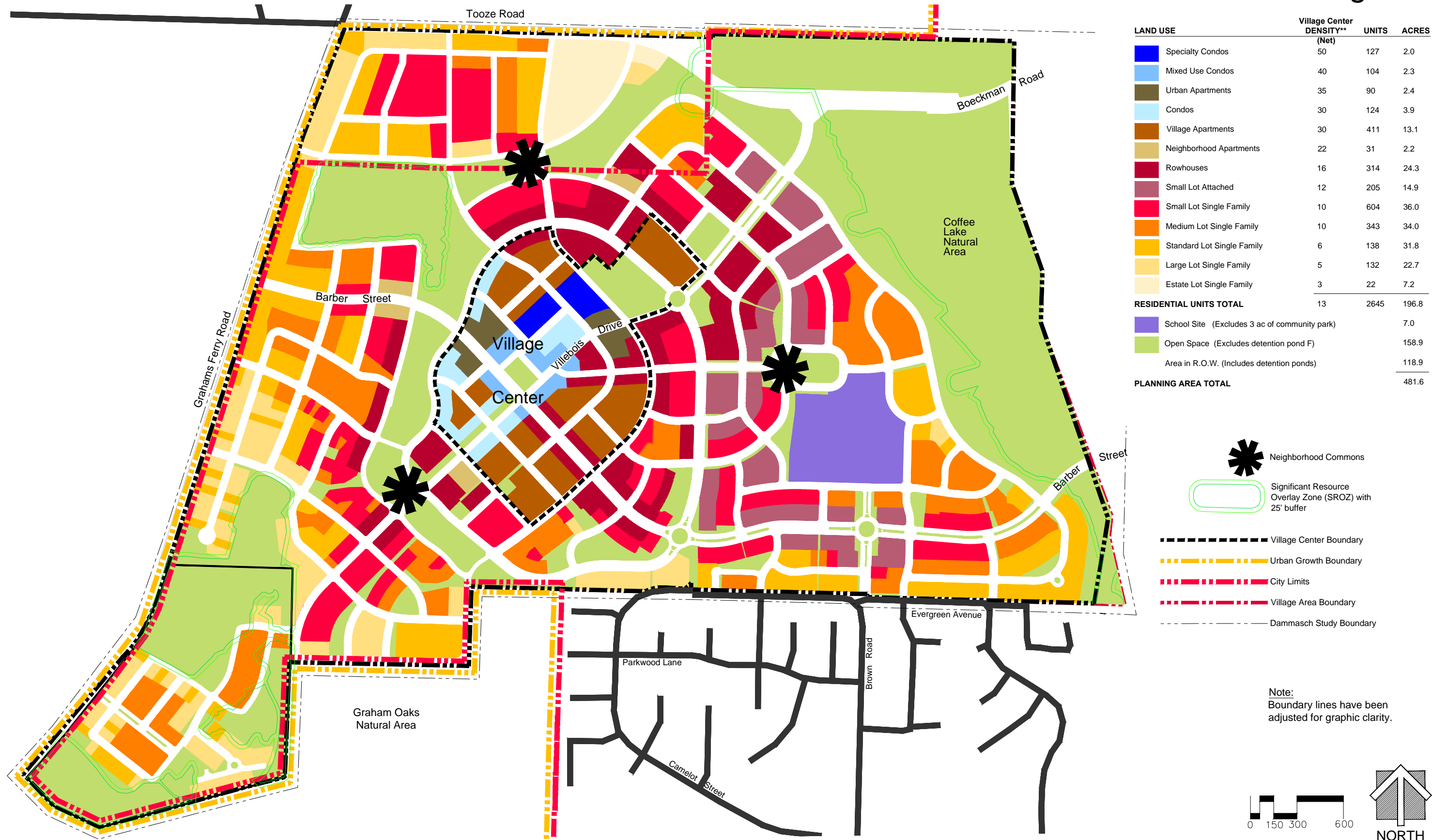


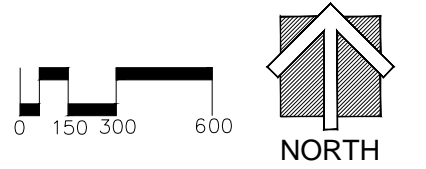
# Figure 1



LAND USE	Village Center DENSITY** (Net)	UNITS	ACRES
Specialty Condos	50	127	2.0
Mixed Use Condos	40	104	2.3
Urban Apartments	35	90	2.4
Condos	30	124	3.9
Village Apartments	30	411	13.1
Neighborhood Apartments	22	31	2.2
Rowhouses	16	314	24.3
Small Lot Attached	12	205	14.9
Small Lot Single Family	10	604	36.0
Medium Lot Single Family	10	343	34.0
Standard Lot Single Family	6	138	31.8
Large Lot Single Family	5	132	22.7
Estate Lot Single Family	3	22	7.2
<b>RESIDENTIAL UNITS TOTAL</b>	13	2645	196.8
School Site (Excludes 3 ac of community park)			7.0
Open Space (Excludes detention pond F)			158.9
Area in R.O.W. (Includes detention ponds)			118.9
<b>PLANNING AREA TOTAL</b>			481.6

- Neighborhood Commons
- Significant Resource Overlay Zone (SROZ) with 25' buffer
- Village Center Boundary
- Urban Growth Boundary
- City Limits
- Village Area Boundary
- Dammasch Study Boundary

Note:  
Boundary lines have been adjusted for graphic clarity.



NOTES:  
The Villebois Village Master Plan shall comply with the City of Wilsonville SROZ regulations. Encroachments within the SROZ are shown for illustrative purposes only, and will be reviewed for compliance or exemption as more detailed information is provided that will affect the SROZ areas. Adjustments in plan, street alignments, and intersections as well as rainwater facilities and pathways will be made to comply with SROZ regulations.

\*\* An average village density (net) is noted for informational purposes only. The net area used to calculate densities excludes right-of-way and park/open space areas.

## Land Use Plan

JULY 26, 2013