

Tualatin Development Code

1. These figures do not include most of the right-of-way area in the City for streets.

Table 3-3

COMPARISON: EXISTING LAND USE VS. ZONED LAND

Category	Within City			Outside City, Within Study Area		
	Land Use	Zoned	% Utilized	Land Use	Zoned	% Utilized
Low Density Residential	575.24	1,059.47 ^A	54.30%	203.50	1,291.31	15.80%
Medium Density Residential	12.29	120.09 ^B	10.20	24.42	98.58	24.80
High Density Residential	19.34	162.65	11.90	.00	.00	.00
Total	606.87	1,342.21	45.20	227.92	1,389.89	16.40
Central Commercial	26.14	59.82	43.70	.00	.00	.00
General Commercial	29.07	54.72	53.10	5.79	4.50	128.60 ^C
Total	55.21	114.54	48.20	5.79	4.50	128.60
Light Industrial	22.24	194.59	11.40	19.38	1,197.63	1.60
Heavy Industrial	101.46	455.68	22.30	161.74	127.38	126.90 ^C
Total	123.70	650.27	19.00	181.12	1,325.01	13.70
Public Facilities	107.22	^D				
Semi-Public Facilities	137.07	^D				

A. 134.08 acres zoned SR have been deleted since its use is the golf course.

B. This figure includes the Schnitzer PUD, not yet built.

C. Reflects a condition of nonconforming uses.

D. Public and semi-public facilities are located within various zoning categories as conditional uses.