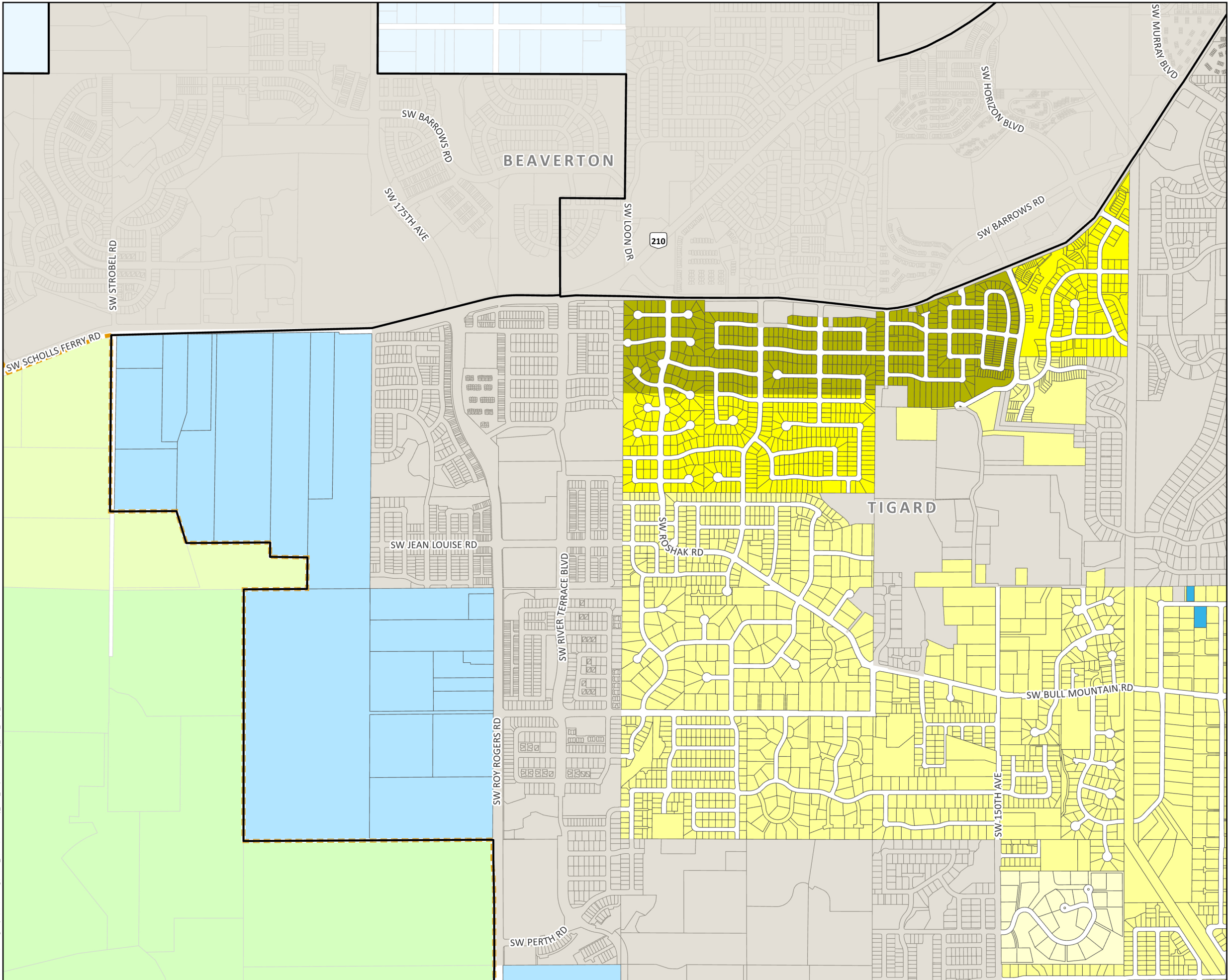
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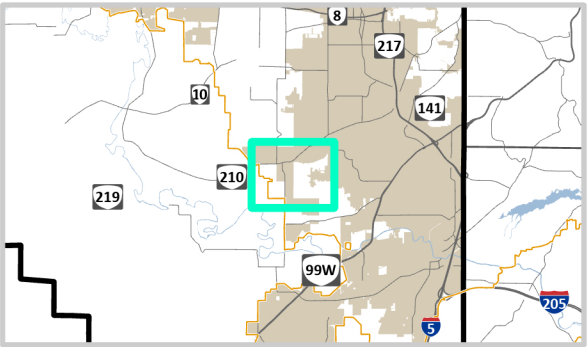


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Planning and Development Services Division

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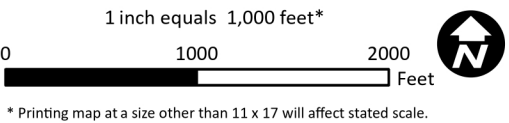


