

## **DRAFT COUNTY BUILD-OUT ANALYSIS**

### **A-1 (Agricultural)**

Analyzed 8197 Acres of A-1 property to figure how many lots could potentially be divided off by measuring road frontage for 5 acre lots and remainder into 10 acre lots. Total number of lots =928.

8197 divided by 928=8.83 Average lot size

Build-out calculation:

2811 parcels 10 Acres & greater, conservation easements removed=131,576. 81 Acres

131,576.81 multiplied by .0883=11,618 lots subtract the original number of parcels 2811=8807

**BUILD-OUT=8807 NEW LOTS**

### **RA (Rural Area)**

Analyzed 3613 Acres of RA property to figure how many lots could potentially be divided off by measuring road frontage for 3 acre lots and remainder into 10 acre lots. Total number of lots=515.

3613 divided by 515=7.01 Average lot size

Build-out calculation:

1785 parcels 6 Acres & greater, conservation easements removed=43,401.96 Acres

43,401.96 multiplied by .0701=3042 lots, subtract the original number of parcels 1785=1257

**BUILD-OUT=1257 NEW LOTS**

### **R-1 (Residential)**

Selected parcels 10 Acres & greater, removed open space in existing subdivisions and parcels included on the Projects Approved & Under Review list.

190 parcels, 5514 Acres

Minimum lot size 40,000 sq. feet or 0.92 Acres

Removed 10% for new road right of ways=551 Acres

5514 Acres – 551 acres=4963

4963 Ac @ 0.92 Ac lot size=4565

**BUILD-OUT=4565 NEW LOTS**

## **DRAFT COUNTY BUILD-OUT ANALYSIS**

### **R-2 (Residential)**

Selected not developed, removed open space in existing subdivisions, lots within existing subdivisions and parcels included on the Projects Approved & Under Review list.

18 parcels, 442 Acres

Minimum lot size 25,000 sq. feet or 0.57 Acres

Removed 10% for new road right of ways=44 Acres

442 Acres – 44 acres=398

398 Ac @ 0.57 Ac lot size=698

**BUILD-OUT=698 NEW LOTS**

### **R-3 (Residential)**

Selected not developed parcels, removed open space in existing subdivisions, lots within existing subdivisions and parcels included on the Projects Approved & Under Review list.

4 parcels, 46 Acres

R-3 allows 3 to 8 units per acre

46 Ac @ 8 units per acre=368

**BUILD-OUT=368 NEW UNITS**

### **R-4 (Residential)**

All R-4 zoned property is either developed or has plans submitted and included on the Projects Approved & Under Review list.

### **CS (Commercial Services)**

Selected not developed parcels

31 Parcels 174 Acres

CS allows for R-2, R-3 principal uses, R-3 allows 3 to 8 units per acre

176 Ac @ 8 units per acre=1408

**BUILD-OUT=1408 NEW UNITS**

## **COUNTY BUILD-OUT ANALYSIS**

### **VC (Village Center)**

5 parcels zoned VC all parcels are either developed or has proffers to exclude Residential.

### **BUILD-OUT TOTALS PER ZONING**

A-1-8807

RA-1257

R-1-4565

R-2-698

R-3-368

CS-1408

**TOTAL=17,103 Lots/Units**

### **BUILD-OUT TOTALS PROJECTS APPROVED & UNDER REVIEW**

Approved Rezoning-2695

Sudivisions Under Review-697

**TOTAL=3392**

Rezoning under review-582

**OVERALL TOTAL=20,495 Lots/Units** (does not include the 582 for rezoning under review)