## Bull Mountain Community Plan



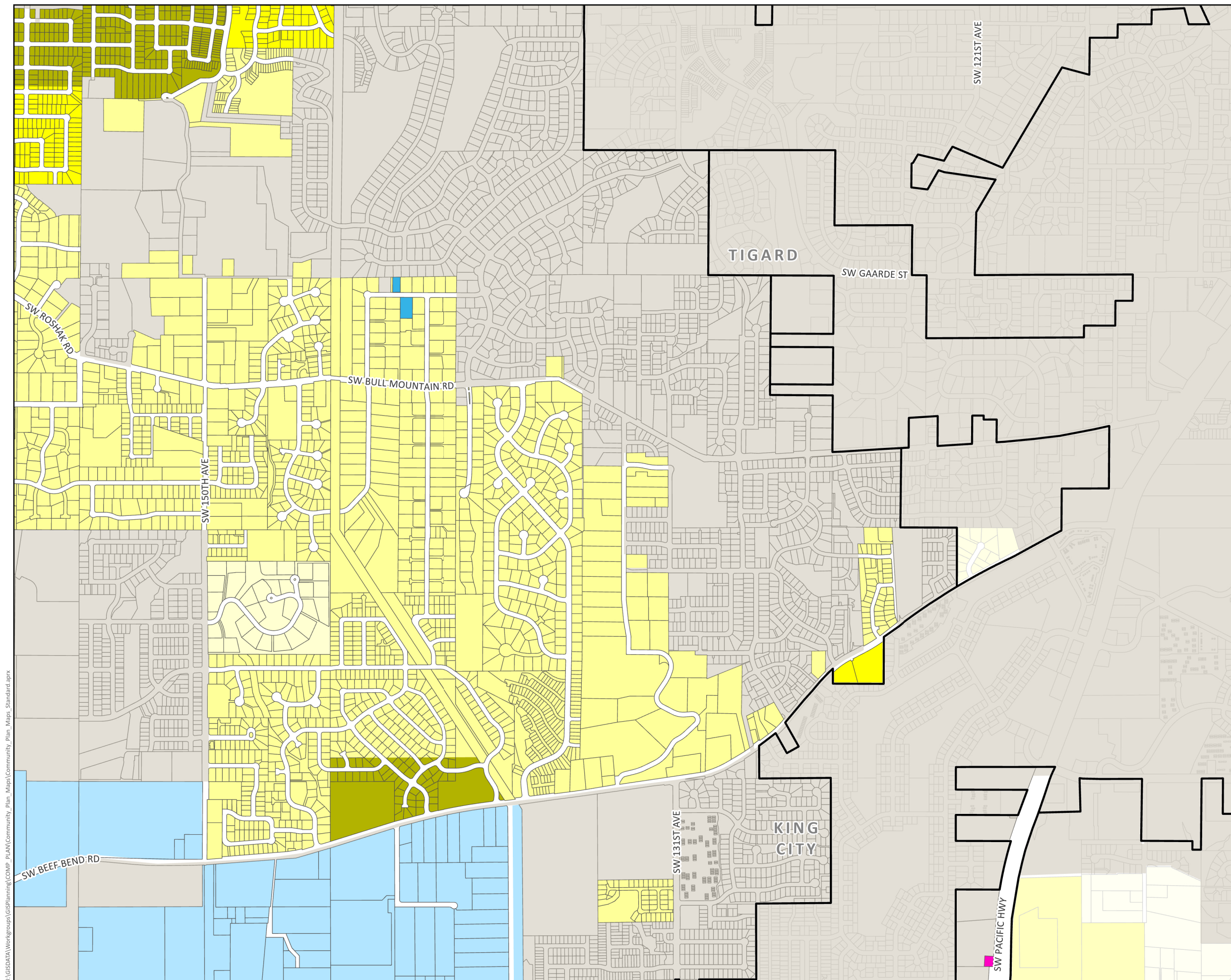
### Land Use Districts

- 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

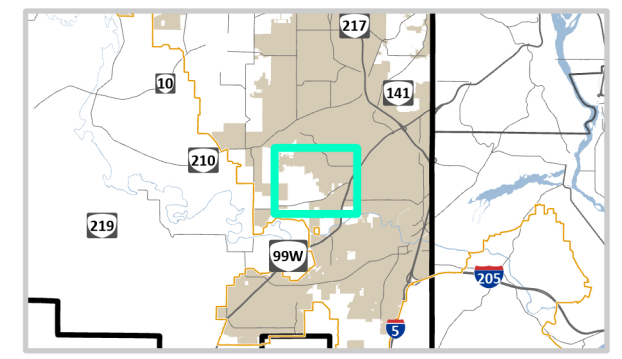
















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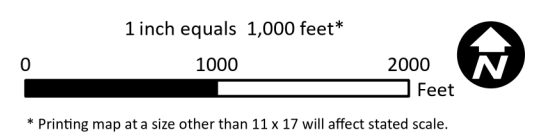


## Bull Mountain Community Plan



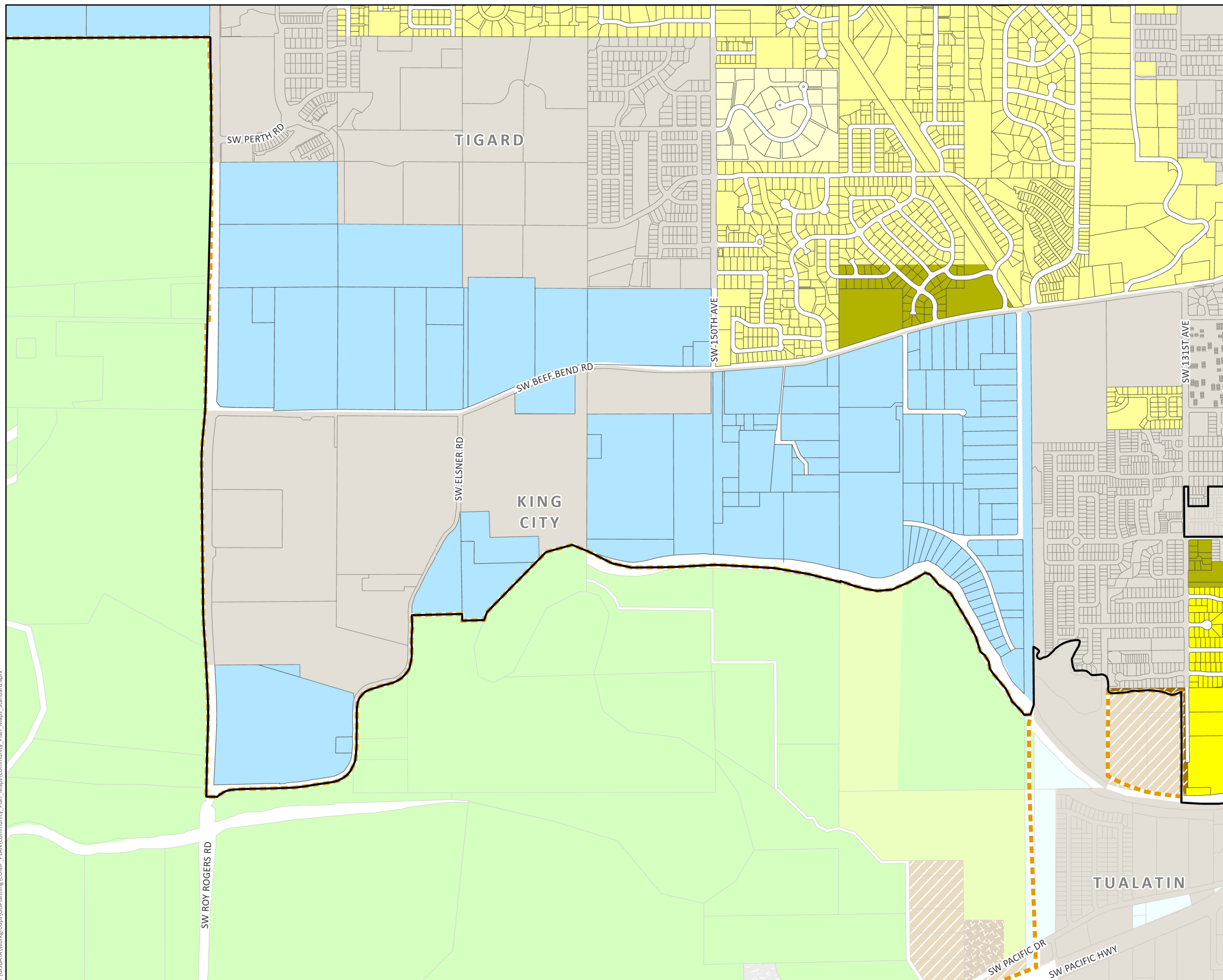
### Land Use Districts

- 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
  -  Community Business District
  -  Institutional
  -  Future Development - 20 acre minimum
-  Community Plan Boundary
-  Urban Growth Boundary
-  County Boundary
-  Incorporated Area
-  Taxlots

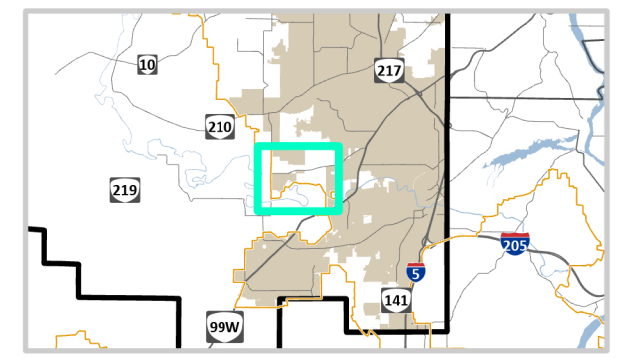




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## Bull Mountain Community Plan



### 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
- 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
- Land Extensive Industrial

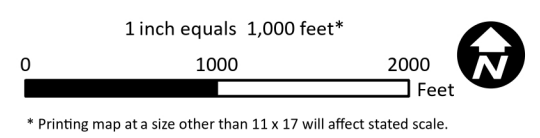
#### Community Plan Boundary

#### Urban Growth Boundary

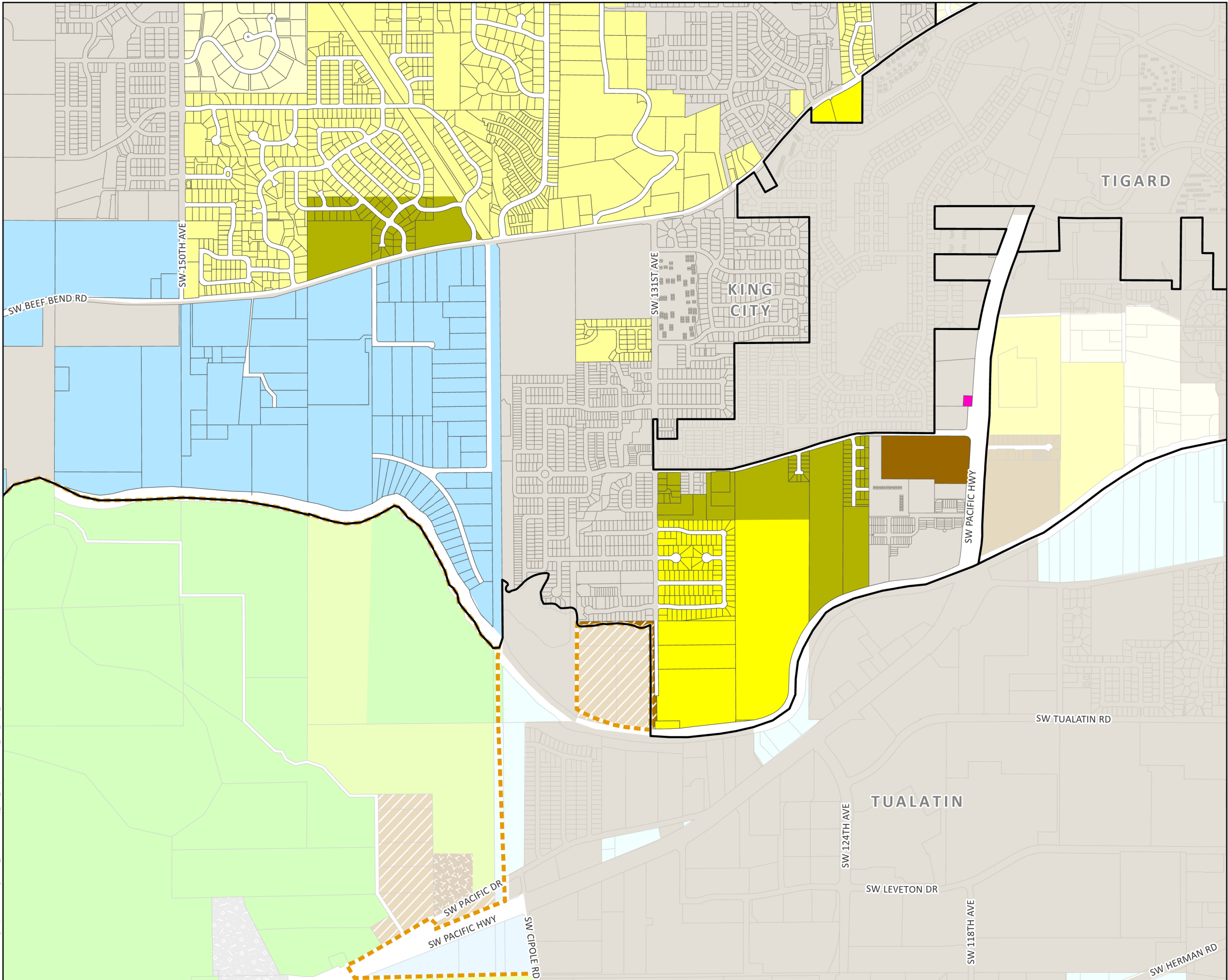
#### County Boundary

#### Incorporated Area

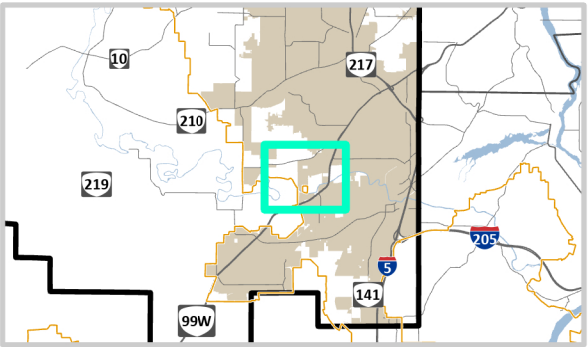
#### Taxlots



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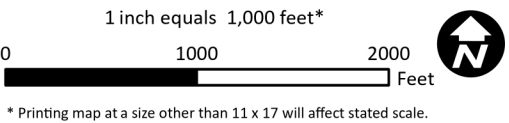


### Bull Mountain Community Plan



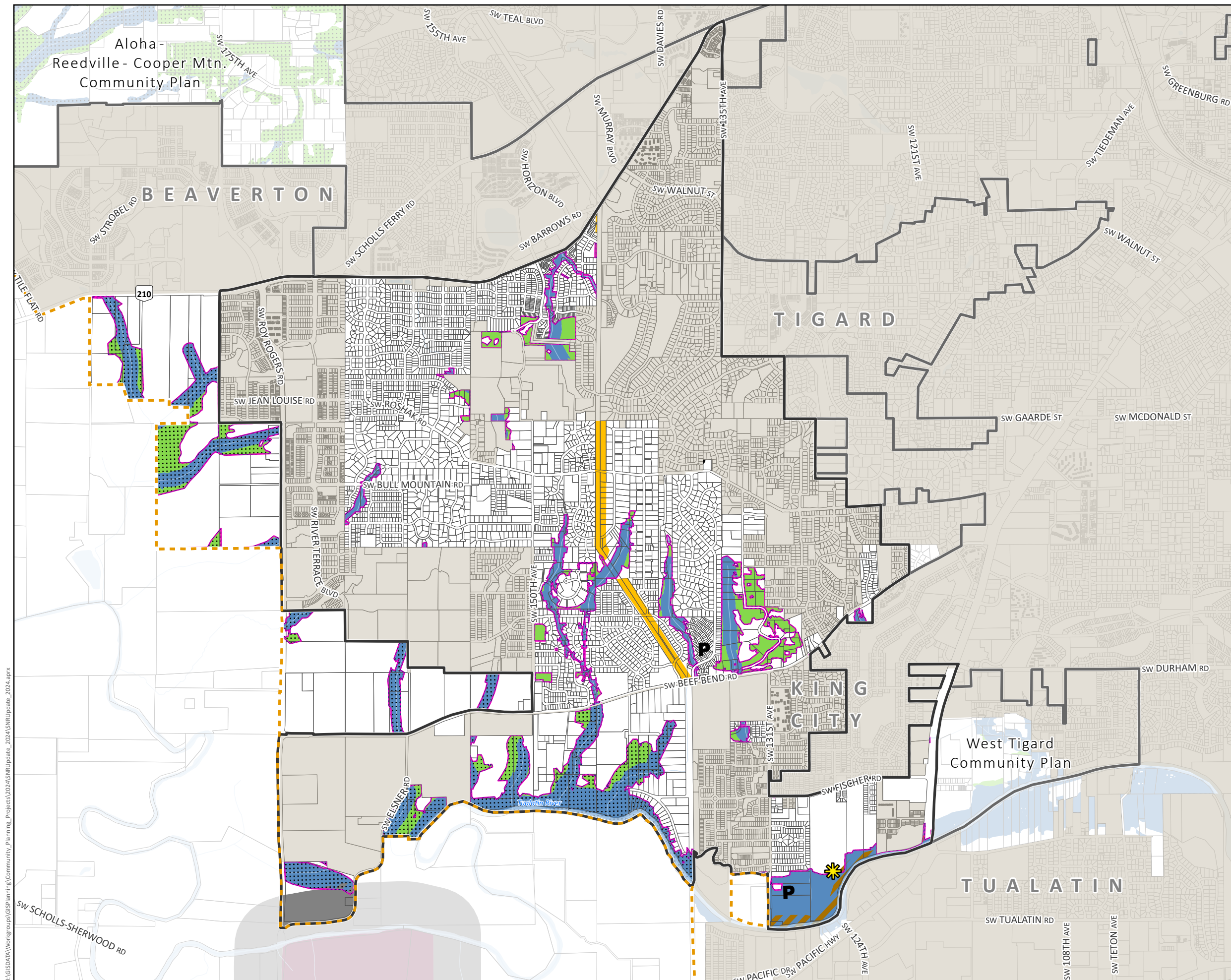
#### Land Use Districts


- 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
  - Land Extensive Industrial
- Community Plan Boundary
- Urban Growth Boundary
- County Boundary
- Incorporated Area
- Taxlots





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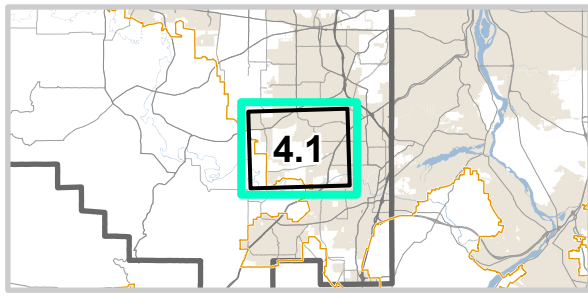





WASHINGTON COUNTY  
Comprehensive Plan


Map 4.1


### Bull Mountain Community Plan





#### Significant Natural and Cultural Resources


 Riparian Wildlife Habitat


 Upland Wildlife Habitat


 Post-2005 UGB Significant Habitat


 Significant Natural Areas - Sites of special importance, in their natural condition, for their ecological, scientific, and educational value.


 Open Space - Existing when plan adopted, including parks, golf courses, bicycle paths, cemeteries, school playgrounds, powerline rights-of-ways, and future park sites owned by THPRD.


 Significant Habitat Boundary


 Mineral and Aggregate Areas


 District B


 Resource Overlap - where more than one resource exists (colors on map reflect the overlapping resources).


 Park Deficient - Area more than 1/2 mile from a park site or a public school playground when plan was adopted.

 Scenic Feature - Land forms, vegetation or water courses with aesthetic value to the surrounding area.

 Community Plan Boundary

 Urban Growth Boundary


 Incorporated Area


 Taxlots

1 inch equals 2,000 feet\*

0 1000 2000 Feet

\* Printing map at a size other than 11 x 17 will affect stated scale.



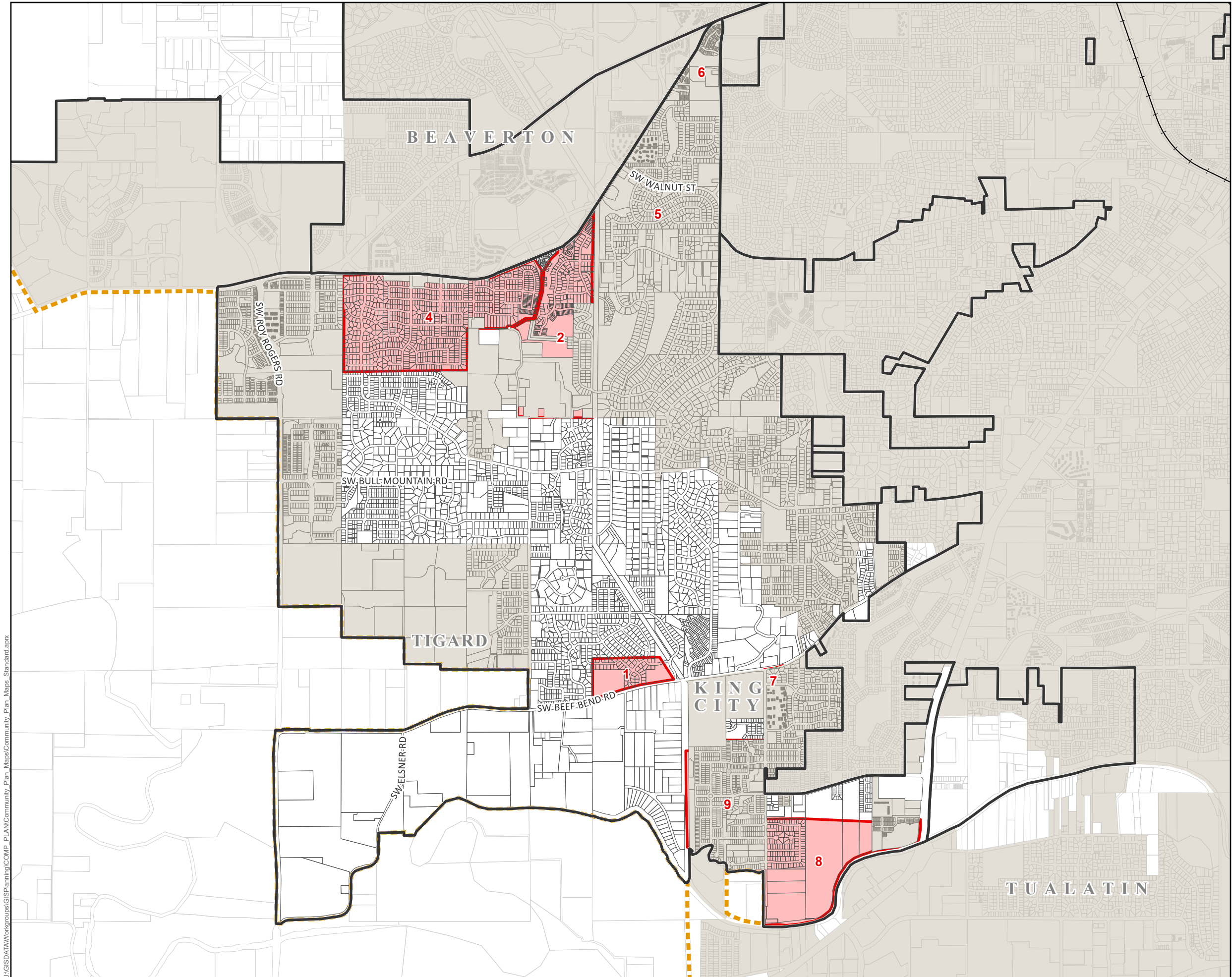


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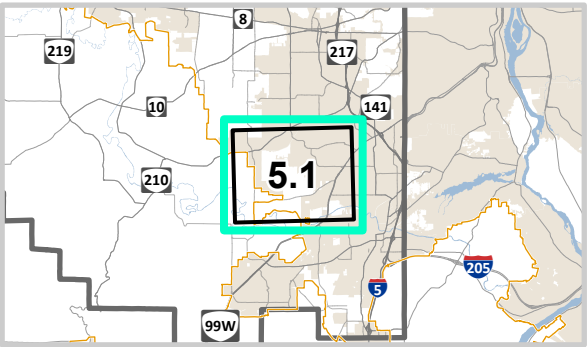
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## Bull Mountain Community Plan



### Areas of Special Concern

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

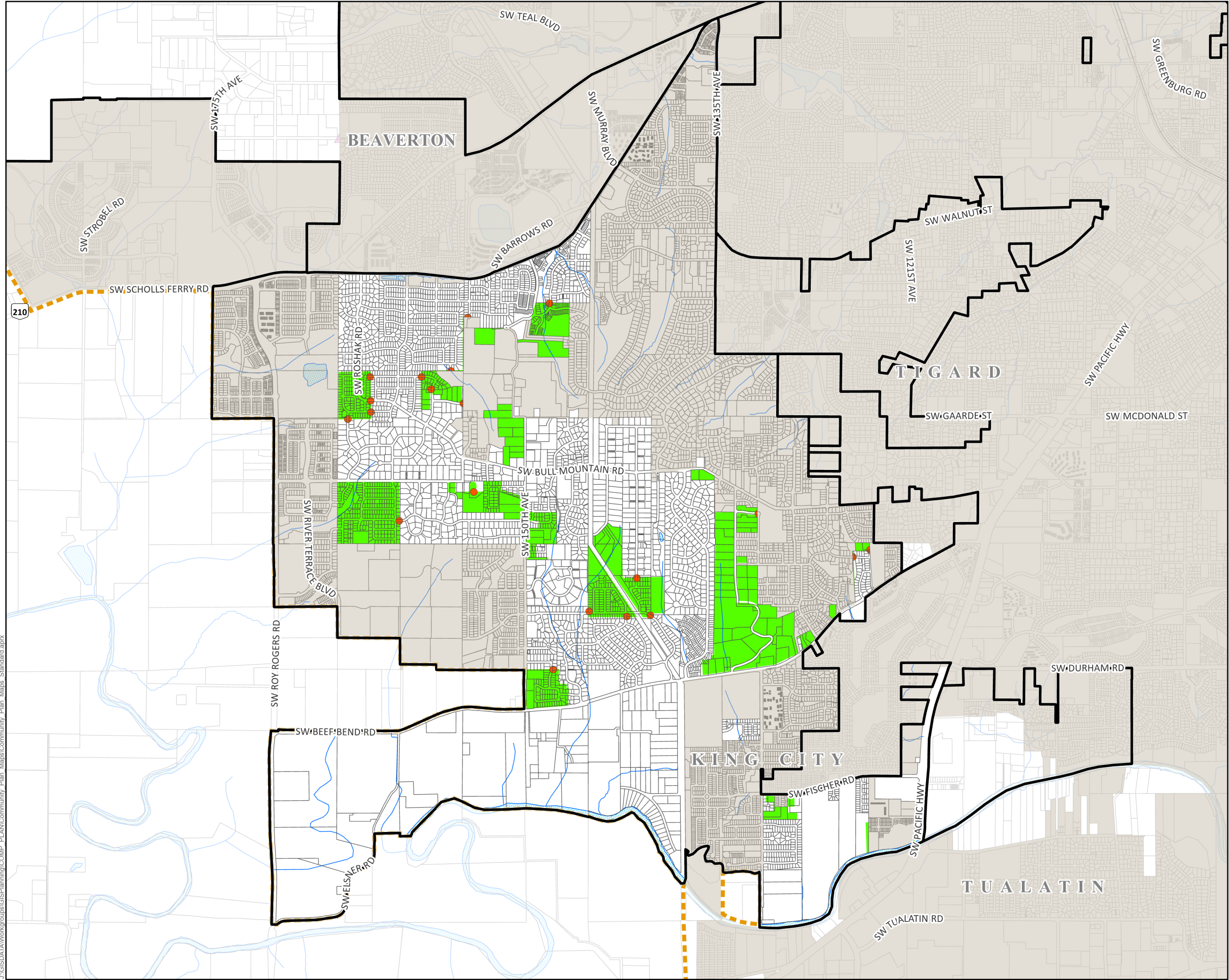
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0 1000 2000  
Feet

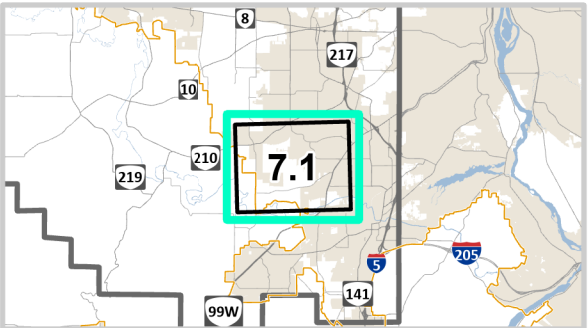
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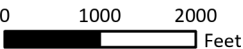
## Bull Mountain Community Plan



### 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

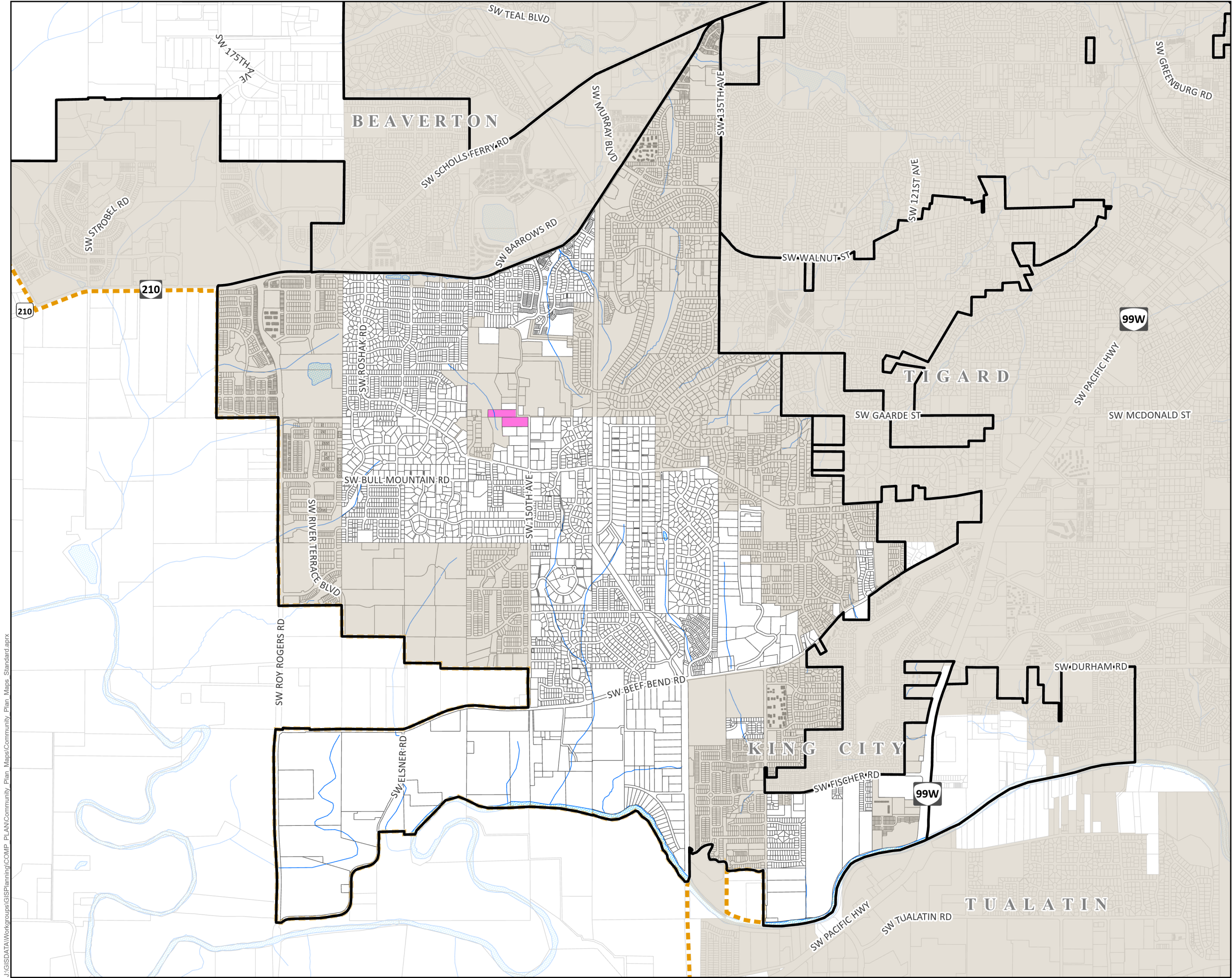
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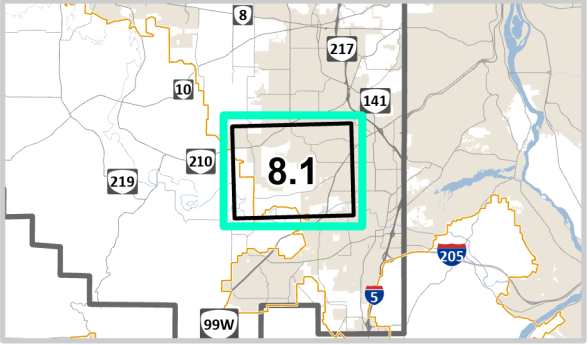
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WASHINGTON COUNTY  
Comprehensive Plan


Map 8.1


### Bull Mountain Community Plan





### Pedestrian Connectivity


 Purpose: To connect Baker Lane and Sunrise Lane.

 Community Plan Boundary

 Urban Growth Boundary

 County Boundary

 Incorporated Area

 Taxlots


1 inch equals 2,000 feet\*

0


1000

2000

Feet



\* Printing map at a size other than 11 x 17 will affect stated scale.



